

**PLANNING BOARD MEETING - February 4, 2019
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.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Secretary

MEMBERS ABSENT

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

APPROVAL OF MINUTES — JANUARY 7, 2019

LaVoie 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
Abstain: Mayrer

PUBLIC COMMENT

None

Site Plan /Special Permit

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Title of the project published January 26, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:05 p.m.

Public Hearing Closed at 7:08 p.m.

Kyle Mitchison
US Rt. 9
Proposed - timber storage and transfer

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

Kyle Mitchison, applicant was present for this meeting.

Mr. Mitchison stated he is looking to use this site as timber storage / transfer business. The lumber comes in to be stored and loaded onto larger trucks and sent out. He will be leasing the site to the lumber business doing the harvesting.

Mr. Johnson stated on the resolution the hours of operation was discussed and no working on Sundays and holidays, is that what is going to happen.

Mrs. Fuda stated this is a business in a highway commercial zone, they are not a harvester this is an unloading, storage and transfer area only.

Mr. Aubin stated there will be tractor trailers entering from Rt. 9, do you have anything from DOT as to the acceptance of the driveway.

Mrs. Fuda stated this is an existing curb cut.

Mr. Mitchison states when he spoke to DOT they did not seem concerned about the site or the existing curb cut. But he could ask for it in writing and get it to Mrs. Fuda.

TIMBER TRANSFER

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Shaughnessy moved, LaVoie seconded that the **SPECIAL PERMIT** be **GRANTED** contingent on: a letter from DOT on the driveway to the site.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Glen Eggelhoef
253 Lape Road
Proposed - Kennel

2019-1/RA/210.-7-4.2

Recommendation to the ZBA

Send to Rich

Glen Eggelhoef, applicant was present for this meeting.

Mrs. Fuda stated the applicant has some issues with their side yard setback, kennels in an RA zone require a 500 foot setback from property lines. We need to do two things, first a recommendation to the ZBA and second this needs to go to Mr. Laberge for a small review on the proposed kennel.

Mr. Eggelhoef stated he and his wife are looking to have a kennel on their 5.7 acre lot, the kennel will be located behind their house, the back of the property is heavy wooded, they plan to only clear the area where the kennel will stand, they are looking at a 22 x 52 prefab metal building on a slab for housing the dogs, a small office and a doggy wash, the area will have outdoor runs and a fenced in play area. They plan on extending a driveway to the building off of their existing driveway. They plan on drilling a separate well for use in the building. The business hours will be about 2 hours a day including Saturday for drop off and pick up.

Mr. Johnson asked about the 500 foot distance to the neighboring homes.

Mr. Eggelhoef stated according to google maps the neighbors on both the left and right of their property is at a 435 foot distance.

Mr. Johnson asked if they would be washing dogs.

Mrs. Eggelhoef stated they want to be able to get the dogs clean after they have been outside and before they go home. Also they have a big dog of their own which could use this as well.

Mr. Johnson asked what chemicals they use for washing the dogs and is that what they plan to use the drywell for.

Mrs. Eggelhoef stated just regular dog shampoo, and yes that is what they plan on for the drywell.

Mrs. Fuda stated that Rensselaer County Health Department will make all the decisions on the wells and septic that will be required.

Mr. Eggelhoefer stated that he will be getting a survey showing everything needed on the map like the well, building and driveway.

RECOMMENDATIONS TO THE ZBA

LaVoie 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.

Site Plan /Special Permit

Jaime Scott Auto

2019-2/LB-HC/200.-755.1

4141 US Route 20

Proposed - Auto Repair and Trailer Sales

Jamie Scott applicant and Steve Pechenik applicant's attorney were present for this meeting.

Mr. Pechenik stated Mr. Scott owns J&M Auto Repair shop 2788 US 20 which was lost due to a fire back in January. Mr. Scott is looking to move his business to 4141 US 20 currently owned by Marcy Hirt. The property is 12 acres and zoned LB & HC. He is looking for a special use permit to move his business to the Hirt property.

Mrs. Fuda stated we had a meeting on Friday with Mr. Scott, Rich Elder from Rensselaer County Health Dept. and Gary Ziegler one of the towns building inspectors one of the items discussed is once he is up and running he has to have bathroom facilities for the employees. Mr. Elder suggested that if Mr. Scott was going to turn part of the house into an office then the bathroom in the downstairs apartment in the house could be used as the employee's bathroom until construction is complete. Also this is in the upland water shed and auto repair needs to be 200 feet from the wetlands and septic, the other items they are going to work through with his engineer.

Mr. Johnson asked if there is a sign proposed.

Mr. Scott stated there is a sign there and he plans on using it.

Mr. Johnson stated the plan that was submitted it shows fencing or shrubbery which one are out looking to use on the Rt. 20 side.

Mr. Scott stated not by the road but behind the building.

Mr. Johnson asked about the new trailer sales, where on the property and how many will be on display.

Mr. Scott stated that will be on the engineering plans.

Mr. Johnson asked about the cars parked out back of the property, is that going to be a junk yard or are they going to clean up what is there already.

Mr. Scott stated he is not anticipating any cars stored in the back for a long period of time just for the overflow. He usually average 10 to 12 vehicles a day that come in and out and this will keep the parking lot available to the people dropping off and picking up and for the in and out quick fixes.

All agree to send this to engineering.

MEMBER DISCUSSION

Clarify Recommendation to the ZBA

Site Plan /Special Permit

Stewart's Shop

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

1540 - 1538 Columbia Tpke.

Proposed - New Stewarts Shop

Mrs. Fuda Spoke about the letter from Rich Laberge dated February 4, 2019 regarding Stewart's recommendation to the ZBA that was voted on, on January 7, 2019 by the planning board. The planning board did a referral to the ZBA on the water quality law and the Laberge letter states that a "Favorable " recommendation to the ZBA should also be completed by the planning board, the letters were just handed to you as the letter came in very late today.

RECOMMENDATION TO THE ZBA 1/7/19

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose None

RECOMMENDATIONS TO THE ZBA

Aubin moved, Shaughnessy 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

Laberge Letter dated February 04, 2019

Denise Mayrer , Chairwoman

Town of Schodack Planning

Board Schodack Town Hall

265 Schuurman Road Castleton, New York 12033

Re: Stewart's - Sunset Road

Update Water Quality Control Act Variance

SPB 2018-34 Town of Schodack Planning Board

We have reviewed the plans and information supplied by the applicant as it pertains to the possibility of a variance from the Town's Water Quality Control Act for the installation of underground fuel tanks. Based upon our review it is our recommendation that the Planning Board make a favorable recommendation to the Zoning Board of Appeals. Furthermore, we find that the applicant's proposed equipment will protect the health and safety of the public and will prevent violation of NYSDEC water quality standards.

Please contact us if you have any comments on the above.

Very truly yours,
LABERGE GROUP

By: 

Richard F. Laberge, P.E.
President

RFL: ahb

CC: Chuck Marshall Stewart's (via email only)

Nadine Fuda, Planning & Zoning Director (via email only)

Craig Crist, Esq. (via email only)

Mrs. Fuda spoke about the Rensselaer County Multi-Jurisdictional Hazard Mitigation Plan Update and the read more on this topic please go the website listed below
www.rensco.com/departments/public-safety/hazard-mitigation-planning

ADJOURN

Aubin moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning