

**PLANNING BOARD MEETING - MARCH 2, 2020
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.
Stephanie Leonard
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Assistant to Director
Martha Reed, Building Dept. Secretary

MEMBERS ABSENT

Nadine Fuda, Director

APPROVAL OF MINUTES — February 3, 2020

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

Public Comment

None

PUBLIC HEARING

Melissa Knights read the hearing notice(s) as published in the Troy Record:
Schieb Solar published February 22, 20
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:00 p.m.

Public Hearing Closed at 7:12 p.m.

Schieb Solar
8 Estate Dr.
Proposed - ground mounted solar

2020-6/R20/189.-1-1.113

J.P. Monteau from Aries Power was present for this meeting.

Mr. Monteau stated they are looking to install a 19.9 kw solar array on the south side of the house, they are looking for two approvals one is for the overall square footage, the array exceeds 200 sq. ft. and the other is the width of 20 feet, the 10 foot height will not be an issue.

Resident asked about the glare and would like to not have the glare come off the site, asked if they will be fixed tilt, and will they be pointing due south, was a glare study done,

Mr. Monteau stated correct they are fixed tilt and they will be facing slightly south west. They did to a glare study and the panels are positioned so there is no glare leaving the site.

Mr. Johnson asked about the height of the panels not being over 10 feet. And have you staked out all the utilities such as sewer and water and underground conduit going to the house.

Mr. Monteau stated the panels are at such a low angle they won't exceed the ten foot. They are contacting Dig Safe as soon as they get through this process.

Chairperson Mayrer asked board member Aubin for a response on the glare issues,

Mr. Aubin explained the no glare panels that are being used now they are made not to reflect the sun but to absorb the heat the only issues would be with airports and they review the arrays and find there is no issue..

LaVoie moved, Shaughnessy seconded that the Planning Board to **waive the reading** of the Resolution

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

RESOLUTION ADOPTING NEGATIVE DECLARATION (SCHEIB—ESTATE DRIVE)

WHEREAS, Kerri Scheib seeks approval to construct a residential solar array at her property located at 8 Estate Drive, Town of Schodack, New York;

WHEREAS, this Board has moved to serve as lead agency and to classify the project as an Unlisted action within the meaning of the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, at the March 3, 2020 meeting, following this Board adopting a Negative Declaration this Board also resolved to issue a permit for the subject project;

WHEREAS, based on its consideration of the proposed Project, its review of the Environmental Assessment Form and all other supporting information submitted in connection with the proposed Project, and the criteria set forth in 6 NYCRR § 617.7, the Planning Board, as
PB 3-3-20 minutes 54-2020

lead agency, has identified and analyzed the relevant areas of environmental concern to determine whether the proposed action may have a significant adverse impact on the environment and hereby determines that it will not;

NOW, THEREFORE, BE IT RESOLVED, in furtherance of its determination to issue a Negative Declaration for the subject project pursuant to SEQRA, this Board hereby adopts the accompanying Negative Declaration and Determination of Non-Significance, which is incorporated herein by reference with full force and effect.

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

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

LaVoie moved, Aubin seconded that the Planning Board is an **unlisted action under SEQR**.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION
SHORT ENVIRONMENTAL ASSESSMENT FORM PART 3
EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS
AND
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to and in accordance with Article 8 of the New York State Environmental Conservation Law and the regulations promulgated thereunder and set forth at Title 6, Part 617 of the New York Code of Rules and Regulations (collectively, the State Environmental Quality Review Act, or "SEQR"), the Town of Schodack Planning Board (the "Planning Board"), acting as Lead Agency, has determined that the proposed action described below will not have any significant adverse environmental impacts, that a Negative Declaration of Environmental Significance should be issued, and that a Draft Environmental Impact Statement need not be prepared.

Reasons supporting this determination are fully explained below.

Project Name: Scheib Solar Ground Mount- 8 Estate Drive, Schodack, NY

SEQRA Status: Type I: **NO** Unlisted: **YES**
Conditioned Negative Declaration: **NO**

Location: 8 Estate Drive, Town of Schodack, New York (Tax ID 189.-1-1.113)

Description of Action:

Kerri Scheib (the "Applicant" or "Project Sponsor") is proposing to construct a solar ground mount array to be located on a 4.88 acre parcel at 8 Estate Drive in the Town of Schodack. The majority of the site is rural land, with an amount of trees and grasslands and shrub hedgerows (the

“Project Site”). The project is subject to sec. 219-39.2 of the Town’s zoning law. The Project Site is currently zoned Residential Agricultural (“RA”).

Reasons Supporting This Determination: See the attached Environmental Assessment Form (EAF) Part 3, Reasons Supporting SEQRA Negative Declaration, which details the Planning Board's analysis, reasoning, and conclusions in making its determination of environmental significance. The Planning Board has carefully considered the criteria for determining significance as set forth in SEQRA regulations at 6 NYCRR § 617.7, and has thoroughly evaluated the Project's potential environmental impacts as identified in SEAF Parts 2 and 3.

Lead Agency:

Town of Schodack Planning Board
265 Schuurman Road
Castleton, NY 12033

For Further Information:

Contact Person: Nadine Fuda, Director of Planning for the Town of Schodack
Address: 265 Schuurman Road, Castleton, NY 12033
Telephone: (518) 477-7938

**RESOLUTION TO RESOLUTION ADOPTING NEGATIVE DECLARATION
(SCHEIB—ESTATE DRIVE)**

WHEREAS, Kerri Scheib seeks approval to construct a residential solar array at her property located at 8 Estate Drive, Town of Schodack, New York;

WHEREAS, this Board has moved to serve as lead agency and to classify the project as an Unlisted action within the meaning of the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, at the January 6, 2020 meeting, following this Board adopting a Negative Declaration this Board also resolved to issue a permit for the subject project;

WHEREAS, based on its consideration of the proposed Project, its review of the Environmental Assessment Form and all other supporting information submitted in connection with the proposed Project, and the criteria set forth in 6 NYCRR § 617.7, the Planning Board, as lead agency, has identified and analyzed the relevant areas of environmental concern to determine whether the proposed action may have a significant adverse impact on the environment and hereby determines that it will not;

NOW, THEREFORE, BE IT RESOLVED, in furtherance of its determination to issue the a Negative Declaration for the subject project pursuant to SEQRA, this Board hereby adopts the accompanying Negative Declaration and Determination of Non-Significance, which is incorporated herein by reference with full force and effect.

Johnson moved, Shaughnessy seconded that the Planning Board is an **ADOPT WRITTEN NEGATIVE**

7Ayes, 0 Noes. Motion carried.

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

Oppose: None

D'Angelo moved, LaVoie seconded that the Planning Board **TO ISSUE SPECIAL PERMIT FOR PROJECT Conditional on NO Glare to leave the site.**

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Notice of Decision

STATE OF NEW YORK

TOWN OF SCHODACK

PLANNING BOARD

In the Matter of the Application

Of

KERRI SCHEIB

For a Special Permit

NOTICE OF DECISION

File 2020-6

WHEREAS, the Applicant, KERRI SCHEIB applied for a Special Permit to operate a residential ground mounter solar mount at 8 Estate Drive in the Town of Schodack (Tax Map No. 189.-1-1.113), which property is within a R-20 Residential Agricultural District, on land reputedly owned by her;

WHEREAS, the proposed project involves the proposed construction of a solar ground mount array proposed to be located on a 4.88 acre parcel. The majority of the site is rural with minor amounts of trees, grasslands and hedgerows, and

WHEREAS, the Zoning Schedule of Use Regulations of the Town Code permits such activity within a R-20 District by special permit; and

WHEREAS, the Planning Board voted to adopt a Negative Declaration for the aforementioned project at its March 2, 2020 meeting, the contents of which fully describe the project and are incorporated herein; and

WHEREAS, all special permit application procedures have been followed and a public hearing, on appropriate and timely notice, was held on February 2, 2020; and

WHEREAS, at its March 2, 2020 meeting thereafter, the Planning Board found and determined the following:

1. The Applicants propose to construct a solar array to be located on a 4.88 acre parcel solar ground mount at 8 Estate Drive in the Town of Schodack (Tax Map No. 189.-1-1.113, which property is within an R-20 Residential District.
2. The subject project is proposed to be located on a 4.88 acre parcel and the majority of the site is rural with amounts of forest, grasslands and hedgerows.
3. Taking into consideration the objectives set forth in Section 219-71 of the Schodack Town Code, the proposed special permit use is in harmony with the

development of the district, will not discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof, will not affect existing traffic access ways or parking, is generally in harmony with the character and appearance of the surrounding neighborhood, will not be more objectionable to nearby properties than other permitted uses, and will not adversely affect the general welfare of the inhabitants of the Town of Schodack. Once again, a complete analysis of the possible impacts from the project are set forth in the negative declaration adopted by this Board for this action, the contents of which are once again incorporated herein; and

WHEREAS, the Planning Board previously resolved to declare itself Lead Agency under the State Environmental Quality Review Act ("SEQRA"),

WHEREAS, following the aforesaid public hearing the Planning Board resolved:

1. to issue a Negative Declaration for the proposed action under SEQRA, and
2. that the application for the Special Use Permit be granted for an initial period of 20 years on the express conditions set forth herein:

A. All representations and promises made by applicant and/or its agents to this Board or any of its agents or employees shall be adhered to. In addition, the approval is contingent upon a stake out survey showing that the property meets all required setbacks.

B. Comply with all provisions of Section 219-39.2 of the Town Code.

THEREFORE, PLEASE TAKE NOTICE THAT, the Planning Board of the Town of Schodack has **GRANTED** the Applicants a Special Use Permit to allow operation of a solar farm on the subject property as proposed in the application.

Dated: March 2, 2020

DENISE MAYRER, CHAIRPERSON
SCHODACK PLANNING BOARD

Applicant

Recommendation to ZBA

Christine & Dennis McGlaufin
2 Pinewood Ave.
Proposed - New Front Entry

Z781-20/R-20/177.12-5-23

Dennis McGlaufin, applicant was present for this meeting.

PB 3-3-20 minutes

58-2020

Mr. McGlaufin stated they are looking to put on a new front entrance and steps to his house and this will put them in the front yard setback.

Shaughnessy Moved, LaVoie second that the Planning board refers this application to the Zoning Board.

7 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Site Plan /Special Permit

Pine Haven Park

2020-5/RA/210.-4-9

1428 US 9

Proposed- Mailbox Station

Did not attend this meeting.

Jenkins Commercial Building

2019-38/HC/210.-7-31.20

1223 US Rt. 9

Proposed - Commercial Building

Mr. Laberge went over his letter dated February 24, 2020 (see below)

Mr. Laberge stated Mr. Hart from Hart engineering submitted plans back on January 21, 2020 he reviewed them and have a hand full of comments that need to be resolved from his letter dated February 24, 2020 and they are as follows, #5 site, #8 storage box, and making sure that is fixed, buildings, and the need for more detail, #9 storm water analyses , this is a small site and does not need a SWPP but their engineer needs to revise & resubmit this plan to his office for review. The rest of the comments are technical and just need to make them clearer. If they get back to him in time they may be ready of an April meeting.

Mr. Johnson asked if there are inspections on the drywells so they remain functional for at least 5 years. make sure they are kept clean and not get filled

Mr. Laberge stated the dry wells will be catching most of the water coming from behind the site, there is a little bit of water that comes off the parking lot, they are not under a full swppp so there stormwater facilities are not going to be inspected like a normal basin would be.

Mr, Johnson stated it is hard to enforce but it should be part of the approval

Mr. Laberge stated it could be a condition for approval.

Mr. Johnson also asked about stone in front of the build to make it look nice.

Mr. Laberge stated he believes they provided an elevation via email showing stone work on the front of the building. He held it up for the board to see. it looks to be about 3 to 4 feet in height.

Mr. Aubin asked if we could require the condition of the dry well be put in the deed that way if they sell the property it continues to be party of the site.

Mr. Laberge stated the board could try and if no one objects they it can be added.

All agree to have the applicant revise and resubmit to the engineer.

Laberge letter dated February 24, 2020

Preliminary Plan Review

Jenkins Excavation Site Plan

SPB #2019-38

1. The project is located in a Highway Commercial (HC) zone and is a permitted use. Site plan approval is required.
2. The project is located in the Direct Recharge area as defined by the Town's Water Quality Control Act (WQCA) and requires a special permit under the WQCA. The project is subject to the requirements of that law, in particular section 223-6 (c).
3. Regarding SEQRA, per 6 CRR-NY 617.5 regarding Type II actions, the project is considered a Type II action since it involves the construction of primary non-residential structure of less than 4,000 square feet of gross floor area. Therefore it is not subject to further review under SEQRA and no coordinated review is necessary.
4. The project will require approval/permits by the following agencies:
 - a) NYSDOT: Highway Work Permit for the driveway and for stormwater.
 - b) Rensselaer County DOH: Permits for well and septic.
5. The total height of the yard light from finish grade should be limited to 20'. All fixtures including wall packs on site should be detailed or specified to show they are full cut off down lighting. If fixtures are to be LED, use of 3500 K diodes or less is preferred with shielding to reduce glare from neighboring properties and the street.
6. Additional plantings should be placed in front of the equipment yard area to provide additional screening from the street.
7. The applicant should consider approaching the owners of two parcels to the north to collectively extend the water main (and district) further south to the property. Doing so would provide additional fire protection to the sites.

8. The plans should be revised to show:
 - a) One CONEX box in a fixed location;
 - b) Division line(s) between the two buildings;
 - c) Roof slope directions for each building;
 - d) Door location(s) for the 30'x 40' building;
 - e) Underground electric and communication cables to the building instead of overhead;
 - f) Temporary equipment storage area during construction;
 - g) Detail of the proposed sign; and
 - h) A detail for an 8' diameter drywell which also indicates the depth to match those shown on the site plan.
 - i) The location of the petroleum storage (max 60 gallons per applicant's engineer's letter) should be shown on the plan and is required to be on an impervious surface, and be in a fully enclosed structure or have secondary containment per §223-6(c)(i).
9. A storm water analysis is needed to show that the proposed dry wells have sufficient capacity to attenuate any increase in runoff from the post development condition. Additional test pits in the areas of proposed dry wells should be performed to a depth of at least 3 feet below the bottom elevation of the boring. The dry well detail should be revised to include a note indicating that a minimum of 3' above the seasonally high water table is required.
10. The existing swales on the western slope should be connected to the proposed swale via rip-rapped channels. A detail should also be provided.
11. The stone check dam symbols are shown in paved areas and should be revised accordingly.
12. The silt fence should be extended in two locations:
 - a) On the south side along the Limits of Disturbance to the 333' contour; and
 - b) On the north side along the property line to the northwest corner of the developed area.
13. The Limit of Disturbance line should be revised to:
 - a) Incorporate the proposed trees on the north side of the site (the area should be recalculated); and
 - b) Be a heavier line weight on sheets X100, C100, C110, and C130.
14. The silt sack is not a standard practice per the NYS Standards and Specifications for Erosion and Sediment Control. Applicable storm drain inlet protection (p.5.57 of the Standards) standard practices should be used.

We recommend the applicant revise the plan and application in accordance with the above for further review.

Very truly yours,
LABERGE GROUP

By: _____

Richard F. Laberge, P.E.
President

C: Tom Jenkins, Jr., (via email only)
Steve Hart, P.E., (via email only)

Curtis Lumber

2019-21/HC/189.-4-1

1657 Columbia Tpke.

Proposed - site plan resolution only

Attorney Crist stated below it the site plan resolution which he would recommend that the board adopt.

There was no discussion.

Waive the reading of the Resolution

Aubin moved, LaVoie seconded that the Planning Board to **waive the reading** of the Resolution

7 Ayes, 0 Noes. Motion carried.

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

Oppose: none

RESOLUTION AUTHORIZING SITE PLAN APPROVAL—CURTIS LUMBER, INC./PARKVIEW AT TICONDEROGA, LLC/JAY CURTIS; File No.: 2019-21

WHEREAS, Applicant, CURTIS LUMBER, INC./PARKVIEW AT TICONDEROGA, LLC/JAY CURTIS, applied for site plan approval to construct a +/- 25,550 square foot retail store and warehouse and a parking lot to be used for retail and contractor sales of lumber and building products on the site of its existing store;

WHEREAS, the proposed use is therefore sought to be constructed at the existing lot utilized by Applicant, at 1657 Columbia Turnpike, Schodack, New York, 12033, more particularly tax map no.: 189.-4-100-6-22.1, a parcel that is +/- 11.81 acres and is located in an Highway Commercial (HC) zone; and

WHEREAS, the proposed use is a permitted use under the Town of Schodack's Water Quality Control Act (WQCA) but requires the issuance of a special permit pursuant thereto. Prior to the grant of the approval set forth herein a negative declaration, along with Part 3 of the FEAF under the New York State Environmental Quality Review Act and such WQCA special permit were issued, the contents of which are adopted and incorporated herein; and

WHEREAS, section 219-78 of The Code of the Town of Schodack ("Town Code") requires the referral to, and review by, the Planning Board for such project "in accordance with the standards and procedures set forth in this article," with that article being Article XI, entitled "Site Plan Review;"

WHEREAS, section 219-81 of the Town Code" provides that the "preliminary site plan shall include, as appropriate, but is not limited to, the following:

A. General considerations.

(1) The adequacy and arrangement of vehicular traffic

- access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.
- (2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of Pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
 - (3) The location, arrangement, appearance and sufficiency of off-street parking and loading.
 - (4) The location, arrangement, size design and general Site compatibility of buildings, lighting and signage.
 - (5) The adequacy of stormwater and drainage facilities.
 - (6) The adequacy of water supply and sewage disposal facilities.
 - (7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
 - (8) In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
 - (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
 - (10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
 - (11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

WHEREAS, all required notice and other procedures have been followed, including but not limited to the supplying of all required information, and a public hearing, on appropriate and timely notice, was held, as more fully detailed in the previously adopted Negative Declaration, the contents of which are incorporated herein with full force and effect; and

WHEREAS, thereafter, at its February 3, 2019 meeting thereafter, the Planning Board found and determined and, as detailed above, issued and adopted a Negative Declaration and made findings pursuant thereto and approved a special permit pursuant to the WQCA and authorized site plan approval pursuant to the terms set forth herein;

NOW THEREFORE BE IT RESOLVED THAT the Board determines the following according to the aforementioned factors:

- (1) The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.

*The site plan and access to US Rt 9 have been designed to provide safe vehicular traffic access and include adequate road width for circulation of both automobiles and large trucks. The number of vehicle trips is expected to be similar to the existing amount of such trips and as such

the proposed Project will not have any appreciable effect on traffic. A NYSDOT work permit will be needed for work in the right-of-way. Should Applicant's discussions with NYSDOT to shorten the left turn lane and lengthen the Two Way Left Turn Lane to the north to be available adjacent to the entrance prove acceptable to NYSDOT they should be incorporated into the site plan.

(2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

*Pedestrian accommodations have been incorporated into the design. In addition, the automobile entrance and parking area provides safe passageways for pedestrians to access the building after parking.

(3) The location, arrangement, appearance and sufficiency of off-street parking and loading.

*The site has been designed to provide sufficient offsite-street parking and loading. Based upon the information submitted, there are adequate automobile and truck parking/loading areas designed. The arrangement of the spaces is in accordance with standards. Once again, it is not anticipated that there will be an increased need for parking.

(4) The location, arrangement, size design and general site compatibility of buildings, lighting and signage.

*Applicant's intent is to use the existing structure for warehouse purposes and for the new building to be used for the new store. The location/arrangement as proposed is acceptable. It is noted that the parcel is surrounded by state highways on several sides.

(5) The adequacy of stormwater and drainage facilities.

*Stormwater and drainage facilities have designed adequately to address the increase of impervious surfaces being proposed by the Project. As more fully detailed in the previously adopted Resolution Authorizing Special Permit Under WQCA and the Negative Declaration, the Project has been designed to have no effect on either ground or surface water quality or quantity. The Project will result in a connection to the Town's sanitary sewer system, moving away from the existing on-site septic system. The Project also conforms with the NYSDEC Stormwater Design regulations and a Stormwater SPDES General Permit.

(6) The adequacy of water supply and sewage disposal facilities.

*The project will be connected to municipal water and sewer owned by the Town of Schodack. The Water District was previously extended. A Sewer district extension is required. There is adequate capacity of both Town systems to serve the proposed facility.

(7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant and adjoining lands, including the maximum retention of existing vegetation.

*Aside from existing improvements, the remainder of the Project site is a barren site consisting mostly of gravel and sparse grasses. There is not proposed any removal or destruction of large quantities of vegetation or fauna. The site is being landscaped consistent with other commercial retail properties in the vicinity.

(8) In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.

*Not applicable.

(9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

*The proposed new structure is an aesthetically pleasing structure and is similar to what Applicant has constructed at another of its locations in the Capital Region. As noted above, the

Project is bordered on at least two sides by state highways and is only minimally viewable from adjacent properties due to the layout, height and size of the parcel. Noise generated is consistent with background noise generated from the state highways and retail plaza. Glare is being minimized through the requirement of full cut-off down lighting and glare shields.

(10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

*The site design provides adequate fire lanes and emergency zones for emergency personnel to access the facility. Fire hydrants are provided around the entire building.

(11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

*The site has been designed to provide adequate drainage to prevent ponding and flooding. The Storm Water Pollution Prevention Plan (SWPPP) provides adequate protection against erosion during and after construction.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board hereby finds and determines that approval for the site plan as referenced in the Laberge Group's January 27, 2020 letter (the "Site Plan") is **GRANTED**, conditioned upon applicant satisfying all conditions set forth in the aforementioned January 27, 2020 letter, from the Laberge Group to Denise Mayer, Chair of the Town of Schodack Planning Board, as well as all other administrative matters all of which are incorporated herein by reference with full force and effect, plus the establishment of a site and water and sewer extension construction review escrow in the amount of \$10,000.00 to be deposited prior to the start of construction; plus the following conditions:

NOW THEREFORE BE IT FURTHER RESOLVED THAT this Board makes this determination based upon the reasons set forth in the January 27, 2020 letter from Laberge Group to Denise Mayer, Chairperson, the adopted Negative Declaration and all findings made pursuant thereto and the WQCA decision, all of which are incorporated herein and will not be restated; and

THEREFORE, PLEASE TAKE NOTICE AND BE IT FURTHER RESOLVED THAT the Planning Board of the Town of Schodack has **GRANTED** the Application for Site Plan Approval to allow the construction of to construct of a +/- 25,550 square foot retail store and warehouse and a parking lot to be used for retail and contractor sales of lumber and building products on the subject property as proposed in the application with the aforementioned conditions and restrictions and also conditioned upon the Applicant satisfying the outstanding issues identified in the aforementioned letter by the following vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
AUBIN	X		
D'ANGELO	X		
JOHNSON	X		
LAVOIE	X		
MAYRER	X		
LEONARD	X		
SHAUGHNESSY	X		

RESOLUTION AUTHORIZING SITE PLAN APPROVAL—CURTIS LUMBER, INC./PARKVIEW AT TICONDEROGA, LLC/JAY CURTIS; File No.: 2019-21
LaVoie motion Aubin Seconded that the planning board **approve this resolution.**

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

TJA-NY-13 Paul Road LLC

RESOLUTION CHANGING NAME OF APPLICANT

Attorney Crist read the resolution for the record.

RESOLUTION CHANGING NAME OF ALL APPLICATIONS AND APPROVALS FROM “TJA CLEAN ENERGY” TO “TJA-NY-13 PAUL ROAD LLC”

WHEREAS, TJA Clean Energy was the original name of the applicant seeking approval for a ground-mounted solar farm with associated electrical appurtenances on the south side of Paul Road in the Town of Schodack;

WHEREAS, said Applicant desires to modify the name of the Applicant;

NOW THEREFORE BE IT RESOLVED THAT all applications, permits, declarations and approvals concerning same are hereby amended to the name TJA-NY-13 Paul Road LLC

Aubin moved, D'Angelo seconded that the Planning Board accepts the resolution to amend the name.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

None

ADJOURN

LaVoie moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:55 p.m.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: