

**PLANNING BOARD MEETING - DECEMBER 19, 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 — November 19, 2016**

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

6 Ayes. 0 Noes. Motion carried.

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

**PUBLIC COMMENT**

Resident spoke about the Valente site plan modification on Schodack Valley Road. And the aquifer and against any gravel mining.

Resident spoke about the Valente site plan modification on Schodack Valley Road. And the aquifer and gravel mining along with the ponding he saw when he recently walked the site.

Resident spoke about the Valente site plan modification on Schodack Valley Road. Does not want warehouses in the center of town, and the negative impact to the aquifer.

Resident spoke about the Valente site plan modification on Schodack Valley Road. And the environmental impact study. And asked about the approval process and if any approvals will be given at tonight's meeting.

**Subdivision / Lot Line**

Jayne Hunt  
East Schodack Rd.  
Proposed- Lot Line  
Jayne Hunt, applicant was present for this meeting.

2016-40/RA/190.-1-2220

Ms. Hunt stated they purchased a lot in a 3 lot subdivision and she and her neighbor Mr. & Mrs. Fennel, have purchased the middle lot and want to divide the lot adding land to each of their existing lots.

Mr. Johnson asked to have the notes changed on the map showing what will be Fennels property and what will be Hunts property and a note stating this is not a building lot for the area shown to the applicant by Mr. Johnson as well as the right-a-way.

### **LOT LINE ADJUSTMENT**

Johnson 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.

Condition on changes to the maps per the board's request.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Professional Park  
1710 Schodack Valley Road  
Proposed- 3 lot subdivision

2016-42/PD3/189.-10-40.131 & .132

Steve Boisvert PE., and Eric Redding, Bergmann Associates were present for this meeting.

Mr. Boisvert stated they are taking the previously 2 lot subdivision and making a 3 lot subdivision. Because of the 3 lots they are now calling this a professional park, the three lots will be served by a public road that will have its intersection located on Rt. 150 about 250 feet south further down the road on Rt. 150, this new location was reviewed and accepted by NYSDOT. He showed the original map of the 2 lot subdivision that created a 32.5 acre lot with a balance lot of 23.5 acres; they are subdividing the 32.5 acres to create a 9 acre lot, 22 acre lot and 23 acre lot. All three lots will have separate tenants.

There was discussion on the lot lines and the road that will later service the three lots and the land owned by Brewer engineering.

Mr. Johnson asked if the entrance to this site was changed.

Mr. Boisvert stated correct it is roughly 250 feet further up Rt. 150 away from Columbia Turnpike.

Send for Public Hearing.

**Site Plan /Special Permit**

Ardian Cecunjanin

2016-39/PD-3/200.-9-30

1685 Rte. 9

Proposed - Site Plan Modification

Ardian Cecunjanin, applicant was present for this meeting.

Mr. Cecunjanin stated he is proposing to put in light post, throughout the property as well as concrete ballast in front of the building to keep vehicles from hitting the structure again also adding a breeze way at the front entrance. He would also be adding crusher run in the parking lot for future parking.

There were no questions for the applicant.

**SITE PLAN MODIFICATION**

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

VIP Structures Office and Training

2016-41/PD3/189.-10-40.131 & .132

1710 Schodack Valley Road

Proposed - Office and Training

**TO ENGINEERING**

Charles Wallace, applicant and President of development for VIP Structures, Steve Boisvert PE., and Eric Redding, Bergmann Associates were present for this meeting.

Mr. Wallace stated they have been contracted to design and build a 60,000 sq. ft. building for Questar (BOCES) on the 9 acres parcel and Mr. Wallace with VIP Structures will be part owner in the building, they have a 20 year lease with Questar, the building will be a single story structure for educational purposes such as automotive services, information technology, aviation, nurses aid, cosmetology, criminal justice, culinary arts, HVAC and will have a special education class for special needs students, these are just some of the classes that will be held here.

Mr. Boisvert spoke about the site plan application, and stated they are here as a concept and are looking for feedback from the board. A detailed engineering plan will be submitted along with the parking, bus route in and out times and stormwater.

Mr. Shaughnessy asked about the amount of material that will be removed from the site.

Mr. Boisvert stated the previously sales distribution center was approximately 100,000 sq. ft. for the entire site and this will be the same which includes all 3 lots. For this site should be half that amount.

Mr. Johnson asked about moving the building to the front of the parcel and the parking to the rear of the lot.

Mr. Boisvert stated they want to utilize the flow of the land and have the drainage and detention area in the rear of the lot. The back of the building will house the auto repair shop and the overhead door as well as carpentry and will have lumber delivery's parking is best suited for the front of the building for bus drop off, student, visitor and teacher parking.

Mr. Johnson asked about the buffer between properties and each property has its own share of installing this buffer and not expecting the other property owner to do the full install. For this lot it looks like the parking will be at the property line or very close to it.

Mr. Boisvert stated there will be a buffer installed for each property as needed.

Mr. Johnson asked if the carpentry class will be constructing large buildings and storing them on site.

Mr. Wallace stated all building of sheds or other items will be housed in the building until they need to be moved because they were purchased.

All agree to send this to engineering.

Roderick Valente  
1710 Schodack Valley Road  
Proposed - Site Plan Modification

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

Steve Boisvert PE., and Eric Redding, Bergmann Associates were present for this meeting.

Mr. Boisvert stated this is a modification to the original site plan, they are planning to move the distribution center to the south of the property, and they will be supplying a detailed engineering plan to Laberge and the town showing the town road servicing the three lots. They are reducing the square footage of the sales distribution center by the 60,000 sq. ft. so it will be roughly 230,000 sq. ft. in total. The application moving forward will be phased and phase one will be the 60,000 sq. ft.

Mr. Laberge asked if there were any expansion plans for the original request for the 60,000 sq.ft. Building.

Mr. Boisvert stated no they are still keeping the construction in phases and right now that is the 60,000 sq. ft. building.

Mr. Johnson asked that the building be moved to provide for buffering and an area to plant trees adjacent to the property.

Mr. Laberge stated we now have to figure out how we are going to handle the 3 application before us, each one has to get its own review yet the review is on the entire site.

Everyone agrees to send this to engineering.

### **MEMBER DISCUSSION**

None

### **ADJOURN**

Shaughnessy moved, Puccio seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:10 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning