

**PLANNING BOARD MEETING - SEPTEMBER 9, 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
Melissa Knights, Assistant to Director

MEMBERS ABSENT

APPROVAL OF MINUTES —, 2019

Johnson moved, D'Angelo seconded that the minutes be approved as amended.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: 0

Abstain: LaVoie

PUBLIC COMMENT

Resident handed in information from her attorney on the Love Lutheran church minor subdivision. The information states that the new lot does not meet the towns Lot depth requirements of 200 feet.

Resident spoke about the Stewarts and asked if the planning board attorney made a legal ruling on whether Stewarts can actually use the back part of the lot for discharge of their waste water all they have is the ruling from the building inspector.

Resident spoke about the information he handed in earlier today and stated nothing in the plans deal with chemicals dissolved in the water, as far as gasoline components that dissolved in the water that get shot out with the rest of the water, that will go into the ground and into our wells.

PUBLIC HEARING SUBDIVISION

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Love Lutheran Church published August 31, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Public Hearing Opened at 7:07 p.m.

Public Hearing Closed at 7:09 p.m.

Love Lutheran Church

2018-38/R-20/117.12-5-30

114 Birchwood Dr.

Proposed - 2 Lot Subdivision (PH)

Mike Graff from Insite Northeast was present for this meeting.

Mr. Graff stated the applicant received an area variance on the frontage for the proposed new lot from the towns Zoning Board of Appeals. So he is back before this board tonight looking for an approval on this two lot subdivision.

Resident stated the lot does not meet the current zone depth requirements.

Mr. Shaughnessy asked for the clarification of the last comment.

Mrs. Fuda stated they received a variance for the road frontage, all the lots along the road in that area are pre-existing non-conforming, and none of them meet the 200 foot area depth. The minimum standard lot in the R20 zone is 20,000 square feet but the zoning board made the decision to create this new lot to be 40,000 square feet.

Mr. Johnson asked if everything was good for the approval

Chairwoman Mayrer stated yes they have received the variance.

Love Lutheran Church SUBDIVISION

WHEREAS; the applicant Love Lutheran Church seeks approval for a two lot subdivision, located in an R-20 District, of the existing parcel.

WHEREAS; The Applicant has previously been granted an area variance by the Town's Zoning Board of Appeals;

Now therefore be it resolved that the Planning Board hereby declares itself as
LEAD AGENCY for the aforementioned project;

Aubin moved, D'Angelo seconded that the Planning Board be Lead Agency
6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

WHEREAS; Be it resolves that the Planning Board hereby classifies the proposed action as an Unlisted Action under SEQRA.

WHEREAS; Pursuant to the Environmental Conservation Law and the regulation adopted, the board has determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment,

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

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

WHEREAS, a formal application was submitted to the Planning Board on: 10/22/18, for approval of a 2 -lot subdivision entitled, Love Lutheran Church, map prepared by: Insite Northeast, dated 8/13/19, and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on 9/9/19 at 7:00 p.m., and

WHEREAS, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

NOW, THEREFORE, BE IT RESOLVED, that the application of **Love Lutheran Church** be **APPROVED CONTINGENT UPON** submission of final maps, payment of fees and before building permits can be issued, permits to construct well and septic must be obtained from the Rensselaer County Health Department.

LaVoie moved, Aubin seconded that the following resolution be adopted:

6 Ayes. 0 Noes. Motion carried.

Oppose: None

LOT LINE ADJUSTMENT

Scannell lot line

2019-22/PD-3/200.-6-1.3

115 Hillcrest Ave.

Proposed- Lot Line

Chairwoman Mayrer recused herself and left the meeting room.

Mr. Johnson stepped in as acting chair for this application.

Charles Gottlieb, from Whitman, Osterman and Hanna was present for this meeting.

Mr. Gottlieb stated they are here for a lot line adjustment for property located at 1835 US Rt.9 which is entirely owned by Scannell Properties. As it exists now there are 2 lots and on the southern lot has an existing residence with access from Hillcrest Avenue and they are proposing a lot line adjustment that will separate the house from the property giving it a 40,000 sq. ft. lot which is larger than the surrounding homes that are currently 20,000 sq. ft. there are no changes to the residence or the access, no additional lots will be created. This is a SEQRA type II action so no SEQRA review is required. The remaining land will be added to the second Scannell property.

Mr. Johnson stated the map needs to show the before and after acreage for each tax id #. So when this is filed the Rensselaer County Clerk's office will be able to correctly enter the new acreage.

Mr. Gottlieb stated they will make the change on the final maps.

WHEREAS; the application dated August 30, 2019 for Scannell Properties #262 seeks a **Waiver for lot Line Adjustment** under the Subdivision Code 188-24 of the town of Schodack Code, located in an PD-3 District Zone, of an existing parcel.

WHEREAS; be it resolves that the Planning Board hereby determined the proposed action as a **Type Two Action** under SEQRA; 6 CRR- NY 617.5 Type 2 Actions- (C)- (16).

WHEREAS; the potential environmental impacts of this lot line adjustment was previously reviewed in the (SEQRA) review related to the proposed distribution center, which received a Negative Declaration on July 2, 2018.

WHEREAS; Be it further resolved that this Board hereby determines that the sought after waiver does not affect the site's development or neighboring properties nor alter the essential characteristics of the neighborhood nor adversely affect the health, safety or welfare of town residents, No Public Hearing shall be required.

WHEREAS; now therefore be it resolved that the application for a waiver for lot line adjustment is granted.

LaVoie moved, Aubin seconded that the lot-line adjustment be accepted and approved.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Stewart's Shop

2018-34/HC-R20/178.-14-5/6/7

1540 - 1538 Columbia Tpke.

Proposed - New Stewarts Shop

Chuck Marshall and Scott Kitchner, engineer from Stewart's Shops were present for this meeting.

Please see file and stenographer for minutes.

WHEREAS; at the August 5, 2019 meeting of this Board, a resolution was adopted by this Board to seek lead agency status and therefore directed the Planning Director to circulate such notice of its intention to any involved agencies;

WHEREAS; at least thirty (30) days has passed since notification was provided and no objection to this Board serving as lead agency has been received;

Now therefore be it resolved that the Planning Board hereby declares itself as lead agency for this project and directs that notification of lead agency status and Part I of the EAF be circulated to all involved agencies.

Mr. Aubin asked about roof leader runoff from the building.

Mr. Kitchner stated the roof leaders to connect to catch basin

Aubin moved, D'Angelo seconded that the Planning Board be Lead Agency

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Site Plan Mod

Dunkin Donuts

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

1792 Columbia Turnpike

Proposed - Site Plan Mod

Wastewater treatment

The applicant did not come to the meeting.

Site Plan

Curtis Lumber
1657 Columbia Tpk.
Proposed Retail Store
Site plan mod to file 2012-3

2019- 21 /HC/189.-4-1

Derek Gribulis, Cotler Architects, was present for this meeting.

Mr. Gribulis spoke about the new plan for the Curtis Lumber site. They propose a new store in front of their existing store, the back of the store will be storage with loading docks, they had previously submitted plans for a new store and now the plans have changed, the new building is 25% larger than originally planned for and moved back from the road approximately 30 feet to add more parking in front of the store where the main entrance will be, they are planning to connect to the force main sewer system as well as looking for a water extension to town water. Lighting was updated to LED, and due to the addition of a 3rd loading dock they increased the tractor trailer turning area.

Asked if there were any questions from the board.

Mr. Laberge explained that back in 2013 when this was first submitted the water extension was extended but he doesn't believe the water main was extended so that needs to get done and as for the force main there was installed a 2 and 6 inch forced main which My Place connected to the 2 in line he thinks that is what he was referring to. Further discussion on the lighting and the water line and he will get a review letter ready for them to work with.

Mr. Johnson asked if there was a rendering of the building.

Mr. Gribulis showed the board what the proposed new building would look like and left it for planning department to display.

Mr. Shaughnessy asked about the building materials for the outside of the building.

Mr. Gribulis stated the exterior will be cultured stone and fiber cement lap siding and also the main body of the building will be metal siding. The roofing would be EPDM 16M roofing membrane. They will be going back to the building department with a new set of plans all updated to the new building codes.

Mr. Johnson asked if they have any fuel or hazardous material on site.

Mr. Gribulis asked the applicant to respond and he stated that no gas or oil stored on site.

Mr. Johnson stated the only hazardous material will be what is packaged and for sale in the store.

Mr. Gribulis stated correct.

Mr. Johnson asked about the existing building.

Mr. Gribulis stated it will be storage and will stay as is with the existing septic and bathrooms with plans to connect to the water and sewer.

SEEK LEAD AGENCY

Shaughnessy moved, Aubin seconded that the Planning Board be

WHEREAS, The Applicant Curtis Lumber to seeks permission to modify its existing site plan;

WHEREAS, Applicant has submitted a EAF Part I;

WHEREAS, the subject action is subject to SEQRA;

Now therefore be it resolved that the Planning Board hereby directs the Planning Director Nadine Fuda to circulate notices to all involved agencies of its desire and intention to seek lead agency status for the aforementioned action

6 Ayes. 0 Noes. Motion carried.

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

Oppose: No

MEMBER DISCUSSION

Chairwoman Mayrer stated to the board that the next meeting will be October 7, 2019

ADJOURN

Shaughnessy moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:54 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning