

PLANNING BOARD MEETING - JANUARY 9, 2017
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
John LaVoie
Lawrence D'Angelo
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Paul Puccio
Wayne Johnson

APPROVAL OF MINUTES — DECEMBER 19, 2016

Aubin moved, Shaughnessy seconded that the minutes be approved as amended.
5 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, LaVoie, Mayrer, Shaughnessy

PUBLIC COMMENT

NONE

Site Plan /Special Permit

Philip Meppen
3500 US Rte. 20
Proposed - Change in Use

2016-43/HC/211.-3-8.11

Philip and Darleen Meppen were not at the meeting.

Mrs. Fuda spoke for the applicant and explained to the board what Mr. Meppen plans to accomplish with the change in use and a change in property code which is a 210 (a single family) this house sets in a highway commercial zone, he presently has 2 small offices for commercial use in the front of the building, one unit has the Nassau computer repair guy in one office (which was previously approved from this planning board) and one other suit is empty. The rear of the building houses the support for his hotdog stand and the top floor is an apartment. Tonight he is looking to have the property class changed with the assessor from a 210 to a highway commercial to make this building legal.

SITE PLAN- APPROVAL / CHANGE IN USE

Aubin moved, D'Angelo seconded that the following approved site plan be adopted:
4 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, LaVoie, Shaughnessy
Abstain: Mayrer

Immanuel Church
2647 Brookview Rd.
Proposed - Church

2016-45/R-20/177.-8-10

Steven Hart, Hart Engineering and Pastor Bradley Gunther from Immanuel Church were present for this meeting.

Mr. Hart stated the project is the Immanuel Church has purchased St. Davids Church Brookview Road; they are looking to add an 8000 to 9000 sq. ft. addition the existing building (see plans)

Note: the taping was interrupted for more than 3 minutes:

Items spoke about were as follows:

Elevation;

Testing of well and septic

Water and sewer hook up

Mr. Shaughnessy asked if the 200 parking spots include the existing spaces.

Mr. Hart stated yes correct.

Mr. Laberge asked if they wanted to continue with a concept review while they worked on the water and sewer with East Greenbush.

Steve Hart stated he would like to start the concept review.

Members all agree to send this to engineering.

MEMBER DISCUSSION

Discussion on the waste water treatment plant in Castleton,

Mr. Laberge asked if the treatment plant outside the village of Castleton and is part of the town of Schodack?

Member discussion states this plant belongs to the Village of Castleton and we are being requested for a lead agency sign off.

Mr. Laberge sees no issue with this planning board giving a lead agency sign off to the village.

The board agrees to the lead agency sign off.

Mayrer motion, Aubin seconded that the planning board for the Town of Schodack has no objection to the Village of Castleton assuming lead agency status for the project involving the waste water treatment plant.

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, LaVoie, Shaughnessy

ADJOURN

Aubin moved, Shaughnessy seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning