

**PLANNING BOARD MEETING – NOVEMBER 1, 2021
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
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Assistant to Director

MEMBERS ABSENT

APPROVAL OF DRAFT MINUTES — OCTOBER 25, 2021

Johnson moved, Shaughnessy seconded that the draft minutes be approved as amended as the official minutes of that meeting.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC COMMENT

None

Subdivision/ Lot Line

Schodack Golf

2021-38/R20 RA/188.-5-5.11

92 Schuurman Road

Proposed - 12 lot subdivision

Steve Hart, Hart Engineering was present for this meeting.

Laueance D'Angelo recused himself from this application.

Mr. Hart stated he wanted to update the board with a few modifications, first he is looking to schedule a public hearing for the next available meeting, he explained they made

the 11 building lots 60,000 square foot as required in the RA zone and the 12th lot of 283 acres which is remaining and will have the back 18-hole golf course. He showed the map to the board explaining the different zone stated the building inspector interpretation of the frontage on Schuurman Road is R20 and can remain at 150 feet and the rear of the property is RA and should have the lot size adjusted to 60k sq. ft. (see file for letter) with that they moved the rear boundary lines back about 140 feet to achieve the 60k sq. ft. this is the main change that was made. He has spoken to Ken Homes the highway superintendent on the drainage and the water department the ability to hook up to the district. There is a 12-inch water line that stops at the access drive to the golf course. They are looking to get a water district extension to get water to each home and be able to run to the new clubhouse.

Mr. Johnson stated he suggested the lots that are on either side of the access road have their driveways exit onto the access drive and not onto Schuurman Road.

Mr. Hart stated he did do a couple of things, first they made the setbacks along those lots forty foot just in case it ever became a town road, and they also oriented the house so the driveways could have a turnaround so they could pull out onto Schuurman Road instead of backing out.

Mr. Laberge asked Mr. Johnson if he was asking the applicant for the future should this become a town road by giving the lots easements to the existing driveway to the golf course or did he want them to have access now.

Mr. Johnson stated yes to the easement in case in the future it becomes a town road; it is not necessary to have access now. Also lots 1 and 2 are entirely in R20 zone, did you want to make them 60k, sq. ft. so the back lines are the same the rest of the lots.

Mr. Hart stated yes, he wanted to keep them uniform as much as possible.

Mr. Johnson stated he spoke to Mr. Hart about the drainage past this site and wanted to make sure that no more water will be going in that direction. There should be something on the plans showing this easement.

Mr. Hart stated what Mr. Johnson is talking about is a cross covert and there is a fair amount land that pitches down to it. He also followed up with Ken Holmes the Town Highway Superintendent and he had no immediate recollection as to what the problem was in that area, but he agrees with Mr. Johnson there is an easement there to keep the homeowners from filling in that area. It won't be on any of his maps because it is beyond the scope of their project.

Mrs. Fuda stated she believes it is an easement to the town.

Mr. Johnson asked if he was going to ask for water district go into the golf course or just to the homes at the front of the site.

Mr. Hart stated Mrs. Palmer said all 12 lots should be included, and if the pro-shop comes into operation at some point, they could run water without having to go for a water extension.

Chairperson Mayrer asked when will Mr. Hart be ready to have all questions answered for a public hearing.

Mr. Hart stated he is looking for the first meeting in December.

The board agrees to the December 6, 2021 to schedule the public hearing.

Aubin moved; LaVoie seconded to schedule this application for a public hearing on December 6, 2021

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

Recuse: D'Angelo

Site Plan /Special Permit

Albany off the leash

2021-33/RA/191-2-5.11

128 Boyce Road

Proposed - Site Plan Modifications

Steve Hart, Hart Engineering was present for this meeting.

Mr. Hart gave a brief up-date to the project, Mr. Ali will be working on the two existing buildings (Barns) and turn them into an office and a virtual training studio. He has received Mr. Laberges comment letter dated October 27, 2021. He is in the process of gathering some survey information, so he doesn't have all the information that he asked for. He is hoping within the next week or so to have all the comments answered. The virtual training studio will have the trainer and a dog to teach training to the owners, or others interested in learning how to train your dog. Mr. Johnson asked about the siding on the buildings, it will be white vinyl siding on the new construction and the existing buildings will remain red as they are the barns.

Mr. Johnson asked if he was working on the elevation showing what the buildings will look like.

Mr. Hart stated there is an elevation already he will share with the board, it's not a colored rendering that shows the white siding against the red barn.

Mr. Johnson stated so you are proposing to have white siding for the building closest to the driveway or both those buildings. Is there parking at the training studio?

Mr. Hart stated both buildings will be white, and the parking is at the main building and there will be a sidewalk to the training center.

Mr. Laberge asked about the lighting in the area of the office and training area.

Mr. Hart stated as soon as he get the topo for the area they can address all the comments at once. But he assumes there will need to have lights at the buildings and along the walkways. Also, the virtual training center will be used for training all across the country, he knows there was some concern on the noise and that will be attenuated with cement sound proofing and insulation.

Laberge Letter Dated: October 27, 2021

Minor Site Plan Modification Review & Special Permit

Ali Dog Retreat

SPB # 2021-33

We are in receipt of application materials for the above referenced project and offer the following comments:

1. The project requires minor site plan modification approval.
2. The project requires a modification to the special use permit under zoning as a kennel for the additional accessory uses which will require a public hearing.
3. The project is in the Direct Discharge Area of the Valatie Kill aquifer and is required to comply with Section 223-6(c) of the Town's Water Quality Control Act (WQCA), but does not require a special permit under this Town law.
4. Regarding SEQRA, we recommend that Board classify the proposed project as a Type I action since the previous action was a Type I action.

5. The applicant should provide the following information in a written project information narrative, along with any other information that they find will be helpful to describe the project.
 - a. Clarify the maximum number of employees in the office at any one time and the maximum number of employees on the site at any one time.
 - b. Clarify the maximum number of additional dogs on site to use the virtual training studio at any time.
 - c. Present information on how and what material will be used to soundproof the virtual training building, and how the sound will attenuate before reaching property lines.
 - d. Architectural elevations of the proposed building.
6. Regarding the plan submitted, show the following:
 - a. Any existing or proposed well(s) serving the proposed buildings to be constructed/utilized.
 - b. Any existing or proposed septic system(s) serving the proposed buildings to be constructed/utilized.
 - c. Any existing or proposed fuel storage tank(s).
 - d. Any existing or proposed lighting (all lighting must be full cut-off downlighting).
 - e. Any existing or proposed fencing and type.
 - f. Garbage and recycling area for the proposed buildings to be constructed/utilized.
 - g. Hard surface to both buildings for handicap accessibility.
 - h. Areas of ground disturbances.
 - i. Finish floor elevations and proposed grades.
 - j. All entrances and exits to both the proposed and existing buildings.
 - k. Erosion & sediment control details are needed.
 - l. Any outdoor storage areas. If none, then a prominent note to that effect should be added to the plan.

We recommend the applicant and their engineer provide additional written information and revisions to the plan for further review.

Shaughnessy moved; Leonard second to schedule the public hearing for November 15, 2021

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Anthony Monette/Kasselman Solar
3005 NY Rte. 150

2021-40/RA/190.-3-1.2

Proposed - ground mount and roof solar on barn Special Permit

Loreen Harvey, Kasselman Solar was present for this meeting

Ms. Harvey stated she is here on behalf of the owner Anthony Monette for a ground mount solar, the install will be a 5x5, 11 point, 13kw structure.

Mrs. Fuda stated this is a special permit for a ground mount only not the solar on the roof.

Mr. Johnson asked if there was a plan that shows property lines. And are we confident there is the 200 feet for the buffer.

Mrs. Fuda stated this does not need to be 200 feet it's not a utility solar project, this only needs a 50-foot setback it is a home ground mount solar project. To make sure they meet the 50-foot setback she asked Ms. Harvey the distance the barns are from the road and neighbors property line.

Ms. Harvey stated the trench to the barns are over 240 feet.

Mr. Johnson asked if we were going to require a survey of this application.

Mrs. Fuda stated she didn't think it was necessary to have one. You can still require a foundation location that will go to the building department of their files.

LaVoie moved; D'Angelo second to schedule the public hearing for November 15, 2021
7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Crown Castle / Dish Wireless
78 Route 150

2021-39/RA/189.-10-3.11-1

Proposed - Dish wireless new user on tower Special Permit

Dan Vadney, Crown Castle Project Manager was present for this meeting.

Mr. Vadney stated he is here on behalf of Dish Wireless regarding an application for an antenna modification for the existing Crown cell tower located at 78 Route 150. More specifically Dish Wireless is looking to install 3 antennas at the 88-foot level of a 192-foot monopole as well as a 5x7 foot ground equipment platform on the existing 6x10 ground equipment pad. He is here to answer any questions the board might have.

Mrs. Fuda stated all the members have a set of drawings. Normally this gets sent to our engineer Rich Laberge for review and check the calculations, we do need a public hearing because they are all by special permit as a new user on the tower. Just so you know every tower we have in town will be getting Dish Network.

Mr. D'Angelo asked if they have a sprint boom at the tower not that you could switch it. Mr. Vadney stated he can't answer as to when Sprint/T-Mobile look at the towers currently and he thinks they are making decisions how their networks are going to run from this point out. Right now, he is only here for Dish Wireless and their need.

Mr. Laberge asked if the Sprint equipment become obsolete?

Mr. Vadney stated he didn't think so, some if it can be used but he did know what they were doing he is here for Dish Network.

Mrs. Fuda stated before they can put this antenna up, they have to contact the Highway superintend because the town has a temporary bridge crossing the crick which has a weight limit on it.

Aubin moved; LaVoie seconded to schedule the public hearing for December 6, 2021
7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy
Oppose: None

Muslim Community of Troy
2655 Phillips Rd.
Proposed - Cemetery Special Permit

2021-34/RA/177-8-1.112 & 41

Mrs. Fuda stated there is no one here for this tonight they are just asking to have a public hearing schedule for the November 15, 2021.

After a discussion between Mr. Laberge and the board, there is too much that needs to happen in order for the public hearing to be held on November 15, 2021 so the decision was to move the applicant to the December 6, 2021 for their public hearing.

Johnson moved; D'Angelo second to schedule the public hearing for December 6, 2021
7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

ADJOURN

D'Angelo moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:38 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning