

**PLANNING BOARD MEETING - JULY 18, 2016
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

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

MEMBERS ABSENT

APPROVAL OF MINUTES — JUNE 20, 2016

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

Oppose: None

PUBLIC COMMENT

None

RECOMMEND to ZBA

Kevin Hart

Z756-16/RA/226.-1-2

601 Muitzeskill Rd

Proposed - Area Variance front yard setback

Kevin Hart, Applicant, was present for this meeting.

Mrs. Fuda explained the sketch stating the new section is the new addition he wants to put on the house is preexisting non-conforming, as for the 36 feet front yard setback on the one corner of the home is the only issue.

There were no questions or comments from the board.

RECOMMENDATIONS TO THE ZBA

Shaughnessy moved, Aubin seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: none

RECOMMENDATIONS TO THE ZBA

Lisa Trubitt

Z757-16/RA/188.-5-21

1297 Schodack Valley Road

Proposed - Area Variance 10% coverage

Lisa Trubitt, applicant, was present for this meeting.

Mrs. Fuda stated the applicant had been approved for a variance back in 2013 and was unable to start the project within a year so the variance is null and void. She is here with the exact same request as last time.

There were no questions or comments from the board.

RECOMMENDATIONS TO THE ZBA

Aubin moved, D'Angelo seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

LOT LINE ADJUSTMENT

Rheingold Lands

2016-21/RA/190.-10-7.1

Rice Road

Proposed - Lot Lines

Kevin McGrath was late to the meeting but did bring a larger map for the board to review and discuss any changes.

Mrs. Fuda stated the map is confusing but spoke to Mr. Johnson on what the applicant is looking to do. The entire parcel is being lot lined to other parcels.

Mr. Rheingold stated the field of 30 some acres will adjoin to neighboring properties

Mr. Johnson asked for an explanation on the lower parcel on the map and the dotted line.

Chairwoman Mayrer asked Mr. McGrath to clarify the line between Sarah and the remaining lands of Rheingold.

Mr. McGrath stated the dotted line is an old dead line from prior survey.

Mr. Shaughnessy stated the highlighted is the additional 32 acers going to Stephany.

Mr. McGrath stated that is correct, there are no other lot lines to be drawn up, and it is just this transfer. The description on the map will read as such. He will also have the dash lines reflect (to be removed).

Mr. Johnson asked about the lines that separate Rheingold and the land they are going to acquire should also be labeled to be removed.

Member discussion with Mr. McGrath on the lines of the map to be removed.

Mr. McGrath stated all will be reflected on the new maps.

LOT LINE ADJUSTMENT

Johnson moved, LaVoie seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

LOT LINE ADJUSTMENT

Goold lot Line

2016-23/RA/199.-4-21.1 & 20

1258 & 1286 Brook view Station Rd

Proposed- Lot Line

Peter Goold, applicant was present for this meeting.

Mr. Goold stated he is looking to take land from one of his home lot and merge it with a rental lot of his. He is looking to square off the property.

There was no question or comments for the applicant.

LOT LINE ADJUSTMENT

Aubin moved, D'Angelo seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan

Creative Sports Concepts, LLC

2016-22/HC/210.-7-31.16

Freemen property

1180 Rte. 9

Proposed- Site Plan Modification

Shaun Freeman, applicant was present for this meeting.

Mrs. Fuda stated this property is located at the old Russ Freeman business site on Rt. 9 just past Sunnyside.

Mr. Freeman stated he is looking to rent the back portion of his property to a business that will be constructing a dome building and will be constructing portable basketball courts for events. The Company does specialized basketball courts with logos and after the event they take the court apart and bring it back to their building and sand off the logos and start all over for the next event.

Mr. Shaughnessy asked about the accessory structure for this lot considering there are 2 existing building on it now.

Mr. Freeman stated the new building will be behind the current structures.

Mrs. Fuda stated this is a commercial lot accessory structures rule does not apply.

SITE PLAN MODIFICATION

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

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

SITE PLAN

Brian Olesen

2016-24/PD3/189.3-10-14

1836 Columbia Tpke.

Proposed - Retail store

Old - Whole Cow Property

Brian Olesen, applicant was present for this meeting.

Mrs. Fuda stated this was added last minute because they are looking to building permit as soon as possible, they are renovating on the old Whole Cow building.

Mr. Olesen stated this is going to be a 1500 sq. ft. retail space of men's hunting and work clothes and gun supplies.

SITE PLAN MODIFICATION

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

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Shaughnessy Moved, LaVoie Seconded to go into attorney client meeting.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, 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 7:45 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning