

PLANNING BOARD MEETING - JANUARY 4, 2016

CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman

Wayne Johnson

Lawrence D'Angelo

Andrew Aubin

James Shaughnessy

Nadine Fuda, Director

Attorney Robert Linville, Esq.

Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

John LaVoie

Paul Puccio

APPROVAL OF MINUTES — DECEMBER 21, 2015

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

5 Ayes. 0 Noes. Motion carried.

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

Public Comment

None

Site Plan/ Special Permit

Keller Construction

2015-46/HC/210.-4-15.1

Additions/ Alterations

1435 Rte. 9

Proposed - Site Plan Modification

John Keller applicant was present for this meeting.

Mr. Keller stated they are looking to add 2 metal buildings to the west side of their site at 1435 Route 9, the Morton metal building is 42 x 105 and the Star metal building id 36 x 40. Both buildings were from jobs they had done and are relocating them to their business.

Mr. Aubin asked if the building would be built on top of the gravel bank behind the garage/office building.

Mr. Keller stated no that would have to be moved to a different location on the site

Mr. Aubin asked if the bank had always been there or are they always adding to it.

Mr. Keller state it was always there, his uncle's house was built on that hill. The business bought the house from him and took it down.

Mr. Johnson asked about the addition to the office building, it looks to be closer to the highway boundary.

Mr. Keller asked if he was referring to the vestibule, that is just a design they were looking at, nothing is set in stone.

Mr. Johnson asked if there were any issues with zoning being that close to the right of way.

Mr. Laberge stated he was just looking at that and there seems to be some confusion on the property lines. But the map looks like the main building is 31.8 feet from the property line.

Mrs. Fuda stated the parking area in the front looks to be in the DOT right of way.

Mr. Keller stated the DOT right of way widens as it goes across the front of the property towards the north.

Mr. Shaughnessy asked about the two buildings being relocated and the last PE to sign the cert was in 1993. And asked Mr. Laberge if they have to meet today's building code? The requirements have changed significantly since 1993 in the areas of wind and snow loads.

Mr. Laberge stated as an engineer he would assume so. But that is a question for the building inspector.

Mr. Keller stated they spoke to the building department that if it is under a certain value then it wouldn't need a PE stamp.

Mr. Laberge asked if there were any utilities in the building.

Mr. Keller stated just power.

Chairwoman Mayrer asked what was going to be stored in the two building.

Mr. Keller stated cold storage, getting stuff out of yard and out of the elements.

Mr. Laberge asked if they were planning on a floor in the buildings.

Mr. Keller stated eventually yes.

Mr. Laberge stated if we are doing a site plan we may need a special use permit for the water quality and then we will need to know what will be stored in the building.

Mr. Keller stated what will be stored are parts, wood, unused equipment stuff like that.

Mr. Aubin asked if they were moving the gravel off site and bring the area down to grade.

Mr. Keller stated the gravel will be moved to a different area on site. And used at a later date.

Mr. Laberge asked if the height of the building was the normal 20 feet.

Mr. Keller stated the star building is 12 feet high and the Morton building is 20 feet high.

Mr. Laberge stated they will have to set up an escrow and he will do a quick review.

Mr. Keller stated he would like to separate the office addition from the two cold storage building relocation on the application. He will come back at a later date to do the addition.

This was sent to engineering.

Site Plan Modification

Thomas Kubiak

2015-48/HC/189.-10-12

1837 Columbia Turnpike

Proposed - site plan Modification

Ken Bandy, representing Thomas Kubiak applicant was present for this meeting.

Mr. Bandy stated Mr. Kubiak is looking to put up a shed and 2 car carport at his business (Owl View) located at 1837 Columbia Turnpike.

Mrs. Fuda asked if the area for the shed and carport was black topped.

Mr. Brady stated yes

Mrs. Fuda asked about the distance from the proposed structures and the property line.

Mr. Brady stated they are nowhere near the property line.

Mr. Laberge state the structure has to be a minimum of 5 feet.

SITE PLAN MODIFICATION

Johnson moved, D'Angelo seconded **APPROVAL** of **SITE PLAN MODIFICATION**.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Condition:

- need the flyer for the carport from the manufacturer.
- and the setbacks will be met.

Subdivision/ Lot line

Grooten Acres, LLC

2015-47/RA/225.-3-17 &-20

424 & 438 Schodack Landing Road

Proposed- 2 Lot and Lot Line

Fredrick Haley representing Joan Harris and John Grooten applicants.

Mr. Haley stated they are looking to do a 2 lot subdivision and a lot line. The land is owned by a John and Joan Grooten Acres LLC. They are taking the land on the south side of Schodack Landing Road and convey it into their own name. 29 acres are being attached to Joan's existing house. And the 20 acres are being attached to her brother John's property on the north side of Schodack Landing Road. This is a not for construction application it is farming only.

Mr. Johnson asked for the original lot lines be light and the new lot lines be dark..

After a lot of member discussion with the land surveyor they agreed to adjust the maps before the public hearing being set for February 1, 2016.

All agree to send this for a public hearing on February 1, 2016

MEMBER DISCUSSION

None

ADJOURN

Shaughnessy moved, D'Angelo seconded that the Planning Board meeting be adjourned.

There being no objections, Chairwoman Mayrer adjourned the meeting at 8:00 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning