

**PLANNING BOARD MEETING - AUGUST 1 2016**  
**CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

**PRESENT**

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

**MEMBERS ABSENT**

Andrew Aubin

**APPROVAL OF MINUTES — JULY 18, 2016**

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

6 Ayes. 0 Noes. Motion carried.

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

**PUBLIC COMMENTS**

Resident spoke about item No. 5 Valente project and the mining. Wants the planning board to pay close attention to this project and do what is right to the town.

Resident spoke about item No.5 Valente project, he read his letter and spoke about the response from DEC. see file for both letters and DEC response.

Resident spoke about item No.5 Valente project and asked how long the site prep will take before building will begin.

Resident spoke about item No.5 Valente project how are we going to guarantee this project will happen after the mining has been completed, there is no performance bond set for this type of project. Brewer and Tice have a plan for their property that will blend in nice with the existing neighborhood hope this project does not effect it.

Resident spoke about item No.5 Valente project went along with everyone else's statements and stated Mr. Puccio already stated this project has already approved.

**Site Plan/ Special Permit**

Cellco Partnership / Verizon Wireless

2016-25/RA/201.-2-39

US Rte. 20

Proposed- New Collocation of Antennas and Equipment

Special Permit

David Brennan, Cellco Partnership was present for this meeting.

Mr. Brennan stated Verizon is currently not on the existing 150 ft. cell tower on Rt. 20 by the town's highway garage. They are looking to install 6 collocations of antennas and equipment at the 136 ft. center line.

Mr. Laberge asked if they were using the existing mounts.

Mr. Brennan stated no they are going above them which is on the structural report.

No more questions for the applicant and this is being sent to Rich Laberge for engineering review.

**SPECIAL PERMIT**

Michael Slauson Automotive

2016-26/HC/178.9-2-2

Eric Hart Owner

1525 Columbia Turnpike

Proposed- Special Permit Auto Body Shop

Steven Hart, Engineer for Eric Hart was present for this meeting.

Mr. Hart stated the applicant is going to do light automotive work and also towing there is 4 parking spaces for employees and 10 spaces for customers and vehicles that are being worked on. Mike does a lot of towing for triple A and 95% of his business in not towed on site. This is not a salvage yard; he is renting space from Schodack Auto to work on vehicles.

Mr. Johnson asked if the trailers that were on site were removed.

Mr. Hart stated yes

This is set for a public hearing for August 15, 2016

**Site Plan/ Special Permit**

Roderick Valente

2016-16/PD-3/189.-10-40.131

1710 Schodack Valley Road

Proposed - Site Plan Modification

Steve Boisvert PE., Bergmann Associates was present for this meeting.

Mr. Boisvert stated he is here for an up-date on the project; they have addressed the Laberge letter point by point and provided the board the full environmental assessment form and the application to the DEC for a mine reclamation permit exemption, they intend to provide the balance of engineering drawings to be on the agenda.

Mr. Puccio spoke about his comment at the last meeting on this project that the site plan had been approved for Project red and this is a site plan modification. Just changing the elevation. And a question arose that a seqr review is still needed for this and asked Mr. Laberge to explain what this entails.

Mr. Laberge stated the project is very similar with a few differences such as taking material off the site which raises different questions and concerns and things that need to be looked at such as taking material off the site. So in consultation with the boards attorney, Nancy Baker (DEC), Nadine and himself how the mine permit will be worked into and the process. There is a lot of information that has been done to date and they will continue to work on it.

There was member discussion on test pits, this review running concurrently with the DEC review.

Mr. Boisvert stated the detention ponds, driveway and the grades into the site have not changed.

Mr. Shaughnessy asked if the application was submitted to DEC.

Mr. Boisvert stated yes

There were no more questions for the applicant

Puccio moved, Shaughnessy seconded that the Planning Board SEEK to be **LEAD AGENCY on the site plan modification.**

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

**Subdivision**

Dean's Rosecrans Park  
Columbia Ave. & Rosecrans Park  
Proposed - 3 Lot

2016-27/R-20/202.13-1-14.11  
202.-17-1-4

John Dunn, Land surveyor and Carlton Dean, Applicant were present for this meeting.

Mr. Dunn stated they are requesting to subdivide 19 acre parcel in Rosecrans Park on Nassau Lake. They are proposing 3 lots, lot 1 is 2.8 acres with 200 feet of road frontage, lot 2 7.93 acres with 223 feet of frontage and lot 3 is 8.72 Acres with 189 feet of road frontage. He asked if there were any questions.

Mr. Johnson stated he reviewed the tax maps with the subdivision map and they do not match, so either the tax maps have not been updated or the deeds from the lot line were never filed. This needs to be looked into.

After further discussion it was decided Mr. Dunn will come in the planning office on Tuesday August 2, 2016 to review the tax map and discuss what needs to be done before the next meeting on August 15, 2016

**Set Public Hearing for August 15, 2016****MEMBER DISCUSSION**

None

**ADJOURN**

LaVoie moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:00 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning