

PLANNING BOARD MEETING - MARCH 6, 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
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer
Melissa Knights, Directors Assistant

MEMBERS ABSENT

Nadine Fuda, Director

APPROVAL OF MINUTES — FEBRUARY 6, 2017

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

7 Ayes. 0 Noes. Motion carried.

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

Opposed: None

PUBLIC COMMENT

Resident spoke about both the Valente project and the Questar project and its impacts on the aquifer and the surrounding area

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RECOMMEND to ZBA

Robert Morris / EW Birch Builders
18 Crescent Drive.
Proposed- Area Variance

Z763-17/R20/210.-1-3-9

Brian Holbriiter, Land Surveyor, was present for this meeting.

Mr. Holbriiter stated the applicants home was destroyed by fire are looking to rebuild their home on the same foot print; the request to go to zoning is due to the size of the new home, the original home was 45 x 24 and will now be 53 x 26.

There were no questions from the board

RECOMMENDATIONS TO THE ZBA

Puccio moved, Aubin 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

Melissa Knights read the hearing notice(s) as published in the Troy Record:

Joseph Hanson published February 28, 2017

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

Public Hearing Opened at 7:14 p.m.

Joseph Hanson

264 Poyneer Road

Proposed - 3 Lot Subdivision

Public Hearing Closed at 7:15 p.m.

2017-9/RA/190.-11-8

Brian Holbriiter, Land Surveyor, was present for this meeting.

Mr. Holbriiter state the applicant is looking to do a three lot subdivision,

There were no questions for the applicant.

SUBDIVISION

Puccio moved, Aubin 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

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

WHEREAS, a formal application was submitted to the Planning Board on: February 23, 2017, for approval of a 3 -lot subdivision entitled, "Lands of Joseph Hanson", map prepared by: Brian Holbriiter, dated "February 10, 2017, and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on March 6, 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 Joseph Hanson 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

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Regina and George Person published February 28, 2017
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 7:16 p.m.

Public Hearing Closed at 7:24 p.m.

Regina and George Person
Boyce Road
Proposed - 2 Lot Subdivision

2017-10/RA/191.-1-1.1

Kevin McGrath, Land Surveyor was present for this meeting.

Mr. Johnson stated the only item that confused him for a second was the labeling for lot 2 where a large portion is located on the other side of the power lines. And there is no label to distinguish that except for the lot continuation (Z). He is looking to make that clearer by just saying lot 2 on both sides.

Mr. McGrath stated yes he can do that and also stated this property is not for any development, the owners are family and have inherited the property and plan to keep it.

When National Grid purchased the property they included 5 - 50 foot access strips for farm access. He also stated they are leaving a 50 foot access strip so they can access the property without going under the power lines. Right now there are no plans to use these lots.

Chairwoman Mayrer asked about lot 1.

Mr. McGrath stated lot 1 is 30 acres on the north side of the power lines and lot 2 is all the remaining land.

SUBDIVISION

Puccio moved, LaVoie 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, Aubin seconded a **NEGATIVE DECLARATION**.

7Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

WHEREAS, a formal application was submitted to the Planning Board on: February 27, 2017 for approval of a 2 -lot subdivision entitled, "Regina and George Person", map prepared by: Kevin McGrath, dated "January 30, 2017", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on March 6, 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 Regina and George Person 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

Site Plan /Special Permit

Keller Construction

2017-7/HC/210.-4-15.1

1475 Rte. 9

Proposed - Site Plan Modification

John Keller Jr., applicant, was present for this meeting,

Mr. Keller stated they have been to the ZBA and have received a variance for the front yard setback. And he is here to get approval to start the construction on the business address, the addition will match the existing structure.

Mr. Johnson stated that the outside lighting needs to be down cast and cut off lighting so it does no shine onto route 9.

Mr. Keller stated the lighting will be the same as what is there now, which is like what you would have at your home, the poles are no more than 6 feet high.

SITE PLAN MODIFICATION

D'Angelo moved, LaVoie 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

Puccio moved, LaVoie seconded a NEGATIVE DECLARATION.

7Ayes. 0 Noes. Motion carried.

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

Oppose: None

Shaughnessy moved, LaVoie seconded APPROVAL of SITE PLAN MODIFICATION.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, 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

Gregg Ursprung, Bergmann Associates was present for this meeting

Mr. Ursprung stated the last time they were here was for a concept plan review and there have been some changes to the plan such as the road moved a little towards the east to be

at the crest of the hill on Rt. 150 to give it better site distance and also added a cul-de-sac between VIP Structures and Valente's site for snow plow turn around. Until such time the rest of the road is constructed. The VIP Structures (BOCES) is part of a 3 lot subdivision, it includes the BOCES site at 9 acres, Valente's distribution center at 22.5 acres and remaining lands at 21.4 acres which is to be developed at a later time and the right of way is about 3 acres. He continued to point to the map and show where the evergreen buffer will be located, the stormwater locations, the following items still being worked on and will be submitted to the town before the next meeting are, a traffic memo addressing traffic impacts, full EAF and a full SEQR compliance documents that will show they do not exceed any of the thresholds that were established on the prior SEQR approval, and a SWPPP. In terms of approvals they will need are, a site plan and subdivision approval from the Planning Board and 2 variances, 1 for the size of the BOCES lot which is 9 acres and the town requires 10 in a PD zone, and the other item BOCES would like 2 signs, 1 would be a monument out on Rt. 150 and a pylon sign. And finally items being looked at are DOT for curb cuts and DEC stormwater NOI and the mining exemption both to be submitted. The applicant (BOCES) would like to break ground in June and hope the site plan and the subdivision can run together so they can hit their start date.

Discussion on the additional 1 acres and its location on the map plan.

Mr. Laberge spoke about the following, the comments from Mr. Ursprung answered all the changes and updated from the last meeting, the variance application is needed as soon as possible, he did two separate review letters for BOCES and Valente sites plan that were just discussed in tandem, on one item in both letters is to understand the grading quantities to be exported, it was eluded to a mining exempt permit from DEC for the sales distribution site is one going to be needed for the BOCES site?

Mr. Ursprung Stated based on the grading calculations it pretty much balances and that includes the construction of the road way just past the entrance into the BOCES site.

Mr. Laberge stated the acreage spoke about for the expansion is a bit of a hill which would require additional grading at some point in the future and just wanted to make sure this is not an issue later.

Mr. Laberge stated we need to look at the SEQR documentation, we have requested the long form EAF, we have not started the coordinated review process and suggest what the board could do tonight is authorize the planning Director to do the review process when all documents have been received and get all of it out to all the other involved agencies. All the information needs to come in to the ZBA to review and the request for the extension to the water and sewer district needs to go to the Town board. All of this will be handled in one SEQR action where everything will be considered at once and all the approvals that flow from it will be subject to that SEQR action.

Mr. Johnson asked if they are going to have the BOCES center go first before the sales distribution center and if so would the town road have to be construction have to be included in with all BOCES work.

Mr. Laberge stated the BOCES project is dependent upon the installation of the town road, so there are two things to consider, one in terms of approval you SEQR has to get completed, the variance for the lot size which will then get you the subdivision approval, after that the special permits for the water quality control act have to be done then other boards and other agencies have to be contacted. His letters stated the applicant needs to start coordinating with the agencies now so there are no surprises later.

Chairwoman Mayrer stated the public hearing will not happen in March but in April because of several items that need to be addressed, there has to be a coordinated review, approval from the Town Board, a variance is needed, so she is thinking the public hearing will be the first meeting in April if Mr. Laberge gets everything answered, he will coordinate with Mrs. Fuda on the scheduling.

Mr. Puccio stated that if Rensselaer County IDA is unresponsive to this project the applicant can also contact Green County as they are very interested.

Mr. Laberge stated that we need to know which county you are going to go with and we need to know soon, as soon as we have the SEQR documentation and as soon as we have that we can get those letters out.

CONTINUE WITH ENGINEERING

Mr. Laberge request a motion be made for lead agencies letters be sent to the involved agencies.

LEAD AGENCY MAILING

Puccio moved, LaVoie seconded that the Planning Board Director mail out the lead agency letters when all documentation has been submitted.

7 Ayes. 0 Noes . Motion carried.

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

Oppose: None

RECOMMENDATIONS TO THE ZBA

Puccio moved, Mayrer seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals. For an area variance of a subdivision 9 acres instead of 10 acres in a PD3 zone.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Roderick Valente
1710 Schodack Valley Road
Proposed - Site Plan Modification

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

Mr. Johnson asked anything come about for seeking information from DEC about the bond or penalties for not completing the construction after doing the mining? Because that has been asked several times and we keep getting promised a answer on the amount of the penalties with no results.

Mr. Ursprung stated he didn't know the answer.

Mr. Johnson asked to have the information sent to the director Mrs. Fuda before the next meeting, we need to be prepared for the next meeting so we know what we want we want to ask, there might be an addition to what DEC is requires.

Mr. Ursprung stated they will work on that.

Please see the above VIP Solutions minutes they apply to this application as well, both were discussed simultaneously.

All agree to continue with engineering.

MEMBER DISCUSSION

None

ADJOURN

Aubin moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning