

PLANNING BOARD MEETING - NOVEMBER 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, Assistant to Director

MEMBERS ABSENT

APPROVAL OF MINUTES — OCTOBER 7, 2019

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Abstain: Shaughnessy

PUBLIC COMMENT opened 7:03 - closed 7:09

Resident against Stewarts Shop on the corner of Columbia Turnpike and Sunset Road and wanted the board not to recommend this to the zoning board of appeals for the water quality. Then spoke about the multifamily project that would exit onto Sunset Road and stated that the road needs to be widened and not sure who will have to pay for it.

Resident request for the proposed apartment complex to have another access off of Columbia Tpke to eliminate the amount of traffic coming and going from Sunset Road.

Resident spoke about Goulet trucking and Amazon and the overloading of vehicles on Route 9 and the lack of a traffic study of exit 12.

Resident spoke about the apartments and how dangerous Sunset road is and is looking for the road to be changed by widening it.

PUBLIC HEARING SUBDIVISION/LOT LINE

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

Lou Tizzone published October 26, 2019

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

Public Hearing Opened at 7:10 p.m.

Public Hearing Closed at 7:13 p.m.

Lou Tizzone

2019-29/RA/179.-5-25.111

Palmer Rd.

Proposed - 2 lot Subdivision

Steve Hart, Hart Engineering, was present for this meeting.

Mr. Hart stated the existing lot is 65.03 acres and will be subdivided into 2 lots. Lot 1 will consist of 10 acres and lot 2 will be remaining land of 55.03 acres.

Resident asked what the land will be used for

Mr. Hart stated as of now it is vacant.

Mr. Johnson asked when was the last time Mr. Tizzone did a subdivision.

It was determined that the last subdivision was done in 2012.

LaVoie moved, Shaughnessy seconded to wave the reading of the resolution

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

SUBDIVISION

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

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Aubin moved, D'Angelo seconded that the Planning Board hereby classifies the proposed action as an **Unlisted Action** under **SEQRA**.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Pursuant to the Environmental Conservation Law and the regulation adopted, the board has hereby determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment, and as such

D'Angelo moved, Aubin seconded the following resolution adopting a **NEGATIVE DECLARATION**.

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

WHEREAS, Lou Tizzone ("Applicant") is proposing to undertake a project consisting of a minor subdivision to create a two lot subdivision from a +/- 65.03 acre parcel, by creating lots in the size of lot 1 will be ten acres and lot 2 will be the remains lands of 55.03 acres on land located on Palmer Road (Tax Map ID. 179.-5-25.111) located on Palmer Road in the Town of Schodack, County of Rensselaer, New York. ("the Project"); and

WHEREAS, the State Environmental Quality Review Act ("SEQRA") and the regulations thereunder require the Board to undertake a review of the potential environmental impacts, if any, associated with the project before approving same; and

WHEREAS, this project is an unlisted action within the meaning of SEQRA; and

WHEREAS, Part 1 of a Short Environmental Assessment Form has been prepared and reviewed in connection with the proposed Project; and

WHEREAS, Part 1 of the Short Environmental Assessment Form was transmitted to, if any, all involved agencies, together with notification of the Board's desire to act as lead agency with respect to the environmental review of the proposed Project, but it is noted that the Planning Board is the only involved agency; and

WHEREAS, 6 NYCRR Section 617.7 requires a lead agency to issue a written determination of significance with respect to any proposed unlisted action; and

WHEREAS, the Board has carefully considered the nature and scope of the proposed Project, as set forth in the Full Environmental Assessment Form prepared with respect to such action, and makes the following determinations:

1. The proposed action involves a minor subdivision to subdivide +/- 65.03 acre parcel (Tax Map ID. 179.-5-25.111) into a +/- 10.0 acre and +/- 55.03 acres located on Palmer Road. The subject property is in an RA zone.

2. The proposed action is classified under SEQRA as an unlisted action.

3. Upon consideration of the action, review of the Full Environmental Assessment Form, the criteria contained in 6 NYCRR § 617.7(c), and all other supporting information, the Board identifies the following relevant areas of environmental concern, as set forth hereafter, and analyzes whether the proposed action may have a significant adverse impact on the environment.

4. The proposed project does not involve, and therefore will not result in, any substantial adverse change in existing air quality, ground or surface water quality or

quantity, traffic or noise levels, or a substantial increase in solid waste production, or a substantial increase in potential for erosion, flooding, leaching, or drainage problems. It involves merely the subdivision of the subject property into two lots. It is noted that there is the possibility of residential uses being employed at the subdivided lots but it is the determination of this Board that such uses will not change the aforementioned determination.

5. The proposed project does not involve, and therefore will not result in, the removal or destruction of large quantities of vegetation or fauna, a substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on any significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat thereof, or other significant adverse impacts to nature resources.

6. The project is not located within a designated Critical Environmental Area.

7. The proposed project will not create a material conflict with the community's current plans or goals as officially approved or adopted. The subdivision of lots in the Town is a fairly common practice and is done quite frequently in the Town with this Board's approval.

8. The proposed project will not result in the impairment of the character or quality of any important historical, archeological, or aesthetic resources, or of existing community or neighborhood character. The proposed project is not within a scenic vista nor does it contain a designated scenic resource and, thus, will not impact any such resource.

9. The proposed project will not result in any major, adverse, change in the use of either the quantity or type of energy. The proposed project is intended to result in a beneficial impact to the environment by reducing the use of conventional energy, and reducing the pollution and emissions associated therewith.

10. The proposed project will not result in the creation of a hazard to human health. In such area, the utilization of two additional lots for residential purposes will simply have no such effect.

11. The proposed project does not involve, and therefore will not result in, a substantial change in the use, or intensity of use, of land including agricultural, open space, or recreational resources, or in its capacity to support such uses.

12. The proposed action will not result in the encouragement or attraction of a large number of people to the site as compared to the number of people that would come absent the action. The creation of two lots will simply not have any such effect.

13. The proposed action does not involve two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision. Once again, it is noted that the utilization of the subject lots for the construction and usage as residential uses in the future has been considered and it is the determination of this Board that the utilization of same for such use does not change any of the aforementioned determinations.

RESOLVED, that upon consideration of the foregoing, the Board finds and concludes that the proposed action will not result in any significant adverse impacts to the environment; and it is further

RESOLVED, that the Board hereby issues a Negative Declaration with respect to the proposed action; and

LaVoie Moved Johnson Second, **BE IT FURTHER RESOLVED**, that the application of Lou Tizzone 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.

6 Ayes, 0 Noes. Motion carried.

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

Oppose: None

LOT LINE

Hart Lot Line

2019-31/RA/177.-8-1.111

Phillips Rd & Brookview Rd

Proposed - Lot Line

Steve Hart, Hart Engineering was present for this meeting.

Mr. Hart stated they are looking for a lot line adjustment between Pheasant Hallow which fronts on Phillips and land called Frosty acres that fronts on Brookview Road. They are taking 14 acres from Frosty acres and adding it to Pheasant Hallow (the golf course).

Mr. Johnson asked if the easements are new or an extension of an existing easement.

Mr. Hart stated the easement on the north side is new and that is basically going off of Janene Drive. The frontage there and they are using that to get to the back of the golf course for maintenance reasons.

Aubin Moved D'Angelo seconded to wave the reading of the resolution

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

TYPE II ACTION

Be it resolved that the Planning Board hereby classifies the proposed action as a Type II Action under SEQRA.

Johnson moved, Aubin seconded.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Pursuant to the Environmental Conservation Law and the regulation adopted, the board has determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment,

LaVoie moved, Aubin seconded **APPROVAL** of a lot line adjustment at "Phillips Rd & Brookview Rd."

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

LOT LINE

James and Mary Truss

2019-34/RA/190.-5-2.1 &2.2

21 Burden Lake Road

Proposed- Lot Line

James Truss, applicant was present for this meeting

Mr. Truss stated he is looking to add property to his lot from his dads so that he will be able to apply for a building permit to put an addition on his home.

Mr. Johnson stated the old lot lines need to be lists as "to be removed" so there is no confusion at the county level.

Aubin moved Johnson seconded to wave the reading of the resolution

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Johnson moved, Aubin seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

TYPE II ACTION

Be it resolved that the Planning Board hereby classifies the proposed action as a Type II Action under SEQRA.

LaVoie moved, Aubin seconded.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: none

Pursuant to the Environmental Conservation Law and the regulation adopted, the board has determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

Johnson moved, Shaughnessy seconded **APPROVAL** of a lot line adjustment at "21 Burden Lake Road"

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Change of Tenancy

Site Plan /Special Permit

Daniel Sterantino

2019-30/HC/189.-9-3.1

1930 US 9

Proposed - Change in Tenancy

Recruiting Company

Daniel Sterantino, applicant was present for this meeting.

Mr. Sterantino stated he is looking to move his recruiting business from his current address 1580 Columbia Tpke location to this new location.

Mr. Shaughnessy asked if there were any modifications needed to be done at this site.

Mr. Sterantino stated other than painting and carpet everything else is good.

Mr. Johnson asked for a letter to be submitted stating the type of business that you do and the amount of employees along with a plot plan showing the parking.

Mr. Sterantino stated he would be able to bring that in for them to see. They are using the building and the parking as is, and he showed them the original plot plan the property owner had.

LaVoie Moved LaVoie seconded to wave the reading of the resolution

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Johnson moved, Shaughnessy seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

TYPE II ACTION

Be it resolved that the Planning Board hereby classifies the proposed action as a Type II Action under SEQRA.

Aubin moved, LaVoie seconded.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Pursuant to the Environmental Conservation Law and the regulation adopted, the board has determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

Shaughnessy moved, D'Angelo seconded **APPROVAL** of a change in tenancy at "1930 US 9" for the use of a Recruiting Company

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Change in Tenancy

4143 Rt.20 LLC

1180 US 9 (Freemans Trucking)

2019-32 /HC,RA/210.-7-31.16

Proposed -Change in Tenancy

(Goulet Trucking)

Terresa Bakner, attorney for the applicant was present for this meeting.

Ms. Bakner stated she was here on behalf of 4143 Rt. 20 LLC which is applying for a change of tenancy from the existing use known as Russ Freemans Excavating located at 1180 US 9, the property contains 7.23 acres, it is in both the (highway commercial) HC and the (residential) RA districts. They are not changing anything about the districts or the existing structures or access way, everything is located in the HC portion of the property, they are continue to use it in the same manner that is has been used in the past. The garage will be used for maintenance of equipment's, truck cabs and trailers and the proposed tenant is allowed in the permitted use in the zone as a general contractor as an existing business. They're going to do things like, oil changes, tire repair and changes, grease and lubrication of equipment, break replacement, all the typical maintenance repair you do with trucks. There will be no truck washing and the trucks or equipment that need maintenance will comply with all stated and federal requirements and sometimes placket trailers will on site for more than 48 hours. There is going to be 2 shifts and they stretch from 5 am to 11 pm. So there might be very limited repair outside of regular operating hours. Typically there will be only 8 trucks will be maintained at the facility on a daily basis. There're changing nothing on the outside of the building. Freemans had all the permits from the town and there is a site plan filed in the towns offices. This is a type II action because they are not changing or expanding more than 4000 sq. ft. so 617.5C9. There is a prevision in the aquifer overlay district which covers this type of continue use, so they are seeking a change in tenancy.

Mr. Shaughnessy asked where the trucks will be washed.

Ms. Bakner stated the trucks will be washed in their existing location in Massachusetts.

Mr. Shaughnessy asked if all the maintenance will be done in the garage on a concrete slab.

Ms. Bakner stated yes.

Mr. Johnson asked if maintenance was on just their own trucks, and no other companies.

Ms. Bakner stated correct, only their trucks.

Chairperson Mayrer read the letter from 4143 Rt.20 LLC regarding the running of the operation. (see file for letter).

LaVoie Moved Aubin Seconded to wave the reading of the resolution

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Aubin moved, Johnson seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

TYPE II ACTION

Be it resolved that the Planning Board hereby classifies the proposed action as a Type II Action under SEQRA.

Aubin moved, Shaughnessy seconded.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Pursuant to the Environmental Conservation Law and the regulation adopted, the board has determined that the proposed action will not have a significant effect and will not cause a significant impact on the environment,

Be it resolves, The Planning Board determines that the lawful use of any buildings or use of land existing at the time of adoption of the water quality law may continue although such use or building may not conform to the provisions of chapter 223. Future repair and maintenance, or structural alteration of an existing use may occur, provided that the health and safety of the public will be protected, NYSDEC water quality standards will not be violated, and a new nonconformity is not created. This right shall extend to the new property owner, in the event of a change in ownership.

LaVoie moved, Aubin seconded **APPROVAL** of a **change in tenancy** at

"1180 US 9" for the use of Goulet Trucking

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

2018-34/HC-R20/178.-14-5/6/7

Chuck Marshal from Stewarts Shops, Scott Kitchner a licensed Engineer in NYS and the engineer on record for Stewarts, William Hennessey a licensed Engineer in NYS with Precision Engineering and Steve Phelps a professional geologist in NYS with Precision Engineering, were present for this meeting.

Please see stenographer notes for this project.

NOTE: Lead agency was done on 9-9-19

WHEREAS, Stewart's Shops Corp. ("Applicant") proposes to construct an approximately 3,696 square foot retail convenience store and gas station (the "Project") at a site located at 1538 and 1540 Columbia Turnpike Road on three (3) adjacent parcels of real property (Tax Map Nos. 178.-14-5; 178.-14-6; and 178.-14-7); and

WHEREAS, this project is an Unlisted action within the meaning of the State Environmental Quality Review Act ("SEQRA"); and

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;

NOW, THEREFORE, IT IS RESOLVED, that the Planning Board hereby finds and determines that the proposed Project will not have any significant adverse impacts on the environment and therefore issues a Negative Declaration of Environmental Significance pursuant to SEQRA for the reasons set forth in the accompanying Determination of Significance, which is incorporated herein by reference.

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

6 Ayes. 0 Noes. Motion carried.

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

RECOMMENDATIONS TO THE ZBA

WHEREAS, Applicant Stewarts Shops Corp. has applied to the Zoning Board of Appeals ("ZBA") requesting that it be granted a variance under Chapter 223 of the Town Code of the

Town of Schodack, Water Quality Control (“WQC”), with respect to the Applicant’s proposed construction of a convenience store with underground fuel tanks for the storage of gasoline, to be sold on site, with respect to property located at 1538/1540 Columbia Turnpike (Tax Map Nos. 178.-14-6 and 178.-14-7); and

WHEREAS, Section 223-9 of the WQC provides that variances may be granted by the ZBA after a review and recommendation by the Planning Board; and

WHEREAS, the Planning Board has reviewed the proposed project to determine whether the health and safety of the public will be protected and that NYSDEC water quality standards will not be violated by any variance.

NOW, THEREFORE, IT IS RESOLVED, that the Planning Board finds that the health and safety of the public will be protected and that NYSDEC water quality standards will not be violated by the requested variance, based on the following circumstances: (1) the project incorporates a variety of design features intended to prevent the release or spillage of fuel, including a modern double-walled (i.e., “tank within a tank”) Fiberglass Reinforced Plastic (“FRP”) design, a secondary containment system, full time electronic monitoring, leak detection systems, overfill protection, spill prevention, and remote alarm reporting; (2) the project incorporates a series of design and operational features that address “hotspot” stormwater runoff which might be generated by rainwater coming into contact with incidental amounts of fuel products which may be inadvertently spilled by customers during the fueling process, including an oversized fixed canopy over the pumps, and a concrete pad under the canopy and surrounding the pumps designed with grooves around the perimeter to physically contain spills locally; (3) the stormwater management system has been designed in accordance with the NYSDEC Stormwater Design Manual, which requires redundant pre-treatment of the water quality volume for “hot spots”; (4) the project incorporates the use of both a hydrodynamic separator and a lined bioretention filter bed; (5) prior to stormwater entering the stormwater facilities from the “hot spot” areas, stormwater will be directed through catch basins with installed oil and debris hoods, and an oil stop valve will be installed to stop the flow of stormwater should significant amounts of petroleum products enter the stormwater collection system; (6) a professional analysis was submitted by the Applicant which concluded that much of the volume of any minor releases of fuel by customers incidental to vehicle fueling never enters the stormwater system and therefore would not enter groundwater, that any minute amounts that might enter the groundwater would not exceed water quality standards, and that the geology of the site includes a layer of dense till and/or rock which acts as a barrier to further migration of any groundwater which might contain minute or trace amounts of spilled fuel incidental to customer fueling; and it is further.

RESOLVED, that the Planning Board here by give a favorable recommends to the ZBA for the request variance under Chapter 223 of the Water Quality Control be granted.

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

Geoffrey Booth
Columbia Tpke and Sunset Road
Proposed - Multifamily project

2019-33/R20-R40-RMF-HC/178.-11-27.2&.1

Concept review for the board - send to Laberge for review.

Geoffrey Booth was present for this meeting

Scott Lansing, with Lansing Engineering, Geoffrey Booth and Geoffrey Know applicants were present for this meeting.

Mr. Lansing stated they are here to present a concept plan and they are looking for feedback from the board; they plan to follow the planned development process and request a referral to the Town board so they can pursue the PD. The property is currently vacant and is located along the south side of Sunset Rd. and west of the Columbia Turnpike. The property consist of 2 lots totaling 39.91 acres, one parcel has frontage on Sunset Rd. it is zoned RMF - R40 - HC - and a small section zoned R20, there is a mix of business and residential surrounding this site, there are both of state and federal wet lands on site and they are not proposing any direct impacts to that area, they also plan to do a lot line adjustment to merge the two lots, the concept plan will includes the construction of a 16 building Multi-Family complex containing 10 - 10 unit multi-family buildings and 6 - 22 unit multi-family buildings, and 1 - 6400 sq. ft. clubhouse/pool for a total of 232 units. The project will include associated parking but not all units will have a garage. But there is onsite parking for each building, all the roads in the project are to be privately owned, operated and maintained. As for parking the town requires for a project this size 464 spaces overall and they are proposing 501 spaces. 148 will be garage spaces and the balance of 353 will be exterior spaces. They are proposing sidewalks throughout the project. 75 percent of the project will be green space. And asked for questions.

Mr. D'Angelo asked if a large portion of the project in the R40 zone.

Mr. Lansing stated there is a mix of R40 and RMF

Mr. Aubin asked Mr. Lansing to point to the map and show the different zones.

Mr. Johnson stated he is not seeing a buffer in the back of the site next to the residential area on Sunset Rd. and he would like to see a site and sound buffer to protect the adjacent property owners. The property owners land and trees should not be considered part of your buffer. The buffer should be on your property. He wants to see those building moved and establish trees be put in. in the letter they stated there is municipal water and sewer on Sunset, which is incorrect. For safety reasons the town

doesn't like long cul-de-sac's and would like to see access to Columbia Turnpike and that will reduce the traffic on Sunset Road.

Mr. Lansing stated they will look into the buffers and will look into the water and sewer as well.

Mr. Shaughnessy stated he agrees with Mr. Johnson that they need to incorporate some way to include an access to Columbia Turnpike; also the sewer agreement with East Greenbush and the limit of capacity might put a limit on the amount of structures that can be built. He asked if they had considered single family houses and eliminating the number of apartments to help with the sewer issue.

Mr. Laberge stated for just a clarification about the storage units, he asked if they are involved with the existing storage units or are you building more.

Mr. Lansing stated the applicants of this project do not have ownership of the storage unit project, which is a separate parcel. Parts of the storage units are on the apartment lots and lot line adjustment needs to be done to put all the storage units on its own parcel.

Mr. Shaughnessy asked about the rough footage of the buildings, bedrooms and so on.

Mr. Lansing stated one and two bedrooms 800 sq. ft. to 1300 sq. ft.

Chairwoman Mayrer stated the next step is to start the application process.

MEMBER DISCUSSION

None

ADJOURN

Aubin moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning