

# **DRAFT**

PLANNING BOARD MEETING - JULY 20, 2015

CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

## **PRESENT**

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

## **MEMBERS ABSENT**

## **APPROVAL OF MINUTES — JULY 6, 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

Abstain: Puccio

## **PUBLIC COMMENT**

NONE

## **SUBDIVISION / LOT LINE**

Birch Builders

2014-22/RA/188.-5-8.11

Brook view Station Road

Proposed -Strawberry Fields lots 21 - 42

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated what they are proposing for phase 1 is the 700 foot extension of Woodlawn Drive which would encompass 8 lots the 2<sup>nd</sup> phase would be the 20 remaining lots. They are also requesting a site development permit to start the grading for the road that will extend Woodlawn all the way to South Old Post Road.

Mr. Johnson asked if the perk test have been completed for the first 8 lots.

Mr. Tice stated yes they are being submitted tomorrow to the health dept.

Mr. Laberge stated the only major concern he had was the phasing of the drainage has to work. He asked about the grading of phase 2 for septic.

Mr. Tice stated they plan to grade to where the perk test are going to be done.

Mr. Laberge asked how deep the grade for the test is.

Mr. Tice stated 8 to 10 feet and the material will be moved to a different area on the site.

Mr. Laberge stated he has no issues with the phasing.

Mr. Shaughnessy asked if the road would be compacted to sub grade.

Mr. Tice stated correct.

Shaughnessy moved, D'Angelo seconded the approval for **phasing** of lots 21 through 42 of Strawberry Fields into 2 phases, first phase being 8 lots. And a site development permit to start grading on the 2<sup>nd</sup> phase

7 Ayes. 0 Noes. Motion carried.

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

#### **RECOMMEND to ZBA**

Georgette Byers

2015-28/R-20/188.-2-3-.116

Circle Dr. & Johns Ln.

Proposed - Lot line

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated in Byers estates there is a parcel that remains and is not listed as a lot. The original development was done in 1966 with no water or sewer available. In the last few years water is now available in this subdivision so this lot can be built on. There is one problem, the town road is built on the lot (he showed the map of this lot and the location of the road) they are requesting two things first: lot line adjustment to move the existing lot line to 10 foot off the pavement. Second: is a reduction in the front yard setback requirement from 50 to 30 feet, the zoning is R20 with a requirement of 40,000 sq. ft. per lot; none of the lots fit that requirement.

## **RECOMMENDATIONS TO THE ZBA**

Puccio moved, LaVoie seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals for an area and a setback variance.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

### **SPECIAL PERMIT**

Richard Hilbert

2015-27/R40/199.-6-26

1562 Carney Road

Proposed- Ground mounted solar

August 17 2015 Public Hearing

Edward Shambeau, Monolith Solar Assoc. was present for this meeting.

Mr. Shambeau stated their client Mr. Hilbert is looking to do an 8400 watt ground mounted solar array and they are looking to schedule a public hearing.

Chairwoman Mayrer stated due to no quorum for the August 3, 2015 meeting the public hearing for this application will be on August 17, 2015

### **SITE PLAN/ SPECIAL PERMIT**

Dagen Trucking

2015-25/PD3/178.-12-24

Empire State Blvd.

Proposed - Corporate Center

Steve Boisvert, Bergmann Associates and Jeff Dagen applicant were present for this meeting.

Mr. Boisvert stated this proposed project is looking at lot 8 at the end of Empire State Blvd. Dagen Trucking is a specialized trucking company that has been in business since 1995, they haul oversized loads though out the country for GE, Atlas and other companies. They are currently located in Menands with about 12 employees and are looking to relocate their headquarters to this location. The total facility will be proximity 24,000 sq. ft. with a 2700 sq. ft. office on about an 8 acre lot.

Mr. Puccio asked if Miller Road is, able to haeay the heave loads the trucks will be hauling.

Mr. Boisvert stated yes it's a combination of weight and length. The trucks are able to maneuver all local roads and state highway system.

Mr. Puccio asked about the turning radius from Miller Road onto Empire State Blvd.

Mr. Boisvert stated they will probably have to widen the exit radius.

Mr. Johnson asked about the large gravel area on both sides for the building.

Mr. Boisvert stated the weight of the trucks and the turning of the wheels will beat up the pavement more than the gravel, especially in the heat.

Mr. Johnson stated so you are driving and parking on the gravel.

Mr. Boisvert stated there is a drive through; through the facility the trucks will come in get loaded and drive out so there will be a lot more turning movements on the gravel then on the pavement.

Mr. Laberge stated there is a generic environmental impact statement as well as a finding statement. So there are items such as traffic, aesthetics and other items that need to be checked on for future review...

Mr. Boisvert stated they will do what they can to accommodate what the town is looking for.

Sent off too Mr. Laberge for review

#### **SPECIAL PERMIT**

Bill Beaudoin

2015-26/HC/200.-6-7

1744 Route 9

Proposed- Change in Tenancy

Bill Beaudoin, applicant and Scott Busta tenant were present for this meeting.

Mr. Beaudoin stated he has a new tenant for his property at 1744 Rt. 9, the new tenant has a painting business and wants to have an office here on Rt. 9.

Chairwoman Mayrer asked what type of painting business he has.

Mr. Busta stated he does residential interior and exterior painting he has been doing this for the last 15 years. He moved to Schodack Landing 3 years ago and wanted his office on Rt.9.

There were no more questions

### **CHANGE IN TENANCY**

Puccio moved, D'Angelo seconded APPROVAL of a change in tenancy at 1744 Route 9  
7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### **Member discussion**

August 3, 2015 meeting was canceled due to no quorum.

Johnson moved. LaVoie seconded to cancel the August 3, 2015 meeting  
7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### **ADJOURN**

LaVoie moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:31 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning