

PLANNING BOARD MEETING - APRIL 3, 2017
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
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.

MEMBERS ABSENT

Richard Laberge, Planning Board
Engineer

APPROVAL OF MINUTES — MARCH 6, 2016

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

7 Ayes. 0 Noes. Motion carried.

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

PUBLIC COMMENT

There were no comments.

RECOMMEND to ZBA

Scott Seeberger
1939 South Old Post
Proposed - Area Variance

Z765-17/RA/199.-3-17.12

Scott Seeberger, applicant was present for this meeting.

Mr. Seeberger stated he is looking to put a 2 car garage on his property for his vehicles. He stated his pool and leach field is on the other side of the property so having this building off his existing driveway is the best place for it.

RECOMMENDATIONS TO THE ZBA

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Subdivision/ Lot line PUBLIC HEARING

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

Nancy Rose published March 31, 2017

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 7:06 p.m.

Nancy Rose
Schodack Drive
Proposed - 3 Lot Subdivision

2017-8/R-40/220.-2-1.2

Nancy Rose, applicant was present for this meeting.

Mrs. Rose stated this subdivision is being resubmitted for approval.

Mr. Johnson asked if this was approved by the Planning Board before.

Mrs. Rose stated yes, it was approved but never submitted to the county for filing

SUBDIVISION

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

7 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Shaughnessy moved, D'Angelo seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: March 21, 2017 for approval of a 3-lot subdivision entitled, "Nancy Rose", map prepared by: Daniel J. Russell from Crawford & Associates, dated "February 15, 2017", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on April 3, 2017 at 7:15 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 Nancy Rose 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.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Lot line

William Spring

2017-11/PD-4/220.-9-4.11

1488 Bame Rd

Proposed - Lot Line

William Spring, Applicant was present for this meeting.

Mr. Spring stated he is looking to break off a part of his property and annex it to his neighbor.

Please note the taping stopped between here and the next question

Mr. D'Angelo asked if Mr. Spring lived on this property.

Mr. Spring stated no, this is his grandparent's farm and he has had ownership for the last 30 years, and he lives in Florida.

Mr. Johnson asked if he was going to have enough room when he transfers the property to shift the driveway around the pond and across the two little creeks.

Mr. Spring stated that roadway is still going to be his.

Mr. Johnson stated he had one issue and that is the tax map reference number for the adjacent owner getting the property. Tax map number 220.-9-4.11 needs to be moved to Mr. Springs remaining lands.

Mrs. Fuda stated she will let Cynthia Elliot know.

LOT LINE ADJUSTMENT

LaVoie moved, Shaughnessy 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.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Perfect Game Sports

2017-11/HC/220.-3-11.2

Thomas Stavrou

950 Rt. 9

Proposed - Change in Tenancy

Thomas Stavrou, applicant and Kevin Cioffi owner was present for this meeting.

Mr. Stavrou stated he is looking to do a youth sports facility in a commercial warehouse owned by Kevin Cioffi, he said it is mixed use training including soccer, baseball, softball and lacrosse.

Mr. Johnson had two questions, one was where will the parents stand and the second is the occupancy of 60, if you do have 60 you will have a turn over from one group to the next group is there going to be enough room for parking.

Mr. Stavrou stated there is a hallway 5 feet wide and runs from the office to the bathroom which will be sealed off with a net from floor to ceiling. There will be seating and cubbies for kids to put their belongings. And for the occupancy, 60 does seem really high, if we are at 20 to 30 that would be probably max, but if we have 60 yes they defiantly have enough parking.

Mr. Shaughnessy asked about fire code and occupancy.

Mrs. Fuda stated the building inspector would review and post the legal occupancy.

CHANGE IN TENANCY

Puccio moved, Aubin seconded APPROVAL of a change in tenancy at "950 Rt. 9 "

7 Ayes. 0 Noes. Motion carried.

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

Oppose

MEMBER DISCUSSION

Robert Linville letter to Lou Lecce, Equ.

Mr. Linville spoke about his letter to Hodorowski and as of this meeting he has not heard from Lou Lecce, Esq. Mr. Hodorowski's attorney. During the course of this project the town did receive a deposit which is still being held by the town,

Mr. Puccio asked if there were any successor entities. Are they still in business as Hodorowski Home Builders.

Mrs. Fuda stated yes. And he has to sign over the HOA to the homeowners and with that comes a bank account with funds set up for the homeowners to start off with. One thing we could probably use that money we are holding would be to pay the back taxes on the ponds and own them then turn the ponds over to the homeowners the goal is not to lose those ponds at auction to some stranger who wants to build a home.

Mr. Shaughnessy stated the other issues are the failing stormwater inspection.

Further discussion on other issues with HOA's

Comments added from the April 17th meeting are as follows.

Mr. Johnson suggested the developer pay the back taxes before anything is turned over to the HOA, and also Mr. Shaughnessy was told that the two neighborhoods need to elect officers to the future HOA so that they can assume ownership for the property and funds.

Mr. Shaughnessy stated once the proper paperwork is turned over the officers need to be in place and nothing is turned over as of this meeting.

ADJOURN

Puccio moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:30 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning