

**PLANNING BOARD MEETING - NOVEMBER 21, 2016
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

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

MEMBERS ABSENT

John LaVoie

APPROVAL OF MINUTES - NOVEMBER 7, 2016

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC COMMENT

Resident spoke about the Valente project proposed at 1740 Schodack Valley Road. Stating this project is a slight of hand and is only a mining project. We do not need another gravel pit.

Resident spoke about the Valente project proposed at 1740 Schodack Valley Road. Stated gave a report by Hydroquest to Mr. Laberge for review. She spoke about the gravel removal and the water table, the creek and the view from the neighboring homes. The neighbors are more concerned about their wells.

Resident spoke about the Valente project proposed at 1740 Schodack Valley Road. Spoke about the area and that the board had years to change the zoning to keep this area from becoming an industrial park and concerned on the surrounding wells and the creek.

RECOMMEND to ZBA

Brian Ferreira
881 Schodack Landing Rd
Proposed – Area Variance

Z760-16/R-40/225.1-1-4

Brian Ferreira, applicant was present for this meeting.

Mr. Ferreira stated he is looking to replace a single front porch with two separate small entry porches. The porch was removed because of foundation work that needed to be done. The two replacement entry way will be in the front yard setbacks will require a variance.

There were no questions or comments for the applicant.

RECOMMENDATIONS TO THE ZBA

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Public Hearing/Site Plan /Special Permit

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

Evolution Site Services published Month Day, 2015

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

Public Hearing Opened at 7:12 p.m.

Public Hearing Closed at 7:20 p.m.

Evolution Site Services

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

18 Clove Rd

Proposed - New Cell Tower

Chris Ciolfi, applicant and Peter Brown, Homeowner were present for this meeting.

Mr. Brown stated the proposed tower will be on his property, the arrangement has been carefully evaluated and he is here if anyone has any questions.

Mr. Ciolfi stated nothing has changed since the last visit this, tower will be supplying coverage for a blackout area and that is why they are here. They have reviewed and agree with a letter from the boards engineer as in having a construction entrance with stone so no dirt leaves the site. They also have an area for stockpiling dirt during construction of the tower this will be covered with hay and silt fenced as well.

Mr. Laberge stated this is the first new tower since he has been on the board and the town code states a height requirement allowed is 50 feet and since this is 100 plus feet higher this will require a variance.

All members agree to send this for to the ZBA.

RECOMMENDATIONS TO THE ZBA

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Paul Schweid
771 Columbia Turnpikes
Proposed- Elite Rim Repairs LLC.

2016-37/HC/178.-15-5.2

Paul Schweid, applicant was present for this meeting.

Mr. Schweid stated they are looking to open their business in the existing building located at 771 Columbia Turnpike (old Adams Chevrolet) the site will be cleaned up, the parking delineated, the show room will display rims for sale, they are going to do rim and bumper repair, 90% of their work come from dealers. His vans will be parked in the parking lot and employee parking will be on the garage side of the site. They plan to remove one of the entrances to the site to eliminate confusion for clients coming and going from the site.

SPECIAL PERMIT

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

6 Ayes, 0 Noes. Motion carried.

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

Oppose:

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

6 Ayes, 0 Noes, Motion carried.

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

Oppose:

Puccio moved, D'Angelo seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a **period of 2 YEARS**

6 Ayes, 0 Noes. Motion carried.

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

Oppose

Site Plan/ Special Permit

Dagen Trucking

2016-38/PD3/178.-12-24

Empire Blvd.

Proposed - 100 Foot Addition Site Plan Mod.

Eric Redding, Bergman Engineering was present for this meeting.

Mr. Redding stated he is here for an 100 x 80 foot addition to the new existing Dagen Trucking building. They have received Mr. Laberge's letter listing the three conditions and the applicant has no issue with it. (see below).

1-. The fire hydrant be relocated to the south west portion of the building and protected with ballads.

2 The unused portion of water main that is left after the removal and relocation of the fire hydrant be removed from the site.

3.- and the last was to extinguish the existing easement and record a new easement based on the new location to the front corner of the site.

Mr. Dagen has no objection to any of the request.

Mr. Johnson asked where the contractor will be staging the work, trucks and equipment.

Mr. Redding stated in the back of the site.

Mr. Laberge stated the lighting needs to be down cast lighting, the lights on the lot can be seen on I90.

Puccio moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

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

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Roderick Valente

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

1710 Schodack Valley Road

Proposed - Site Plan Modification

Eric Redding, Bergman Engineering was present for this meeting.

Mr. Redding state since the last meeting they have received a comment letter from DEC on the construction exemption application and, their comment was that they would not allow it on a project based on spec, since part of the project was a future expansion of about 200 + thousand square feet and DEC stated they would deny it application. So they went back through the plans and eliminated all the future work that was previously and brought it back to what was the original request of only 60 thousand square foot that he originally requested.

Mr. Puccio asked if the applicant was going through with the approved site plan from project red.

Mr. Laberge stated in a phase manner with different grading.

Mr. Redding stated the building is being reduced to 60 thousand square feet. Because DEC will not allow them to do the full site prep and add onto the building as business want to move in.

Mr. Laberge stated he has already coordinated and confirm with Nancy Baker on what they are looking for. I should have this checked out by the second meeting in December.

All agree to revisit this at the December 21, 2016 meeting.

MEMBER DISCUSSION

Puccio motion, Johnson seconded to have Laurence D'Angelo reappointed to the planning board.

6 Ayes. 0 Noes. Motion carried.

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

ADJOURN

Puccio moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:44 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning