

**PLANNING BOARD MEETING – NOVEMBER 5, 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.  
Nadine Fuda, Director  
Attorney Craig Crist, Esq.**

**MEMBERS ABSENT**

**Paul Puccio  
Richard Laberge P.E.  
Planning Board Engineer**

**APPROVAL OF MINUTES — OCTOBER 15, 2018**

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**PUBLIC COMMENT**

No comments on tonight's agenda

Mrs. Sherwood stated to the board that she had submitted a list of town properties that need attention over a year ago and nothing has happened.

Chairwoman Mayrer stated that is a building department issue and she could bring it up to the town board as well.

**PUBLIC HEARING / SUBDIVISION**

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

**Love Lutheran Church published October 27-2018**

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

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Public Hearing Opened at 7:10 p.m.

Love Lutheran Church

114 Birchwood Dr.

Proposed - 2 Lot Subdivision

Public Hearing Closed at 7:15 p.m.

2018-38/R-20/117.12-5-30

Mike Groff, Insite Northeast, was present for this application.

Mr. Groff stated they are looking to subdivide off the parsonage (House) that has been vacant for many years.

Mr. Shaughnessy asked what the total acreage before the proposed subdivision was.

Mr. Groff stated the lot is a total of 11.91 acres. And they are just carving out 40,000 sq. ft. lot with the parsonage.

Mr. Groff stated yes the lot width is 130 feet and they need 150 feet.

Mr. Shaughnessy stated the reason he asked about the total acreage is because it is not clear on the tax map, and it needs to be listed for filing purposes at the county.

Mr. Johnson stated there is a question about the road, it's called a town road by use, does that qualify as frontage for the new lot, and asked if the boards attorney Mr. Crist look into it before we make any decisions. Is the deck that is encroaching need to be resolved before the property can be subdivided?

Mr. Groff stated it has been that way for many years, and feels that is a private issue with the church and the new home owner. The only other thing that can be done is he contact the church about modify the side line.

Mr. Johnson stated he wasn't sure if an easement was needed around the deck to clear it up for the new owners.

Mr. Groff stated he will discuss it with the church.

Mr. Johnson asked are water and sewer separate from the church and the parsonage.

Mr. Groff stated the house is serviced with water and sewer but is not sure about the hookup is with the church.

#### **RECOMMENDATIONS TO THE ZBA**

Aubin moved, D'Angelo seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

#### **RECOMMEND to ZBA**

Linda Adams

Z766-18/R20/188.-6-4

2384 Brookview Rd.  
Proposed - Front/ Side yard & 10%

Linda Adams, Applicant was present for this meeting.

Mrs. Adams is looking for a favorable recommendation to the ZBA to add an 18x23 foot front room addition with a 6 foot side porch to her home on Brookview Road. She currently has a 10x10 sq. ft. octagon gazebo and also 12x20 sq. ft. shed on her property which is also part of the coverage issues. The basic reason of the request is for safer ingress and egress from the house.

Mr. Shaughnessy asked if the garage is attached or detached from the house

Mrs. Adams stated it is attached.

Mr. Johnson asked about the shed in the top left corner and you cannot tell where the property line is.

Mrs. Fuda stated the sheds are ok but someone had questioned the gazebo. But that too only needs to be 5 feet from the property line.

Mr. Johnson asked about the roof overhang on the shed

Mrs. Fuda stated correct, that could be closer.

Mr. Johnson asked why an entrance can't be made into the house without an addition.

Mrs. Adams stated she actually only has about 4 feet to go from the home to be within the limits, she probably could figure something out but would not be able to put a porch on it.

There was a discussion on the other entrance and a walk way, it was suggested to Mrs. Adams to bring pictures to the ZBA should they have the same questions.

### **RECOMMENDATIONS TO THE ZBA**

Johnson moved, Aubin seconded a "UNFAVORABLE" recommendation to the Zoning Board of Appeals.

4 Ayes. 2 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie,

Oppose: Mayrer, Shaughnessy

### **Site Plan**

Imperative Care LLC

2018-39/PD1/178.-3-6.223

81 Miller Road  
Proposed - Change in Tenancy

Jay Verro, associate broker for NAI Platform, was present for this meeting.

Mr. Verro stated he is here for a change in tenancy for an office space located at 81 Miller Road. There are doctors looking to occupy space vacated by a different Dr. group, they will have an ex-ray facility they are looking at a little over 2200 sq. ft.

Mr. Johnson asked do you expect a big increase in parking for this new business.

Mr. Verro stated no this business has a staff of 3 and there is enough parking for 10 to 12 cars.

### **CHANGE IN TENANCY**

LaVoie moved, D'Angelo seconded APPROVAL of a change in tenancy at "81 Miller Road"

6 Ayes. 0 Noes. Motion carried.

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

Oppose: none

### **Site Plan**

NYS Builders Association

2018-40/PD1/178.-3-6.223

77 Miller Road

Proposed - Change in Tenancy

Jay Verro, associate broker for NAI Platform, was present for this meeting.

Mr. Verro stated he submitted a floor plan with just shy of 2000 sq. ft. medical office and divide that in half. The 1000 sq. ft. will be the NYS Builders Association, they have 2 employees and quarterly there will be 6 to 8 cars for a board meeting.

Mr. Aubin asked if the other 1000 sq. ft. vacant.

Mr. Verro stated for now it is.

### **CHANGE IN TENANCY**

Shaughnessy moved, Aubin seconded APPROVAL of a change in tenancy at "77 Miller Road"

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**Special Permit**

Community Solar Farm

2018-41/RA/188.-6-15

Brookview Road.

Proposed - Community Solar Farm

Travis Mitchel with environmental design and Giovanni Maruca, land owner were present for this meeting.

Mr. Mitchel stated this is 160 acre site off of Brookview road; a 7.5 megawatt solar array will be placed on 45 of those acres. This is considered a utility scale array and they went over the concept plans with the board.

- 200 foot set backs
- The array starts about 1000 feet from Brookview road.
- 20 foot height limit for the panels and 30 feet for any structures.
- 8 foot security fence.
- Access road off of Brookview with turn around points.

They just completed a topo survey and they are out for full detailed engineering design. He asked if there were any comments from the board.

Mr. Johnson questioned the letter dated 10-22-18 letter to Mrs. Fuda stated access is from River Road (9J), he thinks the 2 different projects got mixed up. And asked what the deposit was going to be to join into the community solar.

Mr. Maruca stated there is no deposit to become part of the community solar. They had some change in information and decided to not require a deposit.

Chairwoman Mayrer asked for clarification on community solar and who the consumers are.

Mr. Maruca stated it is an initiative put together by the state. The idea is to be more efficient with the way you develop and use solar energy. New York has what is called net metering allows the company to sell subscriptions to the consumers and that allows them to net off the supply and the demand charges and that is offered at a 10% discount of their current cost. The plan was designed to help home owners and apartments

Mr. Johnson asked if this is offered to business or the government. Like would the town hall be able to buy into this.

Mr. Maruca stated yes he has spoken to the town supervisor about it.

Chairwoman Mayrer asked if everyone in Schodack could sign in.

Mr. Maruca stated yes, it will be available town wide and this project will supply up to 1200 households.

Mr. Aubin asked about the point of interconnection is that on the National Grid right-a-way.

Mr. Maruca stated no the national grid in the back is 115 kilovolts circuit they will be connecting to the 13 which runs along Brookview road which is a distribution feeder.

Mr. Aubin asked if the lines were overhead.

Mr. Maruca stated there are two elements to that connection, one is national grid control which require overhead and second is the part they can control and they want that portion underground.

Mr. Aubin stated so national grid is going to make them put up 4 poles with the re-closer and meter and that is clustered together. What he wants to see is that cluster off the road as far as possible and from that point is would have to be overhead.

Mr. Maruca stated there is a couple ways of doing that one is three to five poles between our section and their section and it's a point of coupling of everything on both sides. He will speak to them on where they want to put the PCC.

Mr. Johnson stated he understands there is fees to get out of the contract can you elaborate on that.

Mr. Maruca stated they can allow customers to have a one year contract or a contract up to 25 years and what they ask for is a 2 month notice or \$100.00 to get out of the contract. And if you sign up for a year they will contact you before the year is up you will be asked if you would like to renew and if not then they would look for someone to take that spot.

Mr. D'Angelo asked how many of these systems do you have up and running and how long have you been in business.

Mr. Maruca stated they have been in business in the US for nearly a year but they do not have any projects operational now in NYS, they are originally from the United Kingdom with about 20 projects and a total of 300 megawatts. They have chosen NYS because of community solar program and they have been working with the state for 2 years now getting things ready to build.

All agree to send to engineering

**Site Plan**

Crisp Cannoli

2018-42/HC/178.-12-11

Lisa Fountain owner

1607 Columbia Tpk.

Proposed - Change in Tenancy

Lisa Fountain, owner was present for this meeting.

Mrs. Fountain stated this business was in East Greenbush and is looking to move into what use to be where the Light House was located.

**CHANGE IN TENANCY**

LaVoie moved, D'Angelo seconded APPROVAL of a change in tenancy at "1607 Columbia Tpk."

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**MEMBER DISCUSSION**

None

**ADJOURN**

D'Angelo moved, Mayrer seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:49 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning