

**PLANNING BOARD MEETING - APRIL 18, 2016  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:01 p.m.**

**PRESENT**

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

**MEMBERS ABSENT**

John LaVoie  
Richard Laberge,  
Planning Board Engineer

**APPROVAL OF MINUTES — APRIL 4, 2016**

Puccio moved, Aubin 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**

Robert Camadine  
917 Ridgeview Circle  
Proposed - area Variance

Z752-16/R-20/199.17-1-31

Robert Camadine, applicant was present for this meeting.

Mr. Camadine stated he has a 16 x 20 deck attached to the back of his house and he is looking to turn into an additional living space and then construct another 12 x 22 deck off the new living space.

**RECOMMENDATIONS TO THE ZBA for over the 10% allowed coverage**

Puccio moved, Shaughnessy 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:

## Public Hearing

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Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
Scott Oles published April 12, 2016  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).  
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Public Hearing Opened at 7:06 p.m.

Public Hearing Closed at 7:08 p.m.

Scott Oles  
73 Veering Lane  
Proposed - Ground Mount Solar / SP

2016-10/PD4/219.-1-34.12

Kasselman Solar, LLC was present for this meeting.

There were no questions.

## SPECIAL PERMIT

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

Aubin moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

D'Angelo moved, Puccio seconded that the **SPECIAL PERMIT** be: **GRANTED** for a period  
of **2 YEARS**

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

## Public Hearing

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Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
Gary Briana published April 12, 2016  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).  
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Public Hearing Opened at 7:09 p.m.

Public Hearing Closed at 7:09 p.m.

Briana Gary  
2099 Jensis Road  
Proposed - Ground Mount Solar/SP

2016-11/RA/188.-7-9.221

Solarliberty Energy Systems was present for this meeting.

There were no questions for this application.

### **SPECIAL PERMIT**

Puccio moved, D' Angelo seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes, 0 Noes. Motion carried.

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

Oppose:

Aubin moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes, 0 Noes Motion carried.

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

Oppose: None

Shaughnessy moved, Puccio seconded that the **SPECIAL PERMIT** be: **GRANTED** for a **period of 2 YEARS**

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

### **Public Hearing**

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Nadine Fuda read the hearing notice(s) as published in the Troy Record:

John Schmid published April 12, 2016

Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).  
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Public Hearing Opened at 7:10 p.m.

Public Hearing Closed at 7:10 p.m.

John Schmid  
3 Saddle Club Hill Road  
Proposed - Ground Mount Solar/SP

2016-12/RA/179.-5-24.5

Solarliberty Energy Systems was present for this meeting.

There were no questions for this application.

### **SPECIAL PERMIT**

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

Shaughnessy moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes, 0 Noes Motion carried.

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

Oppose: None

Johnson moved, D'Angelo seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a **period of 2 YEARS**

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

### **Subdivision / Public Hearing**

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Nadine Fuda read the hearing notice(s) as published in the Troy Record:

Marrero 2 Lot Subdivision published April 12, 2016

Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).  
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Public Hearing Opened at 7:13 p.m.

Public Hearing Closed at 7:15 p.m.

Marrero 2 Lot Sub

2016-9/AR/221.-2-9

110 Waterbury Rd.

Proposed - 2 Lot Subdivision

Steven Hart, Hart Engineering was present for this meeting,

Mr. Hart stated the applicant is looking to subdivide a parcel of land approximately 4.9 acres location at 110 Waterbury Road; the parcel of land is on the east side of Waterbury Road. The applicants are planning to subdivide the property into 2 lots. Lot 1 will be 2.5 acres and lot, 2 will be 3.5 acres lots. The applicant plans to build a new home on the lot 2. Their son will buy and live in the current home. As for frontage lot 2 will be considered a flag lot with 96 feet of frontage, both lots are being serviced with wells and septic's.

Chairwoman Mayrer asked if anyone had questions for Mr. Hart.

Mr. Johnson asked about flooding along the road.

Mr. Hart stated he believes that is about a mile down the road where the Tennessee pipe line is located.

Mr. Johnson asked if someone told him the Town of Schodack and the Town of Nassau labels are wrong. They need to be reversed.

Mr. Hart looked at the map and stated he will have that switched.

### **SUBDIVISION**

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

D'Angelo moved, Aubin seconded a **NEGATIVE DECLARATION**.

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

D'Angelo moved, Aubin seconded that the following resolution be adopted:

**WHEREAS**, a formal application was submitted to the Planning Board on: March 29, 2016, for approval of a 2 -lot subdivision entitled, "Marrero 2 Lot Sub", map prepared by: Frederick Metzger , dated "March 27, 2016", and

**WHEREAS**, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on April 18, 2016 at 7:15 p.m., and

**WHEREAS**, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

**NOW, THEREFORE, BE IT RESOLVED**, that the application Carmela Marrero be **APPROVED CONTINGENT UPON** submission of final maps, payment of fees and before building permits can be issued, permits to construct well and septic must be obtained from the Rensselaer County Health Department.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**Site Plan/ Special Permit**

Dan Carkner  
2468 Phillips Rd  
Proposed- Ground Mount Solar /SP

2016-13/RA/188.-3-5

Nick Klingerman from Apex Solar Power was present for this meeting.

Mr. Klingerman stated the structure will be 6 panels high making this 12 feet in height, 5 panels wide, also this structure will be at least 40 feet from the east over 100 feet from the west 100 feet from the road and 40 feet from the rear.

There were no questions from the board.

All agree to a public hearing on May 2, 2016

**Site Plan**

Lisa Fountain  
1607 Columbia Tpk.  
Proposed- Change of use

2016-14/HC/178.-12-11

Lisa Fountain, owner and Peter Feroni tenant were present for this meeting.

Mr. Feroni stated he is looking to open a garden center with an attached 24x48 greenhouse. The greenhouse will be in the exact location of the prior greenhouse was years ago.

Mr. Johnson stated the site plan the board has seen, shows the entire building as the florist shop. And your stating just the old Lighthouse store is going to be the garden center/florist.

Ms. Fountain stated that was her error and she will correct the plans the board has.

Mr. Puccio stated the issue with this is the parking in the front of the building, its right on Rt. 9&20 you pull in and have to back out onto the 9&20 to leave. This has never been a safe place for parking. As well as the drive around to exit on the side of the building by Stewarts, if there are vehicles parked on that side of the building you cannot see to the left to exit.

Ms. Fountain stated the parking will be remaining the same as it has for years.

### **CHANGE IN TENANCY**

Puccio moved, Shaughnessy seconded APPROVAL of a change in tenancy at "1607 Columbia Tpk."

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### **ADJOURN**

D'Angelo moved, Shaughnessy seconded that the Planning Board meeting be adjourned.

There being no objections, Chairwoman Mayrer adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning

### **MEMBER DISCUSSION**

None