

PLANNING BOARD MEETING - FEBRUARY 6, 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
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

APPROVAL OF MINUTES — JANUARY 9, 2016

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

5 Ayes. 0 Noes. Motion carried.

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

Abstain: Puccio, Johnson,

PUBLIC COMMENT

Resident 6 Oakwood Street spoke against the Birchwood Manor project stating this will become an eye sore in front of their home and not the lovely green space they see now, he has reviewed the new sketch plans and objects to the development proposed at this location just as they did in 2014. He and 20 or so other neighbors attended that meeting and stating this is not wanted or needed. Their effort to stop the project 3 years ago cost him and his neighbors in excess of \$20,000 in legal fees to wage opposition to a project that they feel should have never seen the light of day because it does not comply out towns codes or engineering/economic concerns. He does not think that residents should pay to oppose such a project. Please do not cause this to happen again. This project is still illegal. See copy of letter in file

Resident 15 Oakwood Street spoke against the Birchwood Manor 2 years ago the project was withdrawn do to community opposition and here they are again with another proposal. Not sure why since the same issues still apply. See copy of letter in file.

Resident 106 Birchwood Drive spoke against this project and is very annoyed that this inappropriate project is seeing the light of day, he is unhappy and suggest that this be moved somewhere else. See letter in file.

Resident 35 Middlesex Road spoke against this project they moved here from long island because of the open land and does not want it changed, see letter in file

RECOMMEND to ZBA

James Capitanio
29 Bellwood Lane
Proposed - Area Variance

Z762-17/R-20/189.1-9-25.12

James Capitanio, applicant was present for this meeting.

Mr. Capitanio stated he is looking for a favorable recommendation to the Zoning Board for the side yard setbacks. He needs the variance for both sides of his lot.

There were no questions for the applicant.

RECOMMENDATIONS TO THE ZBA

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC HEARING

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

Harmony Hollow Farms published **Month Day, 2015**

Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 7:21 p.m.

Public Hearing Closed at 7:22 p.m.

Harmony Hollow Farms
667 County Rte. 7
Proposed- Horse Boarding

2017-1/RA/190.-10-6

Stephany Fuss, applicant was present for this meeting,

Chairwoman Mayrer asked Stephany to explain what it is they are looking to do.

Ms. Fuss stated they expanded their property in August of last year so they are currently at 40 acres instead of 5 and they are looking to have horse boarding.

Chairwoman Mayrer asked about the number of stalls.

Ms. Fuss stated 15 stalls they have turned out 14 acres for pasture and the rest is for haying, they have already done haying last year.

There were no public comment.

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

7 Ayes 0 Noes. Motion carried.

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

Oppose: None

Puccio moved, Shaughnessy seconded a **NEGATIVE DECLARATION**.

7 Ayes 0 Noes Motion carried.

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

Oppose: None

Puccio moved, LaVoie seconded that the **SPECIAL PERMIT** be: **GRANTED** for boarding of 15 horses

7 Ayes 0 Noes. Motion carried.

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

Oppose: None

Subdivision/ Lot line

Carlton Dean

2017-3/R-20/202.17-1-4

117 Rosecrans Ext.

Proposed- Lot Line

John Dunn, Land surveyor was present for this meeting.

Mr. Dunn stated 12.6 acre parcel and is looking to do a lot line adjustment of a 2.25 acre lot and annex it to 117 Rosecrans Ext. a small house lot owned by Mr. Deans mother and father, Steve and Thelma Dean leaving Carlton a 10.6 acre lot. The 10.6 acres is being convey to the lot in the west to William Jones to build a home on.

Mr. Johnson stated they are completely cutting off the access to Rosecrans Ext. for the 10 + acre lot so the only access is the flag on Rosecrans Ave.

Mr. Dunn stated there is 150 feet of road frontage on Rosecrans Ave and 60 feet of it is for this 10 acres.

LOT LINE ADJUSTMENT

LaVoie moved, Johnson 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.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

A Duie Pile / Anthony Maier
1004 Rt. 9
Proposed - Lot Line Adj.

2017-6/HC/220.-3-2.1 & .4

Tim Kock, A. Duie Pyle Westchester Pa. Office was present for this Meeting.

Mr. Kock stated they are here for a lot line adjust to expand their business, A. Duie Pyle is a third generation privately held trucking company. They currently employ 70 employees and are looking to add 25 more new employees.

Gavin Veoum from Environmental Design Partnership, LLC spoke about the site, the existing parcel is 8.95 acres, there is 400 feet of frontage on Route 9 and 120 feet of frontage on Graw Road. They would like to expand the building at the back of the parcel to do this they are adding 5 acres in the lot line adjustment with the current land owner Tony Mayrer.

Mr. Johnson stated on the lot line map there needs to be a table listing that shows the existing and future acreage for A. Duie Pyle and the same for the Mr. Mayrer for his remaining lands.

Site Plan /Special Permit

R&R Metal Fabrication
2 Den Besten Way
Proposed - Metal Fabrication

2017-4/RA/219.-1-8.3

Khemraj Persaud, applicant was present for this meeting.

Mr. Persaud stated lives at 253 Shufelt Road and is the owner of R&R Metal Fabrications, he just purchased 2 Den Besten Way and would like to have his business there, he is not building new.

Mr. Shaughnessy asked about the type of metal fabrication does he do.

Mr. Persaud stated he does all type, custom, railings, staircases.

Mr. Shaughnessy asked about structural steel.

Mr. Persaud stated no nothing that big.

Mrs. Fuda stated he is low impact such as trucking; there is maybe one truck a week.

Mr. Persaud stated sometimes there is no delivery of shipment for weeks.

Mr. Johnson asked if there will be outdoor storage such as chemicals and will the show will be just for metal working and fabrication.

Mr. Persaud stated there will be no chemicals but yes there will be storage outside like the truck and equipment, there will be no other use for the building just my work. The site is 23.1 acres there is 4 to 5 acres of blacktop where the truck and extra equipment will be stored.

Chairwoman Maier asked about the amount of employees does he employ.

Mr. Persaud stated he has one part time employee and is in the process of hiring another one.

CHANGE IN TENANCY

D'Angelo moved, Puccio seconded APPROVAL of a change in tenancy at "2 Den Besten Way"

7 Ayes. 0 Noes. Motion carried.

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

Oppose: none

Site Plan /Special Permit

Evolution Site Services

2016-33/RA/219.-1-2.1

Christopher Ciolfi

18 Clove Road

Proposed - New Cell Tower

Chris Ciolfi, applicant was present for this meeting.

Mr. Ciolfi stated since the last time he was before the Planning board he has received a variance from the Zoning board for the height of the tower to be 170 feet with a 5 foot lighting rod. The original proposal was 160 feet and with the additional 10 feet they still do not need to move the tower or expand the perimeter.

Mr. Johnson asked if the ZBA actually approved the 170 feet.

Mrs. Fuda yes the ZBA granted a variance for the 170 feet and 5 feet for the lighting rod so it is really 175 feet.

SPECIAL PERMIT

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes, 0 Noes Motion carried.

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

Oppose: None

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Pine Haven Expansion

2017-2/RA/210.-4-9 & 12-16

1428 US. Rte. 9

Proposed - Expansion of Park

Bill Mafrici, applicant, was present for this meeting.

Mr. Mafrici stated he works for Hersburgh and Hersburgh and is also a 50% owner of the park so he is both the owner and the engineer. They had submitted a plan in 2014 and at that point they were proposing a storage unit facility on Rt.9 and at the rear they were proposing 52 unit expansion to the mobile home park. This new plan based on comments from the board and Mr. Laberge they reduced the number of new trailers to 24 conforming lots in the rear of the park, they are also proposing a 100 foot no cut buffer

around the new addition, and a 200 foot setback from any neighbors they are still installing the 20,400 sq. ft. storage facility.

Mr. Laberge asked about the infrastructure and access.

Mr. Mafrici stated they by right have access through servidone for ingress and egress, this is an emergency access for servidone and as a secondary access to the back of their park. The park has two entrances at the front of the site on Route 9. Part of the infrastructure they would improve the entire road of the road way of the existing park to conform to the town's regulations and they also plan to extend the water main 1700 feet up route 9 to supply the park with municipal water. Sewer will be with Rensselaer County Health Department approval.

Mr. Laberge asked if they are going too phased for the storage facility and the new trailer area or do the construction at the same time.

Mr. Mafrici stated they would like to do them at the same time. Because they want to offer tenants a reduced rate for storage.

Mr. Laberge what is the balance of the export or import to the property.

Mr. Mafrici stated they have increased the buffer area and the setbacks but they still have a large export in the neighborhood of 190 thousand cubic yards depending on what the final grading will be. He states this is exempt from a DEC mining permit because it is part of a site plan development.

Mr. Laberge stated there is a DEC mining permit exemption and we will require you to coordinate with DEC and get a response from them that this qualifies for the exemption..

Mr. Johnson asked if they looked into trying to balance the excavation and fills so you are not exporting 190 cubic yards of material.

Mr. Mafrici stated no, not quite sure how to address the steep drop-offs, they are looking to have a flatter area for the new trailer area.

Mr. Johnson stated if you reduce the excavation on the west side you will have some fill on the east side it could balance and end up with the same flat area.

Mr. Mafrici stated engineering wise they probably could balance the site but there is a value in the material that is to be excavated. They are looking to offset the cost of the infrastructure, the 1700 feet of water main, the extension of the road way and access drive.

Everyone agrees to send this to engineering.

A Duie Pyle, Inc.

2017-5 /HC/220.-3-2.1

Rte. 9

Proposed- Site Plan Modification

Mr. Koch, A. Duie Pyle Westchester Pa. Office was present for this Meeting

Mr. Kock gave a brief overview of the facility with the 17,500 sq. Ft warehouse addition. Currently the existing building is about 23,000 sq. ft. they have an existing well with a pump house as well as an onsite septic. They are looking to add 15 to 20 spaces in the employee parking also new landscaping at the front entrance of the sight.

The warehouse addition will have approximately 18 tractor trailer loading bays on each side of the building. With the additional acreage they will be expanding the green space and storm water. They have submitted a preliminary screening plan, they want to make sure all surrounding lots are screened from the new facility.

Mr. Puccio asked if it just a warehouse.

Mr. Koch stated it is a terminal just like the existing building.

Mr. Johnson stated about the lot line adjustment addition to the two little tables that show the acreage of the parcels the property line that is going to be removed needs to be in a much lighter shade and the note that says to be removed next to it, and the buffer om the RA zone becomes very important with the trucks and noise from the site.

Mr. Koch stated there is a 50 foot swale and that will have greenery if needed.

Mr. Laberge asked about lighting.

Mr. Koch stated there is an existing light pole's and they will be removed in the back for the new building and installing new lights in the rear of the new parking area. All lighting will be shining into the site and down cast.

GOING TO ENGINEERING

Love Lutheran Senior Housing

2016-44/R-20/177.12-5-30

Pheasant Lane

Proposed- Senior Housing

Ed Klinky representing Brewer Engineering, Tom Brewer, Brewer Engineering, Pastor Henry Albrechtsen

Mr. Klinky explained the site and what the Lover Lutheran church would like to do with their property. This is a resubmission of their plans to construct a 60 unit senior housing complex with three two story buildings on 12.92 acres that they own off of Pheasant Lane. This is an independent living facility people come and go as they please. The project has been designed by an architectural firm that has worked with Lutheran churches and senior housing projects. The area currently is wooded with great soils which works well with storm water management, their goal is to retain as much of the wooded area around the perimeter that are established instead of planting new trees and undergrowth.

Chairwoman Mayrer asked to have the rendering displayed and asked to point out on the plan what has changed on the plan.

Mr. Klinky stated the footprint of the building has changed a little bit. There is a center enclosed court yard with a lobby and administration, kitchen, common area with three wings coming off of it (see file) each one having 20 dwelling units, the premiere of the road was changed due to the buildings being in a different configuration.

Mr. Puccio asked about the total square footage of the housing and the church.

Mr. Klinky stated the church is 7800 sq. ft. and the housing is and the central core 41,400 sq. ft. total of 49,370 sq. ft. and this keeps them under the 10% allowed coverage for the property.

Mr. Laberge asked about the center core facilities with the lobby, administration offices, kitchen and common area, is this just for the residents or will it be available for public use

Pastor Albrechtsen stated this is just for the residents of the senior housing and not for open to public use. The only time someone other than the residents is if they are having a party or get together. He made the correction that this is just a husband and wife NO grown children will be living in the facility.

Mr. Shaughnessy stated from an engineering point he has two issues one being the traffic on Middlesex Road, has there been a traffic analysis done for this area.

Mr. Klinky stated a traffic study has been done,

Mr. Shaughnessy stated the second item is sewer, if by some reason the project was unable to connect would they be able to install a septic field.

Mr. Klinky stated yes it was presented on a previous submission how and where a septic would be on site.

Mr. Johnson wanted to make sure that the engineer looks at the drainage coming off of Doelner Circle.

Mr. Klinky the storm water management plan is to handle that all on site.

All agree to send this to engineering.

Special Permit

Close out old Special Permit's

574	Mahlstedt Used Cars - Rt. 9 & Shufelt Road
88-23	John Chrysogelos - B-1 Industries
90-02	R. J. Valenti - Rt. 150 - Site Plan Proposed Mining
91-24	Kid's Reality Corp. - 632 Kids Lane - Hudson Valley Coffee
91-48	John Keller - Rt. 9 - Used Car Lot
91-75	Francis Mangiardi - 1960 Pittsfield Road - Mangiardi Brothers
94-15	Pauline Peters - 1587 Schodack Valley Rd. - Outside Storage of Vehicles
97-7	Raymond Nalley - 314 Burden lake Rd. - Farm Equipment sales and service
20-2000	Region Pallet of NY, Inc. - Leroy DenBesten Trust - Thruway Rest area
52-2002	R. J. Valenti - site Plan Proposed Mining Rt. 150
19-2004	Todd Den Besten/Jeffrey Grossman - DenBesten Way - Storage of construction equip
26-2004	Steven Montano - Commercial Drive - Retail sales and Distribution
26B-2004	Water Quality for above
49B-2004	J.J. Reilly - 56 Old Miller Road - water Quality
56B-2004	Robert Bolt - 4294 Rt. 20 - Water Quality
76B-2004	John Paige - Rt. 9 & Lape Road - Water Quality
2006-48	C & B Garage - 220 Columbia Tpke. Boat & RV - Motor Vehicle sales & service
99-30	Paul Puccio - Berkshire Spur & Rt. 9 - Timber Transfer
24-2002	Al Symington - Brookview Station Rd. - Farm Equipment Sales & Services

Puccio motion, D'Angelo seconded to close all special permits listed above.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Ground mount solar - Lemka / Johnson property

Mrs. Fuda stated there is a note on Solar farms in there packet and that someone is looking to install one on their land.

Mr. Jessie Johnson stated he is a project developer for Solar City and they are looking into a community solar project in Schodack, the project is on Phillips road, they are in the early stages and what they need to make the project a reality is to an indication that the Town of Schodack Planning board would be lead agency for the secor process for the project. And they need that to submit to the state for the financial incentives with the state.

Mr. Aubin asked if they have point of details on all equipment mounted and placement of the poles.

Mr. Johnson stated they are currently in second round of interconnection studies with National Grid so as part of that they will submit detailed designs.

Mr. Aubin asked if the study will be done before the site plan will be approved.

Mr. Johnson stated depending on the timing on what gets done first.

Chairwoman Mayrer asked how many acres are involved and how many panels

Mr. Johnson stated 70.6 acres and inside the perimeter array is 14 acres and about 7500 panels.

Chairwoman Mayrer what are the height of the panels.

Mr. Johnson stated 10 feet

Mrs. Fuda stated there is not a current application with the Planning office as of yet. He is just looking for the board to sign off on being lead agency.

ADJOURN

Puccio moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:40 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning