

PLANNING BOARD MEETING - JANUARY 7, 2019
CALLED TO ORDER BY: ACTING CHAIRMAN Wayne Johnson AT 7:00 p.m.

PRESENT

Wayne Johnson, P.E. Acting Chairman
John LaVoie
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

Paul Puccio
Denise Mayrer, Chairwoman

APPROVAL OF MINUTES — DECEMBER 17, 2018

Aubin moved, Shaughnessy seconded that the minutes be approved as amended.
5 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Shaughnessy
Oppose: None

Public Comments

Resident spoke against the application for the new Stewart's Shops and the proposed new location.

Resident wanted to view the zoning application and the backup material for the Stewarts Shop and was informed that when an application is submitted to the planning department he could foil the information with the town clerk's office.

Resident stated wants the town to do actual planning to see what they want to keep and what needs to be changed. And we as a town should not lose the Edwards house.

Resident stated he lives on the corner of Sunset Rd. and is concerned about the traffic at their driveway. He question the hours of operation.

Resident expressed her concern on the Sunset road itself and the level of traffic going to Columbia Tpke.

Subdivision/ Lot Line

Maruca / Bassette

2018-47/RA/188.-7-1

2270 River Road
Proposed - Lot Line

Giovanni Maruca, applicant was present for this meeting.

Mr. Maruca stated he is proposing a lot line adjustment between his property and the Bassette's, they're swapping land and creating new boundaries to make their lands whole.

Mr. Johnson stated the map needs to show the original and new areas for both parties showing the tax map numbers and the acreage both before and after the lot lines are changed. This makes it clear for the filing at the county. As far as the map itself it's a good map.

LOT LINE ADJUSTMENT

D'Angelo moved, Aubin seconded that the lot-line adjustment be accepted and approved showing the changes discussed at this meeting. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Stewart's Shop
1540 - 1538 Columbia Tpke.
Proposed - New Stewarts Shop

2018-34/HC/178.-14-5 / 178.-14-6

Still with engineering / recommendation to ZBA on 2-11-18

Chuck Marshall, representing for Stewarts shop, Christine Liholt from CHA were present for this meeting.

Mr. Marshall stated since the last meeting they have submitted the SHIPPO finding of no effect for the historical and the archeological nature of the Edwards residents. As well as the traffic impact study to the town and then coordinating with the town and NYSDOT for a meeting to discuss the site and the impacts to Columbia Turnpike. He mentioned the Laberge Letter dated December 31, 2018 (See Below) and as for the water quality control act he is looking for a recommendation to the ZBA (Zoning Board of Appeals) to request a waiver from the law. He asked about the evergreen plantings listed on the Laberge letter. Mr. Laberge stated it is intended for screening the dumpster from the rear and the side facing the house. The plans show a fence enclosure but the adding of the trees helps with

the view also screening on the Sunset Road entrance would break up any light from the parking lot.

Ms. Liholt from CHA spoke about the traffic impact study that was done in regards to Stewart's with the traffic on Columbia Turnpike and Sunset Road. And after a discussion it was decided to organize a meeting with New York State County DOT and discuss the study and get their input on the project. Mrs. Fuda stated she will make calls tomorrow and get back to all parties involved.

Mr. Laberge stated in his letter of December 31, 2018 it stated right in and right out on Columbia Turnpike, Ms. Liholt is suggesting full access. Does the board like the suggestion or would you like to wait for the meeting with DOT to make a decision.

Discussion on the Sunset Road access, whether it should be entrance only for cars and delivery trucks. Again it was decided to get DOT's opinion on the operation and the function of the ingress and egress for the site.

Mr. Johnson stated he is concerned about the stacking of vehicles and the blocking of driveways on Sunset Road if the access to Stewart's is used for two way traffic. And thinking that possibly move the building so that deliveries can be made at the back of the site.

Discussion on where the purposed gas delivery will be, front verses rear and the times of delivery which will be a factor in figuring out the entrance on Sunset Rd. and the issues with the customer parking.

Mr. Johnson spoke about the traffic report and discussed items with Ms. Liholt. Such as on page 8 table 3, asked for explanation,

Ms. Liholt stated they looked at the am and pm period and the Saturday condition is generally very similar to the pm peak period but they do not an analysis for this study. It's a miss print it should state Saturday conditions is not included.

Mr. Johnson asked about page 11 on access # 3, it is showing all zeros.

Ms. Liholt stated when they did the study they were under the impression all three access were full movement assess.

Mr. Johnson asked if the board was going to get a new report with all the changes that were discussed.

Ms. Liholt stated depending on the extent of the comments but they will make the corrections regarding the Saturday traffic report being added.

Mr. Johnson asked if a traffic count was done at the current Stewart's Shops in the last 6 months.

Ms. Liholt stated they did not do a count at the current location.

Mr. Johnson stated then you don't know how many vehicles go in and out of the current location. And wouldn't that be similar to what the traffic will be at the new site.

Mr. Marshal stated it would only be similar in the fact it only see traffic south of Miller and Sunset and picks up neither south and west bound traffic. He will look into getting the number count for board.

Mr. Johnson stated on page 15 table 7, the top line that stated "existing" he believes the que is shown as 1 foot, how do you get a one foot que?

Ms. Liholt stated it's the software they use that determines the standard DOT software engineering practices. And that is how it is reported.

Mr. Johnson stated the cars are usually listed as 25 feet per vehicle, so 3 vehicles would equate to 75 feet.

Ms. Liholt stated the que shows one vehicle at a foot on the design.

Mr. Johnson stated he would to see actual counts not theoretical for peak hours at the current location.

SEEK LEAD AGENCY

D'Angelo Motion, LaVoie seconded to seek to be lead agency

5 Ayes. 0 Noes. Motion carried.

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

Oppose None

RECOMMENDATION TO THE ZBA

Shaughnessy moved, Aubin seconded a referral to the Zoning Board of Appeals for a waver from the water quality law.

5 Ayes. 0 Noes. Motion carried.

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

Oppose None

December 31, 2018

Preliminary Site Plan Review

Stewart's - Sunset Road
SPB # 2018-34
Town of Schodack Planning Board

We are in receipt of a revised plan set received November 26, 2018 and the (SEAF) signed August 30, 2018 for the above referenced project. We offer the following:

General

- 1) The project is in the HC zone and requires site plan approval. It is an allowable use in the zone.*
- 2) The project lies in the Direct Recharge Area as defined by the Town's Water Quality Control Act (WQCA) which prohibits gas sales. The applicant has indicated that they intend to seek a variance under WQCA. We are uncertain if an application with supporting information has been made for such a variance. If received, then a Special Permit under WQCA will be necessary and the plans should incorporate other requirements of §223 of the Town Code including the provision of an oil/water separation.*
- 3) The project will require a Sewer District Extension by the Town Board to service the parcel. The applicant has proposed an individual grinder pump and small diameter low pressure sewer along Miller Road to connect to the existing forcemain on Old Miller Road. The Town would like to see additional capacity available on the west side of Rts 9 & 20 as part of expanding the district to this site. The applicant should present an analysis of the following options for further discussion with the Town:*
 - a) A gravity sewer main from the site to the existing pump station on Old Miller Road.*
 - b) Construction of a municipal pump station at the low point of the site along Sunset Road with a forcemain following one of the following routes:*
 - i. Miller Road to the existing forcemain on Old Miller Road*
 - ii. Columbia Turnpike South to Old Miller Road to the existing forcemain.*
- 4) The applicant should contact all emergency services with primary coverage responsibility to solicit their comments/approval of the plan. To date, we are unaware of any written comments received.*
- 5) Coordination with NYSDOT shall be initiated regarding their requirements for the proposed curb cut location. NYSDOT approval is required. A meeting with the applicant, Town and NYSDOT may be useful to understand all concerns.*
- 6) Final plans will require a design professional's stamp.*

The parcels will need to be combined and be assigned only one tax map parcel number.
- 7) The front set back line in the northeast corner of the site appears to be misaligned.*

- 8) *The sidewalk should be continued to the western extent of the property on Sunset Road.*
- 9) *All lighting shall be full cut-off including all soffet and security lighting. The plans and details should note this. Backshields should not be sufficient for pole mounted lights. In addition, the light should not extend past the applicant's property.*
- 10) *A stormwater management report and SWPPP are required.*
- 11) *The landscaping plan should include additional evergreen landscaping along Sunset Road and rear side of the building, including the dumpster enclosure area.*
- 12) *The area around the freestanding sign on the corner should include a low landscaping wall (30+ inches high) suitable for the Town to place lettering on. An easement should be provided to the Town to do so in the future, at the Town's expense.*
- 13) *Site circulation would be improved with a driveway around the rear of the building. The applicant should present an analysis of this alternative.*
- 14) *The eastern driveway to Sunset Road should be in only and the northern driveway to Columbia Turnpike should be right in/ right out only.*
- 15) *Sight distances from the western driveway to Sunset Road should be checked against recommended site distances.*
- 16) *Outside display areas should be noted on the plan. If no outside display is planned, the note on the proposed site plan should be amended to state same.*

SEQRA

We have reviewed the Short Environmental Assessment Form (SEAF) and found that the following should be updated or revised:

- a) *Question #2 regarding other permits should indicate "yes" and include the Town Board Zoning Board of Appeals, NYSDOT, NYSDEC.*
- b) *Question 8b should indicate "yes" as there is a CDTA bus stop at the adjacent intersection.*
- c) *Question #11 should be updated to "yes".*
- d) *Question #13b needs to be answered.*
- e) *Question #14 needs to be answered.*
- f) *Question #17 needs to have the explanations completed.*
- g) *Question #18 needs to be answered "yes" and the volume of the basins included in the description.*

The project is an unlisted action and a coordinated review should be commenced with involved agencies if not already initiated. In addition, the plan should be sent to the County Planning office as a GML 239 referral.

Closing

We note that a Traffic Impact Study was delivered to our office via e-mail at the end of the business day on December 28, 2018. It has not been reviewed as part of this letter.

We recommend the following actions to the Planning Board at this time:

- a) *If not previously done, declare intent to seek Lead Agency status under SEQRA and direct the Planning Director to initiate a coordinated review.*
- b) *Direct the Planning Director to send the application to the County Planning department for the GML 239 review.*
- c) *Direct the applicant to provide additional information and revise the plans in accordance with the above. A cover letter keyed to those numbered comments should be provided and indicate how its comments were satisfied.*

Site Plan /Special Permit

Goulet Trucking Corporate Center
US 9 and Lape Road
Proposed - Corporate Center

2018-48/HC, LB, RA/210.-7-23.11

With engineering

Jeff Goulet, applicant and Gregg Ursprung from Bergman associates were present for this meeting.

Mr. Ursprung stated they are proposing to move their business from US Rt.20 to a 51 acre lot on corner of Lape road and Rt9. The lot is currently vacant and they are looking to construct a 20,000 square foot building making it their corporate headquarters, the building will house offices and a truck wash facilities. They will need 15 employee parking spaces, 45 truck spaces to start with an expansion of another 55 trucks for a maximum of 100 trucks. 86% of the property will remain green space. There will be to point of access on Rt. 9 they are not anticipating a significant increase of vehicle traffic, maybe 50 vehicles during an 8 hr. period. They are proposing an landscaping berm on the Lapp Road side of the property. They are looking to expend the water main from the west side to Rt. 9 to the site with onsite septic.

Mr. Johnson stated the expansion area is being used for snow storage. Is there snow storage for the first phase

Mr. Ursprung stated that is just a place where the snow can be pushed off to the side.

Mr. Johnson asked if there were any plans for the RA zone on the lot.

Mr. Ursprung stated not at this time.

Mr. Aubin asked how much of the parking will be used for trucks.

Mr. Goulet stated during the week it is sporadic and on the weekends it will be full, he currently has 20 trucks and will increase as time goes on.

Mr. Johnson asked if they were moving everything from his site on Rt. 20.

Mr. Goulet stated yes.

Mr. Laberge asked to confirm the onsite uses.

Mr. Ursprung stated Office, truck maintenance and truck wash.

Mr. Laberge asked about the type of maintenance, light or heavy truck repair.

Mr. Goulet stated light maintenance all engine repair is done off site.

Mr. Johnson asked about the runoff from the truck wash.

Mr. Ursprung states through the building drains and treated or recycled to be used again.

Mr. Laberge asked for information on the above ground gas tank.

Mr. Ursprung stated that's a 12 thousand gallon tank and they are going to move the existing tank on Rt. 20 to this site.

All agree to send this to engineering.

Site Plan

Village at Miller Road (HIPB2B)

2018-49/PD1/178.-3-6.223

81 Miller Road

Proposed - New Tenant

Jay Verro, NAI Platform was present for this meeting

Mr. Verro stated he has a new tenant for 81 Miller Road on the second floor; the tenant is general office and not a medical use. They are currently working on the floor plan with the tenant. Also because it is not a medical use the vehicle traffic will be office staff only.

Mr. Laberge asked about parking.

Mr. Verro stated they have 17 staff, the bosses will be getting the reserved parking in the back of the building, and the staff will all park in the front where there is plenty of parking

Mr. Johnson asked if the staff will be parking in the front of the building.

Mr. Verro stated all the parking in the front of the building is handicap parking.

CHANGE IN TENANCY

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Kyle Mitchison

2018-46/HC/220.-6-1.1

US Rt. 9

Proposed - timber storage and transfer

Public Hearing for February 4th, 2019

Kyle Mitchison, applicant was present for this meeting.

Mrs. Fuda stated that she placed more information at their seats it is Paul Puccio notice of decision for the same property. This was for the same use and was given approval in the past; Mr. Mitchison is here for a special permit for the same type of business.

Mr. Johnson asked about the proposed grading.

Mr. Mitchison stated it is not very flat and there is a rock knob that he wants to get rid of to make it truck friendly for deliveries and for shipping.

Mr. Johnson asked if he plans to have a building on site.

Mr. Mitchison stated no building.

Mr. Johnson said the hours of operation are listed as 7am to 5pm Monday through Saturday. Can we limit holidays.

Mrs. Fuda stated we have to do the public hearing and can address that they and put it in the special use permit.

Mr. Mitchison asked if the board could be more lenient on the hours of operation such as 7am to 7pm.

Mr. Aubin asked for an explanation of what a timber transfer is.

Mr. Mitchison stated they are bringing timber in from other sites and staging it here reloading trucks to go to the mills.

All agree to a public hearing on February 4, 2019

MEMBER DISCUSSION

ADJOURN

D'Angelo moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:45 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning