

**PLANNING BOARD MEETING – MAY 6, 2019
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.
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer

MEMBERS ABSENT

APPROVAL OF MINUTES — April 1, 2019

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

APPROVAL OF MINUTES — April 15, 2019

Johnson moved, Aubin seconded that the minutes be approved as amended.
6 Ayes. Noes. Motion carried.
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy
Oppose: None

PUBLIC COMMENTS

None

PUBLIC HEARING

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Stewart Shops published March 23, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened on 4/1/19 at 7:05 p.m.
Public Hearing Closed on 5/6/19 at 8:30 p.m.

Stewart's Shop
1540 - 1538 Columbia Tpke.
Proposed - New Stewarts Shop
Continued from 4/1/19 meeting

2018-34/HC/178.-14-5 / 178.-14-6

Chuck Marshal, for Stewarts Shops was present for this meeting.

Please see Stenographer notes for this project.

Site Plan /Special Permit

McGrath (Seasons East)
Rt. 9
Proposed - Seasons East Lawn Care

2019-13/8PD1/220.-9-10

Steven Hart, Hart Engineering was present for this meeting.

Mr. Hart stated Mr. McGrath recently purchased property approximately 11 1/2 acres on property previously owned by Mr. Paul Puccio Rt9 past exit 12, there is a stream running through the back of the lot, over the last few months they have been working with a wetland biologist on locating, delineating and mapping out the wet lands, so around the wetlands on both sides of the in the east and westerly portion. So out of the 11+ acres there is probably have 3 useable acres. Mr. McGrath would like to have a small retail site for his own use on the lot, this would tie into his existing site (Seasons East) across from Pilot. He's looking to develop a couple of crusher run pads, a small removable office trailer with part time staff, there will be some public coming to the site, this will be for his mulch and landscape stone. The site drops off in elevation probably about 15 feet, so the proposed entrance will be at a 3 to 5 percent grade off the highway then they will construct the display pads. This will not be used year round its mainly landscaping equipment and materials.

Mr. Aubin asked about the wetlands and if DEC has been asked if they will go with what Army Corp of Engineers decides, he also asked about the fill material that has been brought into the site for the driveway and it looks like asphalt millings and chunks of broken asphalt.

Mr. Hart stated all the wetlands have been delineated. They worked with Engel's and Associates and the final determination will be completed with Army Corp of Engineers. And will bring this up with DEC.

Mr. Hart stated he believes that millings would be brought in didn't know about broken asphalt.

Mr. Laberge asked if the entire area a display area and would like more info on the pads.

Mr. Hart stated the pads are similar to Schodack septic, concrete block base plus 3 sides to keep the material for storage and loading for onto and off the trucks. But they are still looking at the area for the exact location.

Mr. Laberge stated the request was for no well and septic and a trailer for the part time workers. If someone was there for more than 4 to 6 hours you would need bathroom facilities.

Mr. Hart stated they are mainly there on Saturday afternoon; normally they go get loaded and out for delivery. But he will look into that for the 4 hours on the Saturdays.

Mr. Laberge asked about the lighting?

Mr. Hart stated he does not think there will be any night time work.

Mr. Laberge asked about landscaping to shield it from Route 9.

Mr. Hart stated they are looking at Bradford pear trees and some burning bushes along the entrance and side of the road. They also will follow up with DOT on the driveway which already existed to see if there are any issues.

Mr. Johnson talked about screening along route 9 and a plan for parking for customers.

Mr. Hart stated he will get that plan together.

Chairwoman Mayrer asked if any of the materials that will be stored have been treated.

Mr. Hart stated no.

All agree to send this to engineering.

Dunkin Donuts
1792 Columbia Turnpike
Proposed - Site Plan Mod
Wastewater treatment

2019-14/PD-3/189.-10-8.21

Ray Jurkowski, CPL Architecture Engineering, was present for applicant Dunkin Donuts.

Mr. Jurkowski stated the site has had issues with waste water for years and a couple of years ago the applicant installed a conveyance system that sends the waste water from the facility to the Town of East Greenbush collection system. As a result of negotiations with the applicant and the town the applicant agrees to install pre-treatment on site to treat the waste water prior it entering the town's collection system as well as the pump station. So that being said it cannot be placed inside the existing store/bakery building they need to construct a new building to house the equipment. It will be a 20 x 40 building with a height of 14 feet to the eve and 19 feet to the peak. They will also be removing some of the onsite septic tanks under the pavement and replacing them in the grassy area as well as flow equalization and a sludge tank. All work will be in the grass area to the north of the existing parking lot and the galvanized fenced area.

Mr. Laberge asked about the type of chemicals are being used for this site.

Mr. Jurkowski stated they will be using per day about 132 gallons of emulsification polymer and other various chemicals all of these will be discharged into the waste water system. There will be an onsite storage tank for sludge which will be pumped out and hauled off.

Mr. Johnson asked the design reflect the design of the store, what is shown is not pleasant and ugly. Is there anything that can be done to the design?

Mr. Jurkowski stated it is not like the main building per the owner's request. But they can take a second look at the building and propose something else.

Mr. Johnson asked about the lay out of the area where this building will go and the parking for the trucks.

Mr. Jurkowski showed the board where everything will be placed on the property. And the parking for the trucks is located on a different parcel.

Mr. Johnson stated all lighting needs to be down cast.

Mr. Aubin asked if the blowers could be brought into the building.

Mr. Jurkowski stated they are actually really quiet and are located on the north side of the building as well.

Mr. Shaughnessy asked who will be operating and maintaining the system.

Mr. Jurkowski stated they actually have to hire someone that is certified by the Department of Environmental Conservation to use this equipment.

Mr. Laberge stated since East Greenbush is the final treatment facility is everything being coordinated with them.

Mr. Jurkowski stated correct, everything has been submitted to them.

There were no more comment for the applicant everything was sent to engineering for review.

Public Hearing

Draft /MS-4 Annual Report

March 2018 through March 2019

Mr. Laberge went over the MS4 report and the process on what the town is required to do.

MEMBER DISCUSSION

None

ADJOURN

LaVoie moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning