

**PLANNING BOARD MEETING - AUGUST 20, 2018  
CALLED TO ORDER BY: WAYNE JOHNSON ACTING CHAIRMAN AT 7:00 p.m.**

**PRESENT**

Wayne Johnson, P.E. Acting Chairman  
Lawrence D'Angelo  
Andrew Aubin, P.E.  
James Shaughnessy, P.E.  
Nadine Fuda, Director  
Attorney Craig Crist, Esq.  
Richard Laberge, P.E. Planning Board Engineer

**MEMBERS ABSENT**

Denise Mayrer, Chairwoman  
John LaVoie  
Paul Puccio

**APPROVAL OF MINUTES — AUGUST 6 ,2018**

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Shaughnessy

Oppose: None

**PUBLIC COMMENT**

None

**Subdivision**

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

Steve Feldman published August 15, 2018

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

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Public Hearing Opened at 7:03 p.m.

Public Hearing Closed at 7:05 p.m.

Steve Feldman / Blake Feldman  
Reno Road  
Proposed - 2 lot Subdivision

2018-28/RA/189.-7-12.1

Blake Feldman, applicant was present for this meeting.

Mr. Feldman stated he is looking to subdivide 4.05 acres off his father's property to build a new home; 200 foot access is on Reno Road.

Chairman Johnson stated the lot meets all the towns' requirements; the frontage is not a steep slope should have no problem with access.

There were no additional comments from the board.

Public hearing closed.

### **Feldman 2 lot sub**

#### **SUBDIVISION**

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

4 Ayes. 0 Noes . Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Shaughnessy

Oppose: None

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

4 Ayes. 0 Noes . Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Shaughnessy

Oppose: None

Aubin moved, Shaughnessy seconded that the following resolution be adopted:

**WHEREAS**, a formal application was submitted to the Planning Board on: July 31, 2018 for approval of a 2 -lot subdivision entitled, "Feldman 2 lot", map prepared by: Cynthia K. Elliott, dated "August 4, 2018 and

**WHEREAS**, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on AUGUST 20, 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 Steve Feldman 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.

4 Ayes. 0 Noes . Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Shaughnessy

Oppose: None

**Site Plan /Special Permit**

Brian Dewey /Martial Arts School  
1568 Columbia Turnpike  
Proposed - Change in Tenancy

2018-29/HC/178.-11-12

Brian Dewey, Applicant was present for this meeting.

Mrs. Fuda stated he is moving into the Finney's auction house and there is enough parking for this business.

Chairman Johnson asked if there are bathrooms for the people taking classes, are there going to be any changes to the building, what you purpose to do for a sign.

Mr. Dewey stated yes there are bathrooms but the classes are short and probably won't be used that often. 70% of the current memberships are children who are there for a class and then leave. They plan to paint and clean up the inside of the building and put a floating floor on the concrete slab. As for the sign he hasn't put much thought into it but they probably will look into reface the existing sign.

Mrs. Fuda stated that before you do any work inside the build you need to come into the building dept. and get a building permit so you can get a certificate of compliance stating all the fire exits and everything are up to code.

Mr. Dewey stated ok.

**CHANGE IN TENANCY**

D'Angelo moved, Aubin seconded APPROVAL of a change in tenancy at  
"1568 Columbia Turnpike"

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Shaughnessy

Oppose:

**Site Plan /Special Permit**

Pheasant Hollow Solar Farm  
2670 Phillips Road  
Proposed -Solar Farm

2017-35/RA/177.-8-1.111

Applicant was not at the meeting due to a family matter.

**Site Plan /Special Permit**

Jeff Goulet/Goulet Trucking  
1180 Rt. 9  
Proposed - Trucking outfit

2018-26/HC/210.-7-31.16

Paul Goulet, applicant brother was present for this meeting.

Mr. Goulet stated they are looking to move from US Rt. 20 to the former Freeman at 1180 Rt. 9. The property is an existing business with two repair bays; they are looking to do some improvements to the buildings, such as new doors and some lighting etc. on the inside they have to run 3 phase power which they are hoping to run underground to the buildings. The other item they propose to do is put an above ground 12,000 gallon fuel tank behind the second structure, they will also be doing some grading of the yard for parking and equipment.

Mr. Laberge stated your business is a lot of hauling, do you bring anything into the site and keep it there to be hauled out at a later date.

Mr. Goulet asked like stock piling, no the material stays on the trucks till the next day or they come back empty.

Mr. Laberge stated the reason he asked the question is the application states it a truck terminal and it is clearly a general contractor outfit.

Mr. Goulet stated correct.

Mr. Laberge spoke about the fuel tank, after some research and basically the way the water quality control act reads you can have an above ground tank, you either need to fully enclose it from the outside weather or to have secondary containment with a minimum capacity equal to that of the tank The application shows a fully enclosed secondary containment double walled tank with the monitoring that is required by code, He does not feel there is a problem with the proposed tank or the concrete slab; it will also have to comply with all the DEC regulations and be registered.

Mr. Goulet stated correct and we have been through this with our other site and are aware of what is needed.

Mr. Laberge stated he would like the applicant to revise their application and stated this needs to have a hearing for the special permit.

Mr. Goulet updated the current application and initialed it in front of the board.

Mr. Aubin stated the application also states it's a repair shop but it not really an outside repair shop business, the repairs are done to your own vehicles and basically just maintenance. This makes that incidental to the contracting business.

Mr. Goulet agreed.

Chairman Johnson asked about fencing and screening from the neighbors.

Mr. Goulet stated on the southern end of the property there is a berm which is as high as one of the trucks or any equipment that is parked there. And in the back it slopes up and blocks the residential street from view of the site. We will not be touching anything in the area including the trees that act as a buffer.

Chairman Johnson asked Mr. Laberge if the permit needs to list that Goulet Trucking will retain the natural buffer of trees and berm. And have parking delineated on the site plan even though it is a full gravel yard.

Mr. Laberge stated they are here as a change in tenancy with a water quality control act, and those are reasonable conditions moving forward.

All agree to set a public hearing for the meeting on September 17, 2018.

#### MEMBER DISCUSSION

None

#### ADJOURN

Aubin moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Wayne Johnson acting Chairman adjourned the meeting at 7:30 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning