

PLANNING BOARD MEETING - APRIL 17, 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
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Andrew Aubin

APPROVAL OF MINUTES — APRIL 3, 2017

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

6 Ayes. Noes. Motion carried.

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

Opposed: None

PUBLIC COMMENT

Resident spoke about VIP Structures and the Questar Building, he wants to see elevation maps of the project, and he does not want to see BOCES as another metal box. Wants to know who will be going into the Valenti building.

Resident spoke about the VIP Structures site has been broken off from the Valenti site. is that still correct.

Mrs. Fuda stated they have always been two separate files.

Mr. Laberge further explains there are 3 separate applications VIP Structures, Valenti 60,000 sq. ft. building, and the subdivision. He feels the process should be to approve the subdivision first then whichever site plan is ready to go next.

Resident spoke about VIP Structures and that they do have a town of Schodack design standards guidelines and wants a building in this part of town to look attractive.

Resident spoke about VIP Structures stated she agrees with the other speakers because they have to live there and would like it to look a town center in that area. She hopes that before the public hearing they get to see all the materials on what this building is going to look like.

PUBLIC HEARING

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Storm water Management Plan Annual Report MS-4 published April ,2017
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 7:15 p.m.

Public Hearing Closed at 7:25 p.m.

Storm water Management Plan Annual Report MS-4

Mr. Laberge stated the MS-4 program is a DEC regulation that requires the town to follow certain regulations to protect the stormwater throughout the town. There's a lot of work behind the scenes which involves monthly reporting to the stormwater officer Mrs. Fuda, and there is an annual report that is in draft form which is now up on the town website. This public hearing is another way to reach out to the town residents to keep them aware that the town is monitoring the stormwater in the town; another way is through information added to building permits as well as mailed out with the water and sewer bills. The books and information are in the planning office for review.

Chairwoman Mayrer stated the public hearing is closed but public comment is open for 10 days should anyone in the public wish to submit something you have time to do so.

Site Plan /Special Permit

Goomba's Restaurant Site Plan Mod.

2017-14/HC/178.-11-12

1568 Columbia Turnpike

Proposed - Garbage Dumpster enclosure

Zubeyir Alp, applicant was present for this meeting.

Mr. Alp stated he is here because he is looking to all a dumpster enclosure.

SITE PLAN MODIFICATION

Puccio moved, D'Angelo seconded APPROVAL of SITE PLAN MODIFICATION.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

VIP Structures Office and Training
1710 Schodack Valley Road
Proposed - Office and Training

2016-41/PD3/189.-10-40.131&132

Eric Redding, Bergman Associates was present for this meeting.

Mr. Laberge stated there are 2 letters for VIP Structures, one is a SWIPPP review and the other is a preliminary site review. The MS4 program requires the town have a procedure for reviewing swippps which includes a review check list. So in terms of the preliminary site plan the applicant did revise the size of the lot for this project to be greater than 10 acres which was the minimum which took away the need for a variance.

Mr. Redding stated Mr. Laberge covered a good portion of the topics he was going to discuss, but he did want to mention one other thing which is the need for the DEC mining exception permit for this particular site and one of the revisions they made was moving the infiltration basin form the east side of the building to the west side and discharging to the swale that runs along Rt. 150 rather than the swale that runs eastern side of the property line. in doing this they have more flexibility in the grading of the 10.27 acre site for the Questar center and will eliminate the need for a mining permit from DEC.

Mr. Laberge asked Eric to clarify that there is minimal or no fill being taken of this 10.27 acres.

Mr. Redding stated correct there will be grading operations to smooth out the site but no material will be leaving the site. The other change that was made was they moved the driveway to the west to get a little more stacking. And revised the traffic flow to be one way in a counter wise for most of the site, in the employee and student parking will continue to be a normal drive through.

Mr. Puccio explained to the board and the public what the Questar building looked like and that the rendering of the building is in the main Questar building on Empire Blvd. and if anyone wanted to see it just call the office and let them know.

Mr. Redding stated he could bring in the rendering to the next meeting if needed.

Member discussion on the sequence of the Laberge letters and the responses form Bergman.

Mr. Johnson asked for clarification on the parking lot, Eric stated the parking lot will be 2 way but the entrance from the west side into the lot will be one way.

Mr. Redding stated correct and pointed to the map showing the flow into and out of the parking lot.

Chairwoman Mayrer stated the applicant is looking to schedule a public hearing and asked the board and Mr. Laberge for their opinion.

Mr. Laberge stated he would like the public to have the opportunity to view the changes before the public hearing should they wish to.

All members and the applicant agree for a public hearing on May 15, 2017

Site Plan /Special Permit

Roderick Valente

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

1710 Schodack Valley Road

Proposed - Site Plan Modification

Eric Redding, Berman Associates was present for this meeting.

Mr. Laberge stated that many of the items he previously spoke about with Questar remain the same with this project. But as Mr. Shaughnessy pointed out with the 2 Valente letters, one referenced as preliminary site and subdivision review has an errant day in the first sentence, that date should be March 24, 2017. See letter in file

Mr. Redding stated they are going to split up the Valente distribution center into two different sets, one set will be the subdivision and this will detail the utilities extension along Rt. 150 as well as the town road and future town road down to the southern property and the other will be the lot for the distribution center. They did submit the map plan and reports for the water and sewer district extensions to the supervisor of the town. So far we have had one round of reviews and they are working with the town board on approving those.

Mr. Laberge stated we are reviewing draft map plan and reports with the town's special districts council on behalf of the town supervisor. They are in good shape and the applicant has until May 5, 2017 to get them back to the town board.

Chairwoman Mayrer asked Mr. Laberge if they should schedule the public hearing and have them concurrent.

Mr. Shaughnessy asked if they are all going to be separate approvals.

Chairwoman Mayrer stated correct we will hear all the information and then do the approval separately; otherwise it would get very confusing.

Mr. Laberge stated yes we do need to set the public hearing for the subdivision, the Valente site plan, and for the water quality. We have been asking for some certain information on cross sections etc. And stated that needs to be submitted before the public hearing can happen.

Mr. Johnson asked why the water and sewer are with the subdivision.

Mr. Laberge stated the extension of water and sewer turns this subdivision into a major subdivision, we are putting the utilities in the proposed right-a-way in the street and that is why it is linked to the subdivision.

Mr. Johnson asked if the town board has to accept the extension to the water district first.

Mr. Laberge stated yes regardless you need the extension of the districts.

Mr. Johnson stated so the town board needs to act before we do the subdivision.

Mr. Laberge stated the planning board can do a contingent approval upon the decision of the town board to allow the extension.

Mr. Johnson asked if we had new numbers on the mining exemption and how much material they are expecting to move.

Mr. Redding stated the latest amount they were given was 60 thousand yards,

Mr. Johnson asked if they know what the DEC penalties amounts will be should they remove more they what they are projecting.

Mr. Redding stated no and they do not have it readily available because it is on a case by case basis.

The board agreed to have the public hearings on May 15, 2017

MEMBER DISCUSSION

Spinney at Pond View Phase 2 (sidewalks)

Mrs. Fuda stated in the member's packets they will see information and a letter from Morgan Ruthman regarding the sidewalks.

Chairwoman Mayrer stated to the member's this is about the inadequacy of the sidewalks, so it looks as though

Mrs. Fuda stated they also need to discuss the phase 2 escrow and the plantings.

Chairwoman Mayrer stated by the Spinney letter they are offering \$10,000. (See the letter in file.)

Mrs. Fuda asked if they could go one item at a time,
Start with the final landscaping and planting.

Chairwoman Mayrer asked is that the \$10,000.

Mrs. Fuda stated correct

Mr. Laberge stated he has not reviewed this to see if the \$10,000 is adequate. We usually do a site visit and check it against outstanding items or even the building inspector could do it. And that is standard practice

Chairwoman Mayrer stated without a rendering how we know where the planting should go.

Mr. Laberge stated there is a landscaping plan.

Chairwoman asked to continue with the internal walk ways.

Mr. Laberge stated in the first paragraph of the applicants letter (see file) the applicants looking for permission for the removal of sidewalks in phase 1 and too eliminate the sidewalks in phase 2.

Mrs. Fuda stated she had asked a woman in our building that lives in spinney to do informal survey of the residents if they use the sidewalks and she was told by 90 % of them said they are not useful and they all walk in the street. Mrs. Fuda prefers to have them taken out and replaces with grass, the area from the sidewalk to the curb area is a constant MS4 issue, grass or planting will not stay in this area and the mud runs into the drainage area. This issue needs to be solved.

Chairwoman Mayrer is have a hard time with this issue, just because they did a bad job with the sidewalks in the first place doesn't make it a good idea to take them out and not

replace them with anything. And people with walkers and canes should not have to walk in the street.

Mr. Puccio asked what it was that Spinney is looking for us to do.

Chairwoman Mayrer stated they are looking for a stamp of approval to take out the sidewalks in phase one then add additional plantings and eliminate the sidewalks in phase 2.

Mr. Johnson stated what he saw as he walked through inspecting the sidewalks that the strip between the road and sidewalk is gravel which has never been top soiled and seeded, unless someone came through and ripped off the top soil and grass. So it doesn't look like an effort was ever made to get grass to grow. The sidewalks in some areas are ruff because of the drop inlets which is not good for someone who is blind or in a wheelchair. If they had put in properly they work, they are wide enough two people to walk on, he has driven though there and residents are walking 3 side by side in the road because there is slow traffic, he thinks if they put in good sidewalks they will be used.

Mr. Laberge state here are the options, put the sidewalks in and make it work, or grant their request and eliminate all sidewalks but remember this is a request the board does not have to except it.

Chairwoman Mayrer stated she went through there and they should have decent sidewalks like what was planned. There is no reason we should except their proposal because they didn't do it right the first time.

Mr. Laberge stated if the board was inclined to go with landscaping option then he would ask for a plan and have the board review it and make a decision from that.

Mr. Johnson stated if they didn't want the sidewalks in the beginning they should have made the road that much wider to accommodate the walking residents.

Mr. Shaughnessy stated he would still like to have the Spinney people come in and explain their thought process and present some options.

Mr. Laberge stated the third thing in the letter is the Pond View Road dedication and the modifying of the cul-de-sac at the end of Pond View Drive. Out of the two designs which one does the board prefer, the board agreed on the second design with the plantings in the middle, now the highway superintend needs to receive a plan after a final design has been approved by this board.

Mr. Johnson stated the cul-de-sac needs to be treated like a roundabout because of the two intersecting roads.

Mr. Laberge asked what he would like to see with the roundabout.

Mr. Johnson stated just to make sure the traffic flows around counter clockwise direction.

Mr. Laberge stated signage for a roundabout would be used to direct traffic.

Hodorowski update

Mr. Linville stated he wanted to update the board on his pursuit of Hodorowski in regards of Isabella Court and Jenna Lane, Lou Lecce, Esq. Mr. Hodorowski's attorney has had Linville letter for about 3 weeks now and have had absolutely no response from Mr. Lecce. Today he made a call to Hodorowski headquarters and learned that Paul Hodorowski is the person that should be contacted, Mr. Linville is going to write him a letter and inclosing his previous correspondence and telling him that he has learned from the Towns Planning Director Mrs. Fuda that there are back taxes due and assessed to the Waters Road homeowners association and one or two parcels remaining in the subdivision as well as letting him know that the town is still holding about \$30,000 in escrow. We are not without a grip and he is going to give him a limited period of time to respond.

ADJOURN

LaVoie moved, Shaughnessy 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