

PLANNING BOARD MEETING - OCTOBER 3, 2016
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

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

MEMBERS ABSENT

John LaVoie
Paul Puccio

APPROVAL OF MINUTES - SEPTEMBER 19, 2016

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

5 Ayes. 0 Noes. Motion carried.

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

PUBLIC COMMENT

No comments

Site Plan/ Special Permit

Berkshire Spur Public Utility Facility
Clove Road
Proposed- New Cell Tower

2016-33/RA/219.-1-2.1

Chris Ciolfi, applicant was present for this meeting.

Mr. Ciolfi stated he is working with Verizon wireless to develop a new tower site on Clove Road, he went over his maps and plans, spoke about the site and the process of installing a cell tower.

Mr. Aubin asked if the land owner farms the back section.

Mr. Ciolfi stated they let a farmer farm the land.

Chairwoman Mayrer asked if they have contact with the neighbors.

Mr. Ciolfi stated not in person, but the land owner stated they have spoken

Mr. Johnson stated the directions on the first page are to someplace in Watertown and not to this site that needs to be updated. We need to make sure there is not a private runway for an airport in the area.

Mr. Ciolfi stated the FAA requirements are for a runway of a certain length. Like a commercial airport, if there is a private airstrip we would put out a Notice To Airman for the area.

Mr. Johnson asked about plantings around the site, is there no visibility from the adjacent neighbors because what is already on site.

Mr. Ciolfi stated the one neighbor is screened from the bottom of the tower; they are not planning on removing any vegetation other than where the tower will be going. But they will be happy to work with the town should we require plantings when the tower is complete.

Mr. Johnson asked about the proposed lattice tower and usually they look good at first and then as the antennas are added so are the cables which do not look very good

Mr. Ciolfi stated they are now running one Cap 5 cable that everyone would run off of. Not to say the cables couldn't happen but it's amazing the difference with the one Cap 5 cable does to the site of the tower.

ALL AGREE TO SEND THIS FOR ENGINEERING REVIEW

SITE PLAN MODIFICATION

Dagen Trucking

2015-25/PD-3/178.-12-24

55 Empire State Blvd.

Proposed- site plan Mod.

Eric Redding, Bergmann Associates was present for this meeting.

Mr. Redding spoke about the changes to the site plan; Mr. Dagen is looking to expand the office space by a 30 x 30 addition which is 900 square feet. In addition he would like to revise some of the paving area for turning movements and trucks to be able to loop around. It was a larger greenspace area and now proposed to be pavement. On the flip side that will add green space to a different area. National Grid has visited the site and they want a transformer to be located where the dumpster pad used to be at the rear of the site. And the last major change would be the area on both sides of the building is gravel will now be fully paved.

Mr. Redding stated they have received the Laberge letter dated October 3, 2016 and don't take any exceptions to the condition listed, However they are still working on item number 4, which is agreeing to the cul-de-sac repairs he is waiting for something in writing.

Mr. Laberge stated the biggest concerns will be water and sewer laterals which were just recently installed, may or may not be under this building or under the transformer which needs to be worked out. Mr. Laberge briefly went over his letter for the board, (see below).

Laberge Letter dated
October 3, 2016

Re: Review of Minor Site Plan Modifications
Dagen - 55 Empire State Blvd.
SPB # 2015-25
Town of Schodack Planning Board

We are in receipt of a set of site plans last revised September 23, 2016, consisting of 15 sheets for the above referenced project. The applicant is proposing the following changes to the approved site plan:

- A. A 30' x 30' expansion of the office portion of the building;
- B. Install heavy duty asphalt in areas previously designated to receive crushed stone;
- C. Relocate the dumpster pad to allow for National Grid's preferred location of the electrical transformer;
- D. No seeding of wet areas in the stormwater forebays;
- E. Modification of the grass island on the northeast corner of the building; and
- F. Removal of striping for proposed parking spaces on the west side of the building.

We offer the following comments on the proposed changes:

- 1. The applicant should identify the exact location of the recently installed sanitary sewer lateral and water services/values into the building. It may be necessary to abandon the existing water services and relocate them out from under the proposed office building expansion and proposed electrical transformer.
- 2. Three additional evergreen trees such as fir or spruce should be planted on the northeast side of the proposed relocated dumpster for screening.
- 3. The note indicating not to stripe the parking spaces on the west side of the building should be removed.
- 4. The applicant's building contractor has caused considerable damage to the cul-de-sac at the end of Empire State Boulevard. The following are necessary to restore the cul-de-sac.
 - a. Repair and resetting of the catch basin(s) in the circle;
 - b. Removal of the top course asphalt;
 - c. Spot repairs of damaged areas in the binder and base (as agreed upon with the Town);

- d. Installation of new top course asphalt to the original specifications, the full roadway width, from the limits of the applicant's northern most driveway, around the cul-de-sac, back to the same limit; and
- e. Restoration of the grass in the cul-de-sac including topsoil, fertilizing, seeding and mulch.

With the above in mind, we recommend approval of the minor site plan modifications contingent upon items 1 through 4 above being revised accordingly.

SITE PLAN MODIFICATION

Aubin moved, Johnson seconded **APPROVAL** of **SITE PLAN MODIFICATION**. With the following conditions

1. items 1 through 4 of the Laberge letter dated October 3, 2016 be completed
2. no CO unless all items have been met
3. Building inspector to sign off on conditions.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Shannon Comp. / Schodack Park
1580 Columbia Turnpike
Proposed- Change in Tenancy

2016-34/HC/178.-11-26.1

George Shannon, Applicant was present for this meeting.

Mr. Shannon stated he has a new tenant looking to move into his building 5. The company is Fastenal with 2500 locations across the country, with about 8 employees to service this location.

Mrs. Fuda asked if Fastenal will sell from this location.

Mr. Shannon stated the office part on the existing plan administration and sales people. They are predominately on the road sales people with 4 to 5 pick-up trucks. This location is in the middle of their office on Rail Road Ave and the one in Lenox Mass. And 4500 feet of space, the drawing that was submitted showing improvements being made are a separate entrance in the front for the warehouse employees and a dividing wall. The total building is 6000 sq. ft. and 4500 sq. ft. will be Fastenal and Mr. Shannon will retain the remaining 1500 sq. ft. for his storage.

Mr. Johnson asked about the parking.

Mr. Shannon stated they are well within the towns parking requirement. It is all in front of the building, and the other improvement is the parking area will be paved.

Mr. Laberge asked about the amount of sales that will be produced from this site.

Mr. Shannon stated they have not stated but they have out grown their space in East Greenbush.

Mr. Johnson asked about signage.

Mr. Shannon stated ultimately a board sign on Columbia Turnpike listing all business in the complex is what he is looking to do, just like Plaza has up the road across from the town hall has. But right now just a temporary small sign by the road and one on the building. He is also working with a health care organization that is sponsored by one of our hospitals and hopefully will take all of building 2, they will want signage along the road as well.

Mrs. Fuda stated right now Mr. Shannon can only put a sign on the building in the back for Fastenal, he would have to come back to planning for a sight plan modification for the change sign.

CHANGE IN TENANCY

D'Angelo moved, Aubin seconded APPROVAL of a change in tenancy at "1580 Columbia Turnpike"

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Brewer Engineering Letter (Building Relocation) (See Letter Below)

Chairwoman Mayrer stated the Spinney Group is looking to move a couple of buildings in order to gain more distance between the community center and the units closest to it. And she sees no issue with this request, she drove through the sight and it is very nice area.

Johnson moved, Aubin seconded **APPROVAL of SITE PLAN MODIFICATION.**

5 Ayes. 0 Noes. Motion carried.

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

Oppose : None

BREWER ENGINEERING ASSOCIATES, P.C.
CONSULTING ENGINEERS - PLANNERS

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NEW YORK 12061
(518) - 477-5253 - 477-5273

September 22, 2016

Denise Mayrer, Chairperson
Town of Schodack Planning Board
265 Schuurman Road
Castleton, New York 12033

Re: "THE SPINNEY AT POND VIEW - PHASE 2"
BUILDING RELOCATION

Dear Chairperson Mayrer and Planning Board Members:

Construction of the Phase 2 apartment buildings and the Community Center proceeds apace. The Community Center's exterior is completed and the interior is nearing completion. Occupancy of the Center is expected by the first week in October.

Construction of the Community Center did serve to point out a project layout problem that was not evident earlier. When the building to contain apartments 90 A/B through 93 A/B was located for excavation this past August 29th, it became apparent that the close proximity of the building to the Community Center would result in a very unappealing view from unit 93A. In essence, the future occupants of this unit would cast their gaze in that direction upon little more than the southerly wall of the Community Center, a mere 30 feet away.

The motive for locating the two buildings as on the original approved plan was to minimize the necessity for excavation of the rock that was believed to lie under the surface in the area of the western end of Dieppe Road. Soon after site work commenced, however, it became apparent that a significant amount of rock underlay the entire Phase 2 site. As a result, the developers were left with a doubly poor situation. Not only were these two apartment buildings in a poor aesthetic location, the very reason for their having been located there; the assumed lack of subsurface rock; turned out to not be the case after all.

After conferencing with the developer, we determined the best solution in mitigation of this problem to be a slight revision to the project layout. Moving by 32 feet to the west

the buildings containing apartments 90A/B through 93A/B and 85A/B through 89A/B would open up the view from unit 93A. The change would also provide the collateral benefit of enabling a relocation of unit 93B's driveway outlet from Leiden Drive to Dieppe Road for easier access.

Faced with this unexpected problem, we developed some fixes to the plan to deal with it. In doing so, we endeavored greatly to preserve the approved plan and avoid making any change that we thought the board might be reluctant to approve. Mrs. Fuda and Mr. Laberge were offered an opportunity to comment on the plan fixes and neither voiced any. Mr. Laberge was further contacted on the relocation of stormwater drainage necessitated by moving the apartment buildings. After reviewing our revised piping plan, Mr. Laberge agreed with our conclusion that it would cause no material change in the drainage design and that the system would function as originally intended. At that point, it was decided to move forward with these planned changes in the field. To date, the stormwater drainage piping to be removed as part of the 'fix' has been removed and will be reinstalled in its new location when appropriate (with this part of the drainage system not presently in service, installation is not an imperative).

Naturally, the Board is entitled to an explanation for our proceeding with these changes absent its prior approval. The answer is simply one of time. To have waited for the next following board meeting on September 19th would have required a further three-week delay during the latter part of the construction season.

We hope the Board concludes that we proceeded reasonably under the circumstances and will ratify those changes we made in good faith, believing them to be in the best interest of bringing a well-designed and executed project to the Town of Schodack. Attached is a site plan showing the revised apartment building locations. On the plan we have indicated in dashed red line the approved apartment building location footprint. Indicated in solid red line is the original stormwater drainage piping that was earlier installed and then removed. The relocated line is indicated between units 89 and 90.

Should the Board wish the applicants and/or members of Brewer Engineering to appear before the Board to answer questions, we will be only too happy to do so.

Thank you and the other members of the Board for your and their attention in this matter.

Sincerely yours,
Richard Tice
Project Manager

ADJOURN

Johnson moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:49 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning