**PLANNING BOARD MEETING – JUNE 5,2017**

**Called to order by: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

 **PRESENT MEMBERS ABSENT**

**Wayne Johnson, Acting Chair Denise Mayrer, Chairwoman**

**John LaVoie Nadine Fuda, Director**

**Lawrence D’Angelo**

**Paul Puccio**

**Andrew Aubin**

**James Shaughnessy**

**Attorney Robert Linville, Esq.**

**Richard Laberge, Planning Board Engineer**

**APPROVAL OF MINUTES — MAY 15, 2017**

Shaughnessy moved, AubinPuccio seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D’Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Opposed: None

**PUBLIC COMMENT**

**None**

**PUBLIC HEARING**

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**Melissa Knights read the hearing notice(s) as published in the Troy Record:**

A Duie Pyle, Inc. **published May 27 2017**

**Acting Chair Wayne Johnson directed the affidavit(s) of publication be made part of the hearing record(s).**

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Public Hearing Opened at 7:04 p.m. Public Hearing Closed at 7:11 p.m.

A Duie Pyle, Inc. 2017-5 /HC/220.-3-2.1

Rte. 9

Proposed- Site Plan Modification

Gavin Vuillaume spoke about the project and the site plan approval of the 23,000 sq. ft. and the purchase of 7 acres for a buffer between the business and the residential zones.

Mr. Laberge asked about the salt storage structure.

Gavin Vuillaume stated it will be a temporary salt structure will be in the parking lot to salt for the truck traffic; it will be 20 x 30 feet and will be open on one side to load the salt into the spreader.

Mr. Vuillaume stated they are also going to the ZBA for a variance on the distance from their own property line to the RA zone, to make this less egregious they have purchased 7 acres from the land owner behind their business.

There were no more questions or comments for the applicant.

**Public Hearing**

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**Melissa Knights read the hearing notice(s) as published in the Troy Record:**

Piasecki Steel Construction **published May 27, 2017**

**Acting Chair Wayne Johnson directed the affidavit(s) of publication be made part of the hearing record(s).**

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Public Hearing Opened at 7:12 p.m. Public Hearing Closed at 7:16 p.m.

Piasecki Steel Construction 2017-17/HC/210.-7-23.12

1264 US Rte. 9

Proposed – Site Plan Modification

Joe Forte, Piasecki Steel Construction was present for this meeting.

Mr. Forte stated they have addressed all of the items on the Laberge letter dated May, 31, 2017 (See Below).

Mr. Laberge stated the height of the evergreen trees for the screening should be 6 feet,

He also stated he recommends this board take action on this site plan modification and include the water quality control act.

Mr. Shaughnessy asked about the concrete apron he feels it should be 3500 P.S.I

Laberge letter dated : May 30, 2017

Re :Minor Site Plan Modification

Piasecki Steel Storage

SPB # 2017-17

We are in receipt of a plan last dated April 10, 2017 for the above referenced project. In addition, we are in receipt of a letter from Brewer Engineering Associates, P.C. dated April 20, 2017, and a Short Environmental Assessment Form (SEAF). We offer the following:

1. The project is subject to the Town’s Water quality Control Act (WQCA).
2. The proposed tree line should be modified to be a double staggered row of evergreens.
3. The proposed drywells require inlet protection during construction to prevent siltation.
4. Rim elevators should be provided on the proposed drywells along with spot elevations in the proposed yard area to show drainage patterns.
5. A typical pavement section detail is shown on the plans however no proposed asphalt is shown on the plan. Asphalt areas should be indicated or the detail removed.

If there are no other issues identified from the public hearing and if the Planning Board concurs, we recommend the following:

1. A Negative Declaration under SEQRA based upon the enclosed SEAF.
2. Approval of a Special Permit under the Town’s Water Quality Control Act subject to the standard initial term of 18 months.
3. Final approval of the site plan conditioned upon the items above and payment of all outstanding fees and satisfaction of all administrative items.

**WATER QUALITY CONTROL-**

Puccio moved Aubin seconded that the **SPECIAL PERMIT** under the Water Quality Control Act – Chapter 223 be granted; for an initial period of eighteen (18) months.

**CONDITIONS:**

1. This is in the HC Zone and requires a special permit for use in this zone. In addition, a special permit is needed under the Town’s Water Quality Control Law.
2. The Town’s Water Quality Control Act requires
	1. All storage of hazardous materials be stored inside in containers less than 60 gallons. The waster oil containers cannot exceed this volume.
	2. The building floor be impervious and be able to contain all spills. Therefore, the applicant is required to demonstrate that the floor is completely sealed as well as the bottom 4” of the wall. The thresholds of all doorways must be raised to create a berm to contain any spills.
3. We recommend that no storage or automotive service of any kind be permitted outside the garage.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D’Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

**SITE PLAN MODIFICATION**

Puccio moved, LaVoie seconded that the Planning Board be LEAD AGENCY.

 6 Ayes 0 Noes. Motion carried.

Ayes: Aubin, D’Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

Puccio moved, DeAngelo seconded a NEGATIVE DECLARATION.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D’Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

LaVoie moved, D’Angelo seconded APPROVAL of SITE PLAN MODIFICATION.

**Conditions,** The Laberge Letter. And the concrete apron increased to 3500 PSI.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D’Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

**Special Permit/ Site Plan**

SHS Holdings Co. LLC 2017-18/HC/178-11-26.1

1580 Columbia Turnpike

Proposed – Site Plan Modification

 New Signage

George Shannon. Land owner was present for this meeting.

Mr. Shannon stated he is here requesting a new sign to be installed using the existing monument; the proposed new sigh is 73” x 11’3” ( 66 sq. ft.), The allowable size by town law is 43 Sq. Ft.

After member discussion on the legal size with the applicant it was decided that the applicant was going to contact Saxton Signs and redo the sign.

All agree to come back to the next meeting.

**ADJOURN**

Puccio moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning