

**PLANNING BOARD MEETING - OCTOBER 7, 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.
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Assistant to Director

MEMBERS ABSENT

James Shaughnessy, P.E.

APPROVAL OF MINUTES —SEPTEMBER 9, 2019

Johnson moved, LaVoie seconded that the minutes be approved as amended.
5 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer
Oppose: None:

PUBLIC COMMENT

None

PUBLIC HEARING SUBDIVISION/LOT LINE

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
George Mesick published October 7, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:04 p.m.

Public Hearing Closed at 7:05 p.m.

George Mesick
Clove Road
Proposed - 3 lot Subdivision

2019-26/RA/219.-1-4

George Mesick, applicant was present for this meeting.

Mr. Mesick stated that his family has been farming this area since 1780, and there is family land on Clove road that he is looking to subdivided 2 lots off of for 2 of his granddaughters.

There were no questions for the applicant.

WHEREAS, George E. Mesick Jr. ("Applicant") is proposing to undertake a project consisting of a minor subdivision to create a three lot subdivision from a +/- 88.5 acre parcel, by creating lots in the size of 2.73+/- acres and 2.53+/- acres from the parent parcel (Tax Map ID. 219.-1-4) located on Clove Road in the Town of Schodack, County of Rensselaer, New York. ("the Project"); and

WHEREAS, the State Environmental Quality Review Act ("SEQRA") and the regulations thereunder require the Board to undertake a review of the potential environmental impacts, if any, associated with the project before approving same; and

WHEREAS, this project is an unlisted action within the meaning of SEQRA; and

WHEREAS, Part 1 of a Short Environmental Assessment Form has been prepared and reviewed in connection with the proposed Project; and

WHEREAS, Part 1 of the Short Environmental Assessment Form was transmitted to, if any, all involved agencies, together with notification of the Board's desire to act as lead agency with respect to the environmental review of the proposed Project, but it is noted that the Planning Board is the only involved agency; and

WHEREAS, all involved agencies have either consented to Board acting as lead agency with respect to the environmental review of the proposed Project, or have failed to raise any objection thereto within thirty (30) calendar days; and

WHEREAS, 6 NYCRR Section 617.7 requires a lead agency to issue a written determination of significance with respect to any proposed unlisted action; and

WHEREAS, the Board has carefully considered the nature and scope of the proposed Project, as set forth in the Full Environmental Assessment Form prepared with respect to such action, and makes the following determinations:

1. The proposed action involves a minor subdivision to subdivide +/- 2.53 acres and +/- 2.73 acres from a 88.5+/- acre parcel (Tax Map ID. 219.-1-4) located on Clove Road. The subject property is in an RA zone.

2. The proposed action is classified under SEQRA as an unlisted action.

3. Upon consideration of the action, review of the Full Environmental Assessment Form, the criteria contained in 6 NYCRR § 617.7(c), and all other supporting information, the Board identifies the following relevant areas of environmental concern, as set forth hereafter, and analyzes whether the proposed action may have a significant adverse impact on the environment.

4. The proposed project does not involve, and therefore will not result in, any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, or a substantial increase in solid waste production, or a substantial increase in potential for erosion, flooding, leaching, or drainage problems. It involves merely the subdivision of the subject property into three lots. It is noted that there is the possibility of residential uses being employed at the subdivided lots but it is the determination of this Board that such uses will not change the aforementioned determination.

5. The proposed project does not involve, and therefore will not result in, the removal or destruction of large quantities of vegetation or fauna, a substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on any significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat thereof, or other significant adverse impacts to nature resources.

6. The project is not located within a designated Critical Environmental Area.

7. The proposed project will not create a material conflict with the community's current plans or goals as officially approved or adopted. The subdivision of lots in the Town is a fairly common practice and is done quite frequently in the Town with this Board's approval.

8. The proposed project will not result in the impairment of the character or quality of any important historical, archeological, or aesthetic resources, or of existing community or neighborhood character. The proposed project is not within a scenic vista nor does it contain a designated scenic resource and, thus, will not impact any such resource.

9. The proposed project will not result in any major, adverse, change in the use of either the quantity or type of energy. The proposed project is intended to result in a beneficial impact to the environment by reducing the use of conventional energy, and reducing the pollution and emissions associated therewith.

10. The proposed project will not result in the creation of a hazard to human health. In such area, the utilization of two additional lots for residential purposes will simply have no such effect.

11. The proposed project does not involve, and therefore will not result in, a substantial change in the use, or intensity of use, of land including agricultural, open space, or recreational resources, or in its capacity to support such uses.

12. The proposed action will not result in the encouragement or attraction of a large number of people to the site as compared to the number of people that would come absent the action. The creation of two lots will simply not have any such effect.

13. The proposed action does not involve two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision. Once again, it is noted that the utilization of the subject lots for the construction and usage as residential uses in the future has been considered and it is the determination of this Board that the utilization of same for such use does not change any of the aforementioned determinations.

NOW, THEREFORE, BE IT RESOLVED, that the Board finds and concludes that the proposed action is an unlisted action within the meaning of 6 NYCRR 617.2(ak); and it is further

RESOLVED that the Board hereby declares itself lead agency with respect to the environmental review of the proposed project; and it is further

RESOLVED, that upon consideration of the foregoing, the Board finds and concludes that the proposed action will not result in any significant adverse impacts to the environment; and it is further

RESOLVED, that the Board hereby issues a Negative Declaration with respect to the proposed action.

Lavoie moved, D'Angelo seconded to close the public hearing

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Aubin moved, Johnson seconded Be it resolves that the Planning Board hereby classifies the proposed action as an **Unlisted Action** under SEQRA.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

5 Ayes, 0 Noes. Motion carried.

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

Oppose: None

NOW, THEREFORE, BE IT RESOLVED, that the application of George Mesick 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.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Mirabito

2019-23/HC/210.-7-41.15

16 Business Blvd.

Proposed - Change in Tenancy

Daniel Fitzgerald, applicant was present for the meeting.

Mr. Fitzgerald stated they are looking to move operations from Rensselaer to 16 Business Blvd. they do HVAC delivering propane and fuel oil to business and residential homes.

Mr. Johnson asked about the trucks on site, if they were going to be empty at the end of day.

Mr. Fitzgerald stated yes they will be empty at each day. What they do is deliver the fuel to the homes and return empty, they go to the terminal to fill each day with the amount they need for their deliveries.

Mr. Johnson asked what happens if they get a call in the middle of the night needing fuel.

Mr. Fitzgerald stated they go to get 10 gallons to get them through the night and put them on for next day delivery.

Mr. Johnson stated the plans show the fuel truck parking area and asked if that is all gravel; if so, is there any proposal to pave it.

Mr. Fitzgerald stated yes, that area is gravel, not paving at this time.

CHANGE IN TENANCY

LaVoie moved, Aubin seconded that the Planning Board be **LEAD AGENCY**.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

TYPE II ACTION

Be it resolved that the Planning Board hereby classifies the proposed action as a Type II Action under SEQRA.

Aubin moved, D'Angelo seconded.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

LaVoie moved, D'Angello seconded **APPROVAL** of a change in tenancy at "16 Business Blvd" for the use of an Office and parking for their trucks

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Neil & Tracy Prevratil

3531 Rt. 20

Proposed - Change in Tenancy (Deli/Café)

2019-27/HC/211.-2-13

Neil and Tracy Prevratil, applicants were present for this meeting.

Mrs. Prevratil stated they are looking to open a Deli/Café located at their business plaza located at 3531 Rt.20 the former Eleanor Squire, the proposed business will be located in the old liquor store which has been closed for a while.

Aubin Motion, LaVoie second, a resolution to wave the reading of the resolution.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

CANGE IN TENANCY

Aubin moved, Johnson seconded that the Planning Board be **LEAD AGENCY**.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Aubin moved, Johnson seconded *Be it resolves that the Planning Board hereby classifies the proposed action as a **Type II Action** under SEQRA.*

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

Aubin moved, Johnson seconded APPROVAL of a change in tenancy at "3531 Rt. 20" for the use as a Deli/Cafe

Ayes. Noes. Motion carried.

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

Oppose:

Site Plan /Special Permit

Neil & Tracy Prevratil
3531 Rt. 20 (Liquor Store)
Proposed - Change in Tenancy

2019-28/HC/211.-2-13

Neil and Tracy Prevratil, applicants were present for this meeting.

Mrs. Prevratil stated they would like permission to put in a new sign, in the same location and same size, just a new and better name for the plaza.

LaVoie Motion, Aubin second, a resolution to wave the reading of the resolution.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

CHANGE IN TENANCY

Aubin moved, Johnson seconded that the Planning Board be **LEAD AGENCY**.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

D'Angelo moved, LaVoie second that Be it resolves that the Planning Board hereby classifies the proposed action as a **Type II Action** under **SEQRA**.

5 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

LaVoie moved, D'Angelo seconded APPROVAL of a change in tenancy at "3531 Rt. 20 " for the use of a Liquor Store

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Dunkin Donuts
1792 Columbia Turnpike
Proposed-Wastewater Per-Treatment Building

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

Raymond Jarkowski, P.E. with Architecture Engineering Planning was present for this meeting.

Mr. Jarkowski stated he is here for Dunkin Donuts and they are looking for site plan approval for the installation of a pretreatment system associated with PH adjustment on the waste water, they are in receipt of the Laberge letter dated October 1, 2019, they have answered and agreed with the outstanding comments and have provided a response letter to Laberge.

Mr. Laberge spoke about his letter (see below)

Mr. Johnson asked that all the underground utilities are shown on the plans and a table on the framing for the roof,

Mr. Jarkowski stated that he provided a code table and it located on the site plan and the proposed pipping into the pump station which was also added to the September site plan sent for review.

Laberge Letter Dated October 1, 2019

Re: Final Site Review

Dunkin Donuts Wastewater
SPB No. 2019-14
Town of Schodack Planning Board

We are in receipt of the following documents for the above referenced project:

- A letter dated 9/3/19 from the applicant's consultants Clark Patterson Lee.
- Safety data Sheets (3) for the following
 - Ecologix FLC-69 (flocculent)
 - Ecologix CB- 208 (coagulant)
 - Ecologix 50% Sodium Hydroxide Solution
- Specifications for chemical totes and spill containment
 - UltraTech Ultra-IBC Spill Pallet Plus
 - Mauser IBC Container 275 Gal with composite Metal Pallet Base
- Revised Plan Set consisting of 11 sheets some with revisions to 9/4/19

We offer the following comments:

- 1) The proposal requires Site Plan Approval.
- 2) The applicant has identified three (3) chemicals will be utilized and provided the Safety data Sheets for each. All 3 are either caustic, skin irritants, or both. The applicant should formally notify the Fire Department in writing with copy to the Planning Department,

that these chemicals are being utilized in the building and appropriate hazards identification signage should be shown on the plans to be installed on the exterior of the building.

- 3) The applicant has indicated that aeration should eliminate odor concerns but has offered to include odor mitigation as necessary. As such, if the Planning Board, in its sole discretion, deems it necessary additional odor control methods will be installed by the owner/operator at such time as directed by the Planning Board. A prominent note to this effect should be added to the site plan.
- 4) The planting schedule and plan should be revised to include two (2) additional evergreens to the northeast of the aerated sludge holding tank along the fence line to provide additional screening for the building and aerators.
- 5) While the parcel to the north is currently under common ownership with subject parcel, easements will be necessary should either be sold to an outside party. As such a prominent note to this effect should be added to the site plan.

We recommend the Planning Board consider conditional approval of this site plan. If the Board agrees we recommend the following resolutions:

- a) The Planning Board hereby declares itself Lead Agency under SEQRA for this action.
- b) The Planning Board determines the action is a Type II action, and therefore no further action is necessary under SEQRA.
- c) The Planning Board determines that the existing Special Permit under the Water Quality Control Act shall continue as the Board has determined that the proposed project is consistent with the procedures set forth in Chapter 223 of the Town Code.
- d) The Planning Board approves the site plan as presented conditioned upon
 - i) item nos. 2 thru 5 above
 - ii) certification by a professional engineer that the project will lower the pH of the wastewater effluent to acceptable levels
 - iii) all appropriate fees being paid
 - iv) any other outstanding administrative items being satisfied.

Aubin moved, D'Angelo seconded to wave the reading of the resolution.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Site Plan Modification

Johnson moved, Aubin seconded that the Planning Board be **Lead Agency**

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

D'Angelo moved, Aubin second that be it resolves that the Planning Board hereby classifies the proposed action as a **Type II Action** under SEQRA.

5 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Be it resolves, The Planning Board determines that the existing Special Permit under the Water Quality Control Act shall continue as the Board has determined that the proposed project is consistent with the procedures set forth in Chapter 223 of the Town Code.

D'Angelo moved, Aubin seconded **APPROVAL** of **SITE PLAN MOD/ Water Quality** contingent upon the following conditions:

- Item nos. 2 thru 5 above
- Certification by a professional engineer that the project will lower the pH of the wastewater effluent to acceptable levels
- All appropriate fees being paid
- Any other outstanding administrative items being satisfied.

Site Plan /Special Permit

Curtis Lumber

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

1657 Columbia Tpk.

Proposed Retail Store

Curtis Lumber was not at the meeting.

Laberge Letter Dated **October 2, 2019**

Preliminary Site Plan Review

Curtis Lumber Site Plan

SPB No. 2019-21

Town of Schodack Planning Board

We are in receipt of the following information for the above referenced project:

- Existing Site Conditions & Demo Plan drawing C1.1, Proposed Overall Site Layout drawing C1.2, Enlarged Site Layout drawing C1.3, Lighting Plan drawing C2.5, Landscape drawing C3.1, and Utility Plan C3.2 by Cotler Architecture, all dated August 15, 2019;
- Site Plan sheet Site and Construction Details sheet DET by Advance Engineering, dated August 20, 2019;
- Map, Plan and Report for Sewer District #6 Sanitary Sewer Extension No.3 by Advance Engineering, dated August 2019;
- Storm Water Pollution Prevention Plan-Site Plan Amendment Curtis Lumber by Creighton Manning Engineering Revised to August 21, 2019;
- Site Plan Amendment, Grading and Drainage Plan drawing C-2.1, Details drawing C-4.1, and Erosion & Sediment Control drawing C-5.1 by Creighton Manning Engineering, all dated August 20, 2019; and
- Short Environmental Assessment Form dated August 23, 2019;

Our preliminary site plan review comments follow:

ZONING

1. The project is located in a Highway Commercial (HC) zone and is a building supply company. It is an allowed retail use. No fueling or maintenance facilities are proposed. Site Plan approval is required.

2. The project is located within a parcel containing 11.9± acres with a portion of the project property within the Direct Recharge Area and Well Head Protection Area as defined by the Town's Water Quality Control Act (WQCA). Use is subject to the conditions of §223-6C (1) and other applicable sections of Chapter 223 and a Special Permit under the WQCA.

SITE GRADING/LAYOUT

3. Plans should be fully coordinated to provide minimal overlapping information between design consultants plans.
4. The Applicant is proposing to provide 111 parking spaces. The required parking based upon the proposed Office Space: 2,332 SF x 1 space / 150 SF = 16 spaces; and proposed Retail Space: 13,535 SF x 1 space / 108 SF = 108 spaces is for a total of 124 spaces. The Applicant should include the required 13 additional spaces as banked parking for future development. This banked parking should be indicated on the plans and the proposed storm water management system resized to include the future improvements.
5. The plans should indicate the location of proposed fencing, gates and existing fencing to remain. Fence/gate details should also be provided on the drawings.
6. Plans should indicate the proposed traffic control pavement markings and signs.
7. Preliminary plans should include details of all site features for further review.
8. A New York State Department of Transportation (NYS DOT) work permit will be needed for work in the right-of-way. The Applicant should coordinate with the NYS DOT as soon as practical and provide evidence that they are agreeable to the concept.
9. The project should confer with all emergency services with primary responsibility for the site to solicit their comments on the proposed plan.
10. The applicant should consider snow storage operations. Centralized snow storage areas are prohibited under the Town's Water Quality Control Act.
11. The C3.1 and DET drawings should be coordinated to indicate the proposed pavement section detail(s) to be used.

UTILITIES

12. Extension of Sewer District No. 6 to serve the parcel is required. The Applicant has proposed to convey wastewater to the existing sewer system west of the site via a low pressure sewer system, connecting to the existing force main located in the Route 9/20 right-of-way. A request for sewer district extension should be submitted directly to the Town Board with copy to the Planning Department and this office.
 - a. The sewer district map plan and report should also include the following:
 - b. The parcel tax map identification;
 - c. All figures and appendices listed in the report; and
 - d. The actual parcel acreage, the report indicates the parcel of land as containing 14.7 acres while the Town tax maps indicate the parcel area as 11.91 acres.
13. The proposed sewer force main connection to the existing main should include the installation of a flushing manhole on the existing main upstream of the connection. In addition, a stub with gate valve and cap should be provided from the existing 6" main to the property for potential future connection.
14. The Rensselaer County Department of Health (RCDOH) approval will be needed for the extension of the water main. The water district was previously extended to include the parcel.
15. The proposed water main extension should be located within the public right of way or a permanent 30 foot utility easement to the Town.
16. The main shall minimally be an 8" diameter PVC water main to be consistent with the

Town's water master plan of development.

17. The proposed water main shall be indicated in plan and profile and shall not be located under proposed site plan improvements such as stormwater management facilities nor existing overhead utility lines.
18. The proposed sanitary sewer force main shall be indicated to pass under the proposed water main by a minimum of 18" vertically.
19. Both the sewer and water profiles shall indicate all existing and proposed utility crossings.
20. The NYS DEC requirements for well abandonment should be specified on the drawings along with the required permits/notifications required for the same.
21. Drawing SITE shall also indicate the location of the proposed water main, other utilities are recommended to be indicated on the drawing.
22. The drywell detail on Drawing C-4.1 site details should indicate the required separation from the bottom of the crushed stone base to seasonally high ground water of three feet.

LANDSCAPING/LIGHTING

23. The Applicant should coordinate the location of the proposed trees/shrubs with the grading and utilities plans.
24. Red maples are proposed to be located in the stormwater management area. The stormwater management areas should be landscaped per the NYS Stormwater Management Design Manual (Design Manual) Appendix H.
25. The plans should indicate a detail of the parking landscape islands which clearly identify the areas to receive vegetative cover and type. Irrigation may be required depending upon the proposed covers and should be indicated on the plans if necessary.
26. Pole mounted site lighting shall be:
 - a. Limited to between 15 to 20 feet high;
 - b. Color lighting less than 3500 degrees kelvin; and
 - c. Back shielded to prevent throw back of light onto Route 9/20 and adjacent land to the north.
27. The lighting plan should provide the lighting specifications at a scale that is legible when reproduced. The lighting photo metrics should be shown on the plans and include adjacent existing lighting to remain.
28. Areas to receive the deep-ripping and de-compaction should be identified on the landscape plan with a reference to the SWPPP BMP specification.
29. Indicate on the plans the trees to receive protection per the SWPPP BMP.

STORM WATER POLLUTION PREVENTION (SWPP)

30. New York State Office of Parks, Recreation & Historic Preservation (NYS OPRHP) site clearance is required for MS4 compliance. The Applicant should submit a request for a site review using the Cultural Resource Information System (CRIS).
31. The sequence of construction provided on Drawing C-2.1 should be revised to indicate that the infiltration systems shall not be constructed until all of the contributing drainage area has been completely stabilized. A dense and vigorous vegetative cover shall be established over the contributing pervious drainage areas before runoff can be accepted into the facility.
32. The construction sequence should be revised in the SWPP Plan as required of the plan notes to require the stabilization of all upslope areas prior to the commencement of construction of the final infiltration basins and pretreatment measures. (Item 10 should move to after Item 13 in the Sequence of Construction).
33. The site details sheet should include the concrete washout detail per the 2016 NYS

Standards & Spec for Erosion & Sediment Control for concrete truck use. If on-site batching is proposed a separate detail to contain stormwater and treat stormwater from these areas is required.

34. Drawing C-5.1 indicates the plan and elevations of the bottom of temporary sediment basins. Since these temporary basins coincide with the permanent practices their bottom elevations shall be indicated to be a minimum of 18" above the bottom of the infiltration basins. Revise the plan table and notes to indicate the minimum.
35. Silt fence layout should be along the contour, as such additional silt fence should be shown on the drawings and if retained as indicate on the plans, silt fence running perpendicular to the slope should also be provided with check dams along it's length.
36. Drawings should include sectional details of the sediment basins, and infiltration basins that include all the required elements per the New York State Stormwater Management Design Manual Chapter 6 for infiltration practices.
37. The northern most Infiltration basin indicates a proposed contour of elevation 354 at the property line and existing contour of elevation 352. This basin's grading should be revised to allow the permanent structure to be contained within the parcel boundaries.
38. Indicate the required Storm Water Management Facilities signage required to the Design Manual including the locations of the signs and details for the signs.
39. The Design Manual requires stormwater outfalls should be provided for the overflow associated with the 10-year design storm event (non-erosive velocities on the down-slope) for infiltration basins. Therefore, the SWPPP should provide the emergency overflow weir sizing and calculations indicating that the detailed erosion control is suitable for the soils to prevent erosion at the proposed discharge velocities.
40. SWPPP Table 2: Rainfall Data should be revised to utilize the Design Manual Chapter 4 precipitation as shown on the isohyet maps or the map reference provided in the Design Manual (Cornell.edu). The following interpolated values are: 90%-1.1", 1yr-2.3", 2-yr-2.7", 10yr-4.1", and 100yr-6.79". Calculation should be revised accordingly.
41. The Applicant should indicate the areas of spoil areas for wasting excess cut material on the plans per the SWPPP "Spoil Areas".
42. SWPPP Construction housekeeping shall be revised to prohibit on-site equipment cleaning, maintenance and repair.
43. The plans should indicate the location and construction details for the SWPPP identified vehicle washout areas.
44. The pretreatment swale for infiltration basin 1P should include check dams since runoff from paved areas sheet flow to the swale along it's length.
45. Consideration should be given to elimination of the wing curb along the north edge of the pavement in place of a grass swale with check dams to infiltration basin 2P. Otherwise additional pretreatment at the end of the gutter line will be required to prevent point overloading the gravel diaphragm at this location.
46. Question 4 of the Notice of Intent (NOI) indicates a site area inconsistent with tax map information that indicates a site parcel area of 11.91 acres. This discrepancy should be corrected.
47. Include in the Operations and Maintenance for the infiltration practices the review of signage that is required and in place and review of upslope and downstream areas for erosion repair/required stabilization.

We recommend the Planning Board schedule public hearings on the applications and that the Applicant incorporate changes regarding the above in their next submission. We will continue to review the information as received.

Site Plan /Special Permit

White River Solar
2270 River Road
Proposed - Utility Solar

2019-24/RA/188-7-1

Owen Speulstra, Environmental Design Partners, was present for this meeting.

Mr. Speulstra stated they are proposing a 7.5 megawatt solar farm with an area of approximately 50 acers on a 212 acre parcel and they are here to answer any questions the board has about this project.

Chairperson Mayrer asked about the grade and the site.

Mr. Maruca stated it's fairly gradual, his property is about 120 feet higher then 9J but his site has a gradual grade it was all pasture.

Mr. Aubin asked about the wooded land to the right of the site.

Mr. Maruca stated it was very scrubby and wooded it hadn't been used as farm land in a long time. Since he moved in they have been gradually clearing the brush and seeing what the land looks like. There are old livestock wells and farm access roads.

Mr. Aubin asked if he was anticipating permeate stormwater controls.

Mr. Maruca stated they will go through the process to see what needs to be done.

Mr. Johnson asked if there was a need for extra roads through the arrays.

Mr. Maruca stated they will decide as the design becomes more complete, they are trying to minimize the amount of roads through the site. They are evaluating an old logging road that needs work to see if that can be used for the site.

Mr. Laberge stated they will look into wetlands and archeology and open space as the project continues

Mr. Maruca stated they know for the archeology where the roads and the pads, test holes will have to be done but they haven't gone out to get that started because they haven't decided where exactly where the arrays will be. They have done partial delineation on the wet lands and showed it on the maps that were displayed, (see file).

All agree to send this to Laberge Group for further review.

TO SEEK LEAD AGENCY

LaVoie moved Aubin seconded, that the board asked the direction of Planning and Zoning to mail out letters to the appropriate entries seeking lead agency.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Site Plan /Special Permit

Cedar Hill Solar

2019-25/RA/178-8-29.1

Phillips Road

Proposed - Utility Solar

Giovanni Maruca, applicant was present for this meeting.

Mr. Maruca stated this project is located on Phillips Road by the Pheasant Hollow golf course. This is the same land owner as the Elmbrook solar project. They have the archology back which didn't require any additional survey work; they did a walk through the site and know there has a lot of wet lands, they did a full delineation on the project and have started designing the road. The point for interconnection is on Brookview Road.

Mr. Laberge asked about the interconnection, above ground and on poles?

Mr. Maruca stated yes at the moment it is on poles but they may have to move to a pad because of the wetlands that are about 20 feet wide, but it all depends on the core wetlands that will determine the design and the poles.

Mr. Aubin stated he had conversations with National Grid and they are very close to finalizing a complete pad mount interconnections as a whole package.

Mr. Maruca stated he thinks they are part of that drive because they have been pushing National Grid hard on the design. Having 7 polls is a bit insane for a project like this.

TO SEEK LEAD AGENCY

Johnson moved LaVoie seconded, that the board asked the direction of Planning and Zoning to mail out letters to the appropriate entries seeking lead agency.

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Mrs. Fuda spoke about a letter received from the East Greenbush Planning Department requesting to be lead agency for a major 7 lot subdivision that is solely in their town.

After a discussion the board agrees not to have any lead agency status for this project.

Aubin moved, LaVoie second that the Schodack Planning Board agrees to sign off on SEQR and give lead agency to the East Greenbush Planning Department for a major subdivision that is solely in their town.

ADJOURN

Aubin moved, D'Angelo 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