

**PLANNING BOARD MEETING - APRIL 4, 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

MEMBERS ABSENT

John LaVoie
Richard Laberge,
Planning Board Engineer
Attorney Robert Linville Esq.

APPROVAL OF MINUTES — March 7, 2016

Johnson moved, Puccio 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

Kenneth Ingersoll
Shawn Silvernell - homeowner
2 Bridle Ct.
Proposed - front yard setback

Z751.16/RA/178.-5-16

Kenneth Ingersoll, contractor for the applicant was present for this meeting.

Mr. Ingersoll stated he has been hired to construct a 25 x 40 foot garage to be attached to applicant home. To do so they need a variance, the garage will be encroaching on the 50 foot setback by approximately 16 feet.

Mr. Johnson asked if they are going to use the existing garage for garage space or living space.

Mr. Ingersoll stated it will remain garage space; he is looking to store his RV and use the back for a wood working hobby.

Puccio moved, D'Angelo 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

D & B Acoustical

2016-7/HC/189.-10-40.2

1764 Columbia Tpk.

Proposed - Change in Tenant

John Burkart, D & B Acoustical, applicant was present for this meeting.

Mr. Burkart stated he and his brother have been in this location since 1984 and he is now has a tenant for the building and they are looking for a change in tenancy for the new business. The new tenant is a small construction co. same use as the last tenant.

CHANGE IN TENANCY

Aubin moved, D'Angelo seconded APPROVAL of a change in tenancy at "1764 Columbia Tpk."

Ayes. Noes. Motion carried.

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

Oppose: None

Site Plan/ Special Permit

Schodack Flea Market & Antiques

2016-8/PD1/227.-1-2

415 US Rt. 9 (Peacedale)

Proposed - Flea Market & Antiques & car shows.

Pete Maxwell & Claudia Brown, applicants were present for this meeting,

Miss Brown stated they plan to open a flea market and antique store.

Mrs. Fuda asked if they were getting a new sign.

Miss Brown stated they are getting a banner to go over the existing sign that is there.

Mr. Johnson asked if they have hours of operation.

Miss Brown stated yes Saturday and Sunday 8:30 to 4:00.

Chairwoman Mayrer asked how many vendors will be in the building.

Miss Brown stated about 20 to 30.

CHANGE IN TENANCY

D'Angelo moved, Puccio seconded APPROVAL of a change in tenancy at "415 US Rt. 9 (Peacedale)"

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan/ Special Permit

Scott Oles

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

73 Veering Lane

Proposed - Ground Mount Solar

Anna Marcican, Kasselmann Solar representing the applicant Scott Oles.

They are proposing a 24 - 3 x 5 panel ground mount solar unit approximately 8 feet high for Scott & Jeremy Oles.

Mr. Shaughnessy asked what the total square footage of this proposed solar array.

Ms. Marcican stated a little over 400 sq. ft.

All agree to come to a public hearing on April 18, 2016

Site Plan/ Special Permit

Briana Gary

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

2099 Jensis Road

Proposed - Ground Mount Solar

Christopher Prinzi, Solar Liberty Energy System, was present for this meeting.

Mr. Prinzi stated they are proposing a 21 panel ground mount solar and about 335 sq. ft.

Chairwoman Mayrer asked how far this form is the property line.

Mr. Prinzi stated about 180 feet from the rear, 122 off the left property line, 36 feet from the side and 196 feet from the front.

All agree to come to a public hearing on April 18, 2016

Site Plan/ Special Permit

John Schmid

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

3 Saddle Club Hill Road

Proposed - Ground Mount Solar

Christopher Prinzi, Solar Liberty Energy System, was present for this meeting.

Mr. Prinzi stated this is 39 panel ground mount solar which is about 600 sq. ft. and handed the board new site plans showing the solar system moved to the back of the property.

Chairwoman Mayrer asked about the property lines.

Mrs. Fuda stated 101 feet from the back, 81 feet from the side and 177 feet from the other side.

All agree to come to a public hearing on April 18, 2016

Subdivision

Marrero 2 Lot Sub

2016-9/AR/221.-2-9.5

110 Waterbury Rd.

Proposed - 2 Lot Subdivision

No one was here for this meeting.

Members discussed the 2 lot and agreed to have this come for a public hearing on April 18 2016

MEMBER DISCUSSION

None

ADJOURN

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

There being no objections, Chairwoman Mayrer adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning