

**PLANNING BOARD MEETING - MAY 18, 2015**  
**CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

**PRESENT**

Denise Mayrer, Chairwoman  
Wayne Johnson  
John LaVoie  
Lawrence D'Angelo  
Andrew Aubin  
James Shaughnessy  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer

**MEMBERS ABSENT**

Paul Puccio

**APPROVAL OF MINUTES — MAY 4, 2015**

Johnson moved, LaVoie seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

**Public Comments**

None

**SPECIAL PERMIT PUBLIC HEARING**

Robert Bolt/Charles Garber

2015-17/HC&R-40/210.-7-32.11

Rte. 9

Proposed Timber Harvesting

Charles Garber, Timber Harvester was present for this meeting.

Mr. Garber Stated they are harvesting about 24 acres of a 74 acre parcel, the land owner is looking to return the property to an agricultural use.

Mr. Johnson questioned the 3 different tracks of property,

Mr. Garber stated there are 3 different stands of timber found on the property, each are distinctly different, age and condition and that is how they were inventoried.

Mr. Johnson asked if they were clearing and grubbing.

Mr. Garber stated it is just tree removal and chipping of the top wood.

Mr. Johnson asked if they are aware of the property pins and are able to retain a 25 foot buffer.

Mr. Garber stated yes of the property lines, they have walked the site.

### **TIMBER HARVESTING**

D'Aangelo moved, Johnson seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Johnson moved, Aubin seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Aubin moved, Shaughnessy seconded that the **SPECIAL PERMIT** be **GRANTED** contingent on:

- a bond in the amount of \$ 900.00 will be required.
- this permit will expire on: March 31, 2016
- Attorney Linville will draft a document for Chairwoman Mayrer's signature. The document shall include: hours of operation, Monday through Friday, 7 a.m. to 5 p.m., Saturday, 9 a.m. to 5 p.m. with no harvesting on Sundays and holidays.
- The Forrester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose:

### **Recommend to ZBA**

Carol Langley

Z735-15/R-20/189.-1-7

221 Schuurman Rd

Proposed - Area Variance

Michael Wilde, applicant representing Carol Langley, Home owner.

Mr. Wilde stated they are looking to put a vestibule on the front of the home.

Mrs. Fuda stated this house pre-exist zoning, they need a variance on the 10 % coverage not an area variance.

## **RECOMMENDATIONS TO THE ZBA**

Shaughnessy moved, LaVoie seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

## **SUBDIVISION / LOT LINE**

Thomas Arcidiacono

2015-9/R-20/177.12-6-7

8 Maple Lane

Proposed - Lot Line

Steven Hart, Hart Engineering was present for this meeting.

Mrs. Fuda stated this application was given its variance from the ZBA on May 11, 2015.

Mr. Hart stated the lot line adjustment is to transfer 0.268 of an acre from the lands of Arcidiacono to the lands of Sherwood creating a lot of 0.583 acres.

## **LOT LINE ADJUSTMENT**

**LaVoie** moved, D'Angelo seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

## **SITE PLAN/ SPECIAL PERMIT**

Project Red

2015-13/PD-3/189.-10-40.13

1710 Schodack Valley Rd

Proposed - Sales Distribution Center

Eric Redding PE, for Bergmann Associates was present for this meeting.

Mr. Laberge spoke about his letter dated May 11, 2015 (See Below) and the original concept plan presented by the applicant for this project as well as the new plans and a binder of SEQR related information and special studies. He has not been able to review all the information to see if they have complied with his letter dated May 11, 2015.

Mr. Redding stated they have received and reviewed the Laberge comment letter dated May 11, 2015 they have no objections to the content of the letter but have not had a

chance to respond to it although many of the items have been addressed with their latest submission. He spoke on the following issues.

- 1 - Building finished floor elevation will be set at 344.00
- 2 - the cut and fill elevation - they are not trucking material in or out of the site due to the building elevation.
- 3 - Landscaping for the southern side of the property line.
- 4 - Screening to Rt. 150 will be provided by existing natural berm.

Mr. Johnson asked if the building location was moved to create more of a buffer.

Mr. Redding stated no they maintained what they had.

Mr. Johnson asked if they knew what the truck volume would be.

Mr. Redding stated about 17 to 20 inbound and outbound per day and that is staggered.

Mr. Johnson asked if they were going to be an easement for the 9 & 20 Associate's.

Mr. Redding state the road way will remain on the original owners land and no easement is needed at this time.

Mr. Johnson asked it that easement going to be a requirement for the approval of the subdivision.

Mr. Laberge stated that may end up be a requirement that some type of easement be provided for the parcel towards the south.

Mr. Shaughnessy asked about the water and sewer line coming out of this site going down Rt. 150 and crossing Rt. 9 & 20. Is that anticipated to be done b directional drilling?

Mr. Redding stated at this time they would say yes.

There were no more questions.

Mr. Redding stated they would like to request a public hearing for June 15, 2015

All agreed to have a public hearing for Project Red on June 15, 2015.

*Laberge Letter Dated May 11, 2015*

*Conceptual Site Plan Review*

*Project Red*

*SPB No. 2015-14*

*We are in receipt of a set of plans dated April 7, 2015 and a Long Environmental Assessment Form for the above referenced project. We offer the following conceptual comments:*

- 1. The project is located in a PD3 zone and is a permitted use as a Sales Distribution Center in that zone. No fueling or maintenance facilities are proposed with the exception of a wash station for the interior of the trailers. The project is looking to subdivide off a 32.5 acre parcel for the facility from a 56 acre parcel. Both parcels will be greater than the minimum lot area of ten acres in the PD3 zone. Subdivision and plan approvals are required.*
- 2. The project is a permitted use under the Town of Schodack's Water Quality Control Act. A special permit is required. Use is subject to the conditions of §223-6C (1) and §223-8.*
- 3. Additional environmental information should be submitted to assist in assessing the project. A narrative of the proposed operations after construction should be submitted in order to assess the project.*
- 4. The project is consistent with the following from the Schodack Comprehensive Plan's Guiding Principle #5 to "encourage business growth around the I-90 exits ... to build a strong tax base for public services ..." In addition; it is consistent with the Vision Statement encouraging commercial development along existing commercial corridors.*
- 5. The project is consistent with the Town of Schodack Route 9 Corridor Development Plan as follows:*
  - a) Truck traffic is concentrated where flow will be minimal and highway access greatest.*
  - b) The facility will provide employment opportunities.*
  - c) The facility is a "clean" operation that does not threaten the aquifer more than existing activity.*
- 6. The area and bulk requirements in a PD3 zone are set on a project by project basis. There are no defined setbacks, building heights, maximum structure coverages, etc.*
- 7. The project is proposing approximately 50% of the land area to be open space. Article XII of the Town Zoning Code requires not less than 35%. The applicant should:*
  - a) Provide a further breakdown for such categories as lawn area, natural area, stormwater area, etc.*
  - b) Identify natural areas on the site plan and indicate the areas shall not be*

*further developed or subdivided.*

- c) Provide a five year performance bond to ensure that plantings survive and natural areas are properly maintained.*
  - d) A park land fee will be due at the time of site plan approval.*
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- 8. Preliminary engineering should be shown for the future driveway on the recurring lands to show that a connection could be installed in that location.*
  - 9. A NYSDOT work permit will be required; as such coordination regarding the driveway should be indicated.*
  - 10. The building is close to the adjacent parcel to the south. Consideration should be given to increasing the distance between the building and the southern property line to allow for landscaping to mature and provide additional screening from future development on the parcel to the south.*
  - 11. Site design should include provisions for visual screening of the truck parking and building from adjacent roadways and parcels.*
  - 12. The applicant should indicate if soil material is expected to be exported from the site.*
  - 13. Exterior lighting fixtures should only be full-cut off down lighting mounted at a reasonable height. Lighting details and specifications should be included in the next submittal.*
  - 14. Sections through the site and the adjacent parcel to the south should be prepared to show relative elevations.*
  - 15. A landscaping plan is needed.*
  - 16. The applicant should consider snow storage requirements as they relate to the proximity of the proposed fencing to the asphalt. Centralized snow storage areas are prohibited under the Town's Water Quality Control Act.*
  - 17. A Storm Water Pollution Prevention Plan is required.*
  - 18. The location of waste/recycling areas should be shown on the plans with adequate screening for aesthetic purposes as necessary.*
  - 19. A narrative of the construction plan for the proposed project should be submitted which incorporates the hours of operation and a schedule of activities by time of day including grading/site construction and building construction. The plan should also incorporate specific actions and graphics to be taken regarding noise, lighting, dust, mud, etc.*
  - 20. Preliminary plans should include details of all site features for further review.*

#### **ADJOURN**

Shaughnessy moved, LaVoie seconded that the Planning Board meeting be adjourned.

There being no objections, Chairwoman Mayrer adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning