

PLANNING BOARD MEETING - AUGUST 21, 2017
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson
John LaVoie
Lawrence D'Angelo
Paul Puccio
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director

MEMBERS ABSENT

Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

APPROVAL OF MINUTES — AUGUST 7, 2017

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

7 Ayes. 0 Noes. Motion carried.

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

PUBLIC COMMENT

None

Recommendation to ZBA

Bruce Herron
259 Boyce Road
Proposed - front yard setback

Z769-17/RA/191-2-10

Bruce Herron, applicant was present for this meeting.

Mr. Herron stated his proposed garage is 3 feet into the setback. And due to the high shale hill in the back I cannot move the garage back any further.

RECOMMENDATIONS TO THE ZBA

D'Angelo moved, Puccio seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC HEARING

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Jeffrey Pinkowski (Harvester) published August 15, 2017
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 7:08 p.m.
Public Hearing was left open till the next meeting..

Special Permit

Jeffrey Pinkowski (Harvester) 2017-25/RA/226.-1-16.124
Anthony Spynopoulos (Land Owner)
7 Liberty Drive
Proposed - Timber Harvesting

Applicant was not present for this meeting.

Public Hearing / Special Permit

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Jill Wiston published August 15, 2017
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 7:16 p.m.
Public Hearing was left open till the next meeting..

Jill Wiston 2017-27/RA/208.-6-12
24 Drost Lane
Proposed- 2 Family Home

Applicant was not present for this meeting

Public Hearing / Special Permit

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Title of the project published Month Day, 2017
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).

Public Hearing Opened at 8:08 p.m.
Stuart Allen
257 Beaver Road
Proposed - Ground Solar

Public Hearing Closed at 8:10 p.m.
2017-28/RA/190.-11-23.1

Stuart Allen, applicant was present for this meeting.

Mr. Allen stated the ground mount solar is located 100 feet from the road. It is along the side of the existing driveway,

Mr. Puccio asked for the driveway to be shown on the map, the entrance is hidden with trees.

Mr. Allen explained the location of the driveway.

There were no more questions.

SPECIAL PERMIT

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes, 0 Noes Motion carried.

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

Oppose: None

D'Angelo moved, Puccio seconded that the **SPECIAL PERMIT** be: **GRANTED** for a period of **5 YEARS**

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Public Hearing / Subdivision

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

William Spring published August 15, 2017

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

Public Hearing Opened at 8:10 p.m.

Public Hearing Closed at 8:15 p.m.

William Spring
1488 Bame Road

2017-29/PD4/220.-9-4.11

Proposed - 2 Lot Subdivision

Original subdivision was file # 42-2005 approval dated 9/19/2005

William Spring, Applicant was present for this meeting.

Mr. Spring stated he did a subdivision a few years ago and that sale fell through, he then at that time put the land back together, he now has a buyer for the property and is here for another subdivision.

There were no more questions for the applicant.

SUBDIVISION

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

7 Ayes. 0 Noes . Motion carried.

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

Oppose: None

D'Angelo moved, Puccio seconded a **NEGATIVE DECLARATION**.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

Puccio moved, Shaughnessy seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: August 14, 2017 for approval of a 2 -lot subdivision entitled, "Spring 2 Lot", map prepared by: Cynthia Elliott, dated "March 20, 2017", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on August 21, 2017 at 7:15 p.m., and

WHEREAS, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

NOW, THEREFORE, BE IT RESOLVED, that the application of William Spring 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.

7 Ayes. 0 Noes. Motion carried.

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

Site Plan

Brian Olesen

2016-24/PD-3/189.-3-10-14

1836 Columbia Turnpike

Proposed - change in parking and signage

Brian Olesen, applicant was present for this meeting.

Mrs. Fuda stated the parking lot has been changed to better fit the traffic flow and he moved the sign back to its original spot because the new location was on the DOT right away.

Mr. Olesen stated the parking lot was checked out by the Planning office and the building inspector and was given the ok. And like Mrs. Fuda stated the sign was moved as to not be in the DOT right away.

SITE PLAN- APPROVAL

Aubin moved, Johnson seconded that the following approved site plan be adopted:

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION

Adjourn both items below to the next meeting

Special Permit

Jeffrey Pinkowski (Harvester) Public Hearing read at 7:08

Special Permit - Public hearing read at 8:16

Jill Wiston

ADJOURN

Puccio moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:25 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning