

**PLANNING BOARD MEETING - APRIL 16, 2018
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.
Paul Puccio
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer

MEMBERS ABSENT

APPROVAL OF MINUTES — APRIL 2, 2018

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Abstain: None

PUBLIC COMMENT

PUBLIC HEARING

Subdivision / Lot Line

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

Spinney at Pond View published April 12, 2018

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

Public Hearing Opened at 7:00 p.m.

Public Hearing Closed at 7:15 p.m.

Spinney at Pond View

2018-13/R-40/178.-4-2.162

Pond View Road

Proposed Lot Line

Joe Forte, Brewer Engineering and Morgan Ruthman applicant, were present for this meeting.

Mr. Forte stated they are here to remove two separate pieces of property from the Pond View Road itself. Lot one will be the club house, lot two is the right-a-way and lot 3 is the location of the sign, that way repairs to the road can be done and then dedication to the town of Schodack.

After discussions with the board, Mr. Forte and Mr. Ruthman on the map detail, it was decided to have changes made to the map so when the county received their set of plans it will be easier to understand. The description on the map will reflect all changes and updated plans will be submitted to the planning office for signing.

Mr. Johnson asked if Mr. Laberge and the applicant discussed the median.

Mr. Laberge stated he had a discussion with the highway superintended Mr. Holmes last fall, and the preference was to have a grass median. He would have to check what was approved and the concept is correct.

LOT LINE ADJUSTMENT SUBDIVISION

LaVoie 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

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

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

WHEREAS, a formal application was submitted to the Planning Board on: April 6, 2018, for approval of a 2-lot subdivision and 1-lot line entitled, "Spinney at Pond View", map prepared by: Brewer Engineering , dated "April 6, 2018", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on APRIL 16, 2018 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 Spinney of Pond View 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:

Subdivision / Lot Line

Judy Rappold
1365 Maple Hill Road
Proposed - Lot Line

2018-12/RA/199.-4-4.11

Matthew Van Doren, Land Surveyor, was present for this meeting.

Mr. Van Doren stated the Rappolds will be enlarging their lot by 1.67 acres. Van Orts will be decreasing their lot by the 1.67 acres and the Rubins, the adjoining owners, will be purchasing the remaining lands of 23+ acres from Van Ort. See map for details.

Mr. Johnson asked the following items to be fixed on the map.

1. The note of remaining lands of Van Ort is made bolder.
2. The property lines for the final lot west, north, east and south be made bolder and the existing property lines west, and north, should be made lighter and labeled to be removed so the county clerk will be able to read the map with no issues.

Mr. Puccio asked about the shed on the easterly border is that actually on the property line.

Mr. Van Doren stated yes per the survey the smaller shed is on the property line, but they are moveable.

Mr. Puccio stated they should be removed from the property line.

LOT LINE ADJUSTMENT

Puccio moved, Shaughnessy seconded that the lot-line adjustment be accepted and approved contingent on the relocation of the sheds and the changes to the maps as requested by the board. 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

George Shannon
1580 Columbia Tpke
Proposed - change in Tenant

2018-10/HC/178.-11-26.1

George Shannon, applicant was present for this meeting.

Mr. Shannon stated he is seeking an approval for a change in tenancy, a business that is already in town would like to move to one of his office units @ 1580 Columbia turnpike. The business is a call center, and they do national calling for scheduling of appointments for large corporations. They will be located in building 1, suite 2

CHANGE IN TENANCY

Aubin moved, LaVoie seconded APPROVAL of a change in tenancy at "1580 Columbia Tpke"

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Scaccia Commercial Building
US Rte. 20
Proposed- New Building/PH site plan

2016-30/HC/211.-2-24.2

Todd Scaccia, applicant was present for this meeting.

Andrew Aubin P.E. recuses himself from this application.

Mr. Laberge spoke about this project, back on March 29, 2018 he penned a letter to the board regarding the site plan and there are a few more technical details that need to be cleared up as well as getting permits from Rensselaer County Health Department, etc. at that time he recommended the board could make a conditional approval to the applicant and the recommendation at that time still stands.

Mr. Johnson stated there's a 15 foot access being shown for the new property coming off Route 20 to be granted to Scaccia Commercial Properties from American Home Town Business. What is the limit of that access it shown 15 foot wide not the length.

Mr. Scaccia stated it's the length of the parcel.

Mr. Johnson stated it needs to be clarified on the map.

SITE PLAN- APPROVAL

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: none

Recuse: Aubin

D'Angelo moved, LaVoie seconded that the following approved site plan be adopted:

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Recuse: Aubin

WATER QUALITY CONTROL-

LaVoie moved, Johnson seconded that the **SPECIAL PERMIT** under the Water Quality Control Act - Chapter 223 be granted; for an initial period of eighteen (18) months

CONDITIONS:

1. This is in the HC Zone and requires a special permit for use in this zone. In addition, a special permit is needed under the Town's Water Quality Control Law.
2. The Town's Water Quality Control Act requires
 - a. All storage of hazardous materials be stored inside in containers less than 60 gallons. The waste oil containers cannot exceed this volume.
 - b. The building floor be impervious and be able to contain all spills. Therefore, the applicant is required to demonstrate that the floor is completely sealed as well as the bottom 4" of the wall. The thresholds of all doorways must be raised to create a berm to contain any spills.
3. We recommend that no storage or automotive service of any kind be permitted outside the garage.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Recuse: Aubin

Site Plan /Special Permit

R&R Metal Fabrication

Khemraj Persaud

2 Denbesten Way

Proposed - 70'x150' metal building

2018-4/RA/219.-1-8.3

Khemraj Persaud, applicant was present for this meeting.

Mr. Shaughnessy stated he called the engineer on record David Seaman P.E. from building Design Solutions just to clarify some questions he had, and he answered the questions satisfactorily to the best of his understanding, these drawings are not engineering drawing yet and Mr. Seaman will actually be providing engineer drawings for the entire project.

Mr. Persaud stated his engineer just did the verification for this meeting and will be doing the detail drawing.

Mr. Shaughnessy stated he didn't realize there was a basement under the foundation.

Mr. Persaud stated one of the reasons in putting the building up is to save the basement.

Member discussion on the foundation and the proposed new building.

SITE PLAN- APPROVAL

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, Shaughnessy seconded a **NEGATIVE DECLARATION**.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: none

Shaughnessy moved, Puccio seconded that the following approved site plan be adopted:

7 Ayes. 0 Noes. Motion carried.

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

Oppose: none

Site Plan /Special Permit

Wusheng Yin (Yincare)

14 Business Blvd.

Proposed - Light Manufacturing

2018-14/HC/210.-7-41.14

Wusheng Yin, applicant, was present for this meeting.

Mr. Yin explained what it was he wanted to do on this site and the following day withdrew the contract for building # 14 in Business Blvd and asked for a refund of the Planning fees. (See file for email)

MEMBER DISCUSSION

None

ADJOURN

Puccio moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:00 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning