

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

PRESENT

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

MEMBERS ABSENT

John LaVoie

APPROVAL OF MINUTES — FEBRUARY 1, 2016

Puccio moved, D'Angelo seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

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

PUBLIC COMMENT

NONE

RECOMMEND to ZBA

Juanita Jackson
51 Nantasket Rd
Proposed - Area Variance

Z749-16/201.12-2-3.1

Juanita Jackson, applicant was present for this meeting.

Ms. Jackson stated she is looking to expand the house she purchased for her mother, and to do that she will be going into the side yard setback and will require a variance.

Member discussion on the size before and after the addition.

Mrs. Fuda stated the house is now 1036 sq. ft. and will be adding is 392 sq. ft. she is over on coverage by a minus - 561 sq. ft.

There were no further discussion.

RECOMMENDATIONS TO THE ZBA

Mayrer moved, Puccio seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Mayrer, Puccio, Shaughnessy
Oppose: None

RECOMMEND to ZBA

Edward and Linda Kraus
351 Clove Road
Proposed - Area Variance

Z750-16/RA/209.-11-25.125

Linda and Edward Kraus, applicants were present for this meeting.

Mrs. Kraus stated that after her mother passed she moved her brother into their home. Who has post traumatic issues and she is looking to turn the up-stairs of their garage into a studio apartment which will be about 360 sq. ft.

Mrs. Fuda stated to the board that the minimum sq. ft. allowed by the town is 600 sq. ft.

Chairwoman Mayrer stated to the board they have three options a "FAVORABLE" "UNFAVORABLE" OR "NO RECOMMENDATION. And do to their circumstances how to they want to proceed.

RECOMMENDATIONS TO THE ZBA

Puccio moved, Shaughnessy seconded a "NO RECOMMENDATION" recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Mayrer, Puccio, Shaughnessy
Oppose: None

Site Plan/ Special Permit

Stablegate Site Plan Modifications
2 - 15 Linda Way
Proposed - Wedding Venue in Existing Barn
Aka - The Meadows.

2016-2/189.7-12.1

Steven Feldman, applicant, was present for this meeting.

Mr. Feldman stated he is proposing to continue to utilize the existing barn for special events, when he purchased the business it was known as the Meadows conference center.

Mr. Puccio asked if all the building are in use?

Mr. Feldman stated he owns 41 acres and yes they are.

Mr. Johnson asked about sheet S11 it shows a catering hall, is that the barn

Mr. Feldman stated correct.

Mr. Johnson asked about the number of people he is hoping to accommodate.

Mr. Feldman stated somewhere in the range of 70 to 80 people. The health department and the fire code stated it could go to 100 people.

Mrs. Mayrer asked about parking.

Mr. Feldman stated he has plenty of parking with 4 parking lots on the property.

Mrs. Mayrer asked where the access to the property is.

Mr. Feldman stated there are two ways to the property, first coming down from Reno and Payne Road and the second is coming up from Rt. 150.

Mr. Johnson asked if the site plan should have the parking shown.

Mr. Aubin asked if they were going to use outside sanitation units.

Mr. Feldman stated no they are having bathrooms put in and showed Mr. Johnson a map with the existing parking.

Mr. Puccio asked about the amount of parking there is between the two lots.

Mr. Feldman stated there is in excesses of 200 spaces. He stated that a majority of the people for events are bused in from the comfort Inn.

Puccio moved, Aubin seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: none

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Puccio moved, D'Angelo seconded **APPROVAL of SITE PLAN MODIFICATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy
Oppose: None

Site Plan/ Special Permit

E.A. Morris
30 Empire State Blvd. Lot #i
Proposed - New Office / Warehouse

2016-4/178.-12-25

Steven Hart, Hart Engineering was present for this meeting.

Mr. Hart stated the applicant E. A. Morris is currently located on Rt. 9, they currently lease and are looking to build their own building. They are looking to construct approximately a 25,000 sq. ft. building; with 15 trucks at peak periods. The applicant is aware there are question on the number of vehicles that will require a road update to Miller Road.

Mr. Puccio asked about the issue of the road improvement and whose responsibility is it to do the updates to the Miller Rd.

Mr. Laberge stated what Mr. Puccio is asking about is the SEQR mitigation on traffic of 20 years ago they set thresh holds on traffic improvements and a few projects have come in and staying under the thresh hold, but a few years ago a new traffic study was done by the Laberge Group and basically at 150 trips in the peak hours a traffic light is not warranted but doing some work on Miller Road is. So the answer to Mr. Puccio's question is the developer or owners of the property are ultimately responsible for the improvements.

Mrs. Fuda stated there is an issue that she has been made aware of, and held up a map showing the two areas that are in question. One is the wetlands and the other is the green space, that is all part of the development is to be owned and maintained by the developers of the entire site which is part of the finding statement. She had recently received a phone call from Rensselaer County Tax office stating these two lots were going up for auction because they owe a very large amount in back taxes. At this point she is asking the Planning Board to have our attorney review the finding statements and give us some legal advice on this issue.

Chairwoman Mayrer stated that we are good with this site plan but we are referring this to our board's attorney for opinion as to how to proceed with the issue of back taxes.

Mrs. Fuda stated she would like to see this project move forward regardless of this issue. This is a perfect site for the proposed business.

Members agree to send this to Laberge for review of the project and to Mr. Linville of a legal opinion.

Site Plan/ Special Permit

William Hart
1610 Columbia Turnpike
Proposed - Change in Tenancy

2016-3/HC/178.-11-17

Steven Hart, Hart Engineering was present for this meeting.

Mr. William Hart stated he is going to move his real estate business to this location, rent out the other side to an insurance company and rent out the upstairs apartment.

There was no discussion on this application.

CHANGE IN TENANCY

Puccio moved, Aubin seconded APPROVAL of a change in tenancy at
"1610 Columbia Tpk"

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan/ Special Permit

Keller Construction
Additions to office building
1435 Rte. 9
Proposed - Office Modifications

2016-5/HC/210.-4-15.1

John Keller, applicant was present for this meeting.

Mr. Keller stated they would like to construct the addition to the existing office.

Mr. Johnson stated the big issue is that the state highway right-a-way comes to close to the existing building so it is not making a difference to the addition it is just increasing the setback issues.

Mr. Laberge asked about the septic and if they were increasing the staff.

Mr. Keller stated the septic should be fine they are not increasing staff just adding a more space.

RECOMMENDATIONS TO THE ZBA

Puccio moved, Johnson seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan/ Special Permit

Schodack Auto

2016-6/HC/178.9-2-2

1515 Columbia Turnpike

Proposed- Temporary Storage lot for Ford

Steven Hart, Hart Engineering was present for this meeting

Mr. Hart stated that Schodack Auto is looking to rent space and store about 40 to 50 new vehicles for about a year for Fuccillo Ford in East Greenbush. Fuccillo needs to clear their lot to begin building their new show room and garage. No sales will be done at this site it is storage only.

Mr. Hart had supplied a letter from Fuccillo outlining everything he just stated.

Mr. Laberge asked if they were going to regrade or take down any trees in this area.

Mr. Hart stated no trees or screening will be coming down. And as for grading this lot is flat, grading is not needed.

Mr. Johnson asked if a fence was going to be installed.

Mr. Hart stated not unless you feel the need. These vehicles are out in the open as it is on the Fuccillo's lot.

Johnson moved, Puccio seconded **APPROVAL** of **SITE PLAN MODIFICATION**. To store vehicles for Fuccillo for 1 year.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Chairwoman Mayrer asked for an update on the pipeline regarding the proposed compressor station sites.

Discussion on the viability of alternative sites that are within a mile of each other and who can find out if this is legal.

ADJOURN

Johnson moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:20 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning