

**PLANNING BOARD MEETING - June 4, 2018  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

**PRESENT**

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

**MEMBERS ABSENT**

**APPROVAL OF MINUTES — May 21 ,2018**

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**PUBLIC COMMENT**

None

**Subdivision/ Lot line**

Spring Lot Line  
1488 Bame Road  
Proposed - Lot Line

2018-17/PD3/220.-9-4.11

Cynthia Elliot, Land Surveyor, was present for this meeting.

Ms. Elliot stated what the applicant is looking to do is a lot line adjustment and to clean up the map. They are taking 10.67 acres and adding it to an adjoining property land owner who has currently 2 acres giving them a total parcel of 12.67 acres.

Mr. Johnson asked for lot 1 is removed and to be listed as lands of Eric and Heather Ketzner, and make the current lot lines light and the new lot lines be dark.

Ms. Elliot stated OK

### **LOT LINE ADJUSTMENT**

**D'Angelo** moved, Puccio 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

### **Change in Tenancy**

Serta Simmons Bedding

2018-18/HC/210.-7-31.13

1210 US Rte. 9

Proposed - change in tenancy to building

Jacqueline Chirsa, comptroller at Serta Simmons Bedding was present for this meeting.

Ms. Chirsa stated they are looking to do a change in tenancy, at 1210 US Rt. 9. The use will be the warehousing of mattress to be shipped to stores in the area.

Chairwoman Mayrer asked where the mattresses are coming from.

Ms. Chirsa stated they are coming from their manufacturing plant in Green County.

Mr. Puccio asked if they were taking over the entire warehouse

Ms. Chirsa stated no just 58,000 square feet of the building.

Mr. Johnson asked if there were any fire concerns with this property.

Ms. Chirsa stated the building is sprinkled.

Chairwoman Mayrer asked about the number of trucks will be per day.

Ms. Chirsa stated less than 1.

There were no more questions for this applicant

**CHANGE IN TENANCY**

Puccio moved, D'Angelo seconded APPROVAL of a change in tenancy at "1210 US Rte. 9"

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**Site Plan /Special Permit Public Hearing 7:15pm**

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**Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
 Robert Scannell / Scannell Properties published May 26, 2018  
 Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).**

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Public Hearing Opened at 7:15 p.m.  
next meeting on June 18, 2018

Public Hearing will remain open until the

Robert Scannell / Scannell Properties  
US Rt. 9  
Proposed - Distribution Center

2018-11/PD3/200.-6-1.3 & 200.-6-22.1

STENOGRAPHIC MINUTES OF PUBLIC HEARING conducted in the above-entitled matter on Monday, the 4th day of June, 2018, at the Schodack Town Hall, 265 Schuurman Road, Castleton, New York, commencing at 7:15 p.m.

**APPEARANCES:**

Denise Mayrer, Chairwoman  
Members of the Planning Board

REPORTED BY: THERESA L. ARDIA, CSR, RPR, RMR

See Attached :

**MEMBER DISCUSSION**

Recommendation to the Town Board on Res.# 2018-161

Keller Construction

Mr. Laberge spoke about his letter,

What the application to the town board is about is Keller Construction is looking to continue what they have done over the years with filling the area south of their building along Route 9, the town board has received their application and is asking the planning board for a recommendation, so at the town boards request He and Mrs. Fuda went to visit the site and their biggest concern is to meet the MS4 requirement for storm water, (See attached letter)

Aubin Motion, LaVoie Second a positive recommendation to the Town Board regarding Keller Construction for Res.# 2018-161

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Special Permit # 389 CEJJ

Letter is in your file dated March 8, 2018 stating the business is in compliance are there any questions on this renewal.

There were no questions or comments,

Puccio moved, Andy 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

### **ADJOURN**

LaVoie moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 10:04 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning