

PLANNING BOARD MEETING - APRIL 21, 2014
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
Jim Church
Wayne Johnson
Lawrence D'Angelo
Paul Puccio
Andrew Aubin
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

John LaVoie

APPROVAL OF MINUTES — APRIL 7, 2014

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

PUBLIC COMMENT

None

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Servidone published April 21, 2013**

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

Public Hearing Opened at 7:02 p.m.

Public Hearing Closed at 7:08 p.m.

Servidone Inc.
1364 Rt. 9
Proposed - 7000 sq. ft. building

2013-7/HC/210.-7-41.12

Steve Hart, Hart Engineering, was present for this meeting

Mr. Hart explained the proposed site south of the existing Servidone business; they are proposing an additional 7200 sq. ft. building, the existing home and motel will be removed to accommodate the new building and parking. The existing septic was re-done due to

Rensselaer county health department requirements for the motel and home and will be more than sufficient the new office and warehouse. The town requires 48 parking spaces and they will be installing 30 and banking 18 spaces for the future if needed, they are going to construct a walkway to connect the two buildings. His April 10, 2014 letter (see file) is in response to the Laberge Group Letter dated April 3, 2014 (see file)

Chairwoman Mayrer stated this is still in the hands of the boards engineer and we will revisit this application at the next meeting.

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
James Pearson published April 21, 2013
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Public Hearing Opened at 7:09 p.m.

Public Hearing Closed at 7:11 p.m.

James Pearson
320 Waterbury Road
Proposed - Kennel for Dog Training Special Permit

2014-7/RA/221.-2-2.112

James Pearson, applicant was present for this meeting.

Mr. Pearson stated he is not looking to build a kennel building, but he is here requesting a special use permit for a kennel, the first reason he needs the permit is that he has 8 dogs of his own and by profession he is a dog trainer. He trains dogs in obedience, they come and stay with him in his home and are crated at night. He is putting in a perimeter fence he is not building houses for the dogs.

Chairwoman Mayrer asked if there were any questions for the applicant either from the public or the board.

Chairwoman Mayrer asked Mrs. Fuda if there is a law on the maximum allowed dogs in the town.

Mrs. Fuda stated there is no maximum in the law but the planning board can set a limit.

Mr. Pearson stated his application was requesting up to 20 dogs.

SPECIAL PERMIT

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

Puccio moved, Johnson seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

Puccio moved, Church seconded that the **SPECIAL PERMIT** be: **GRANTED** for a **period of 2 YEARS**.

Condition : no more than 20 dogs at any given time.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

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

Paige Two Lot Subdivision published April 21, 2014

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

Public Hearing Opened at 7:14 p.m.

Public Hearing Closed at 7:15 p.m.

John Paige

2013-34/HC/210.-7-31.171

20 Lape Road

Proposed - Two Lot Subdivision

John Paige, applicant was present for this application.

Mrs. Fuda stated this application went to the ZBA and have received the approval needed for this subdivision request.

Chairwoman Mayrer explained this is a caretaker house and is being subdivided off a commercial property to be sold as a single family residence.

Mr. Johnson asked if this can be converted back to commercial from a single family home at a later date.

Mrs. Fuda stated yes, this house is being considered a single family home but it is in a Highway commercial so at any time the current or future home owner can change it back to a commercial business site.

SUBDIVISION

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

D'Angelo moved, Aubin seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: October 21, 2013, for approval of a 2 - lot subdivision entitled, " Lape Road subdivision", map prepared by: Cornerstone Surveying & mapping dated " October 23, 2013", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on April 21, 2014 at 7:00 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 John Paige 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, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

MEMBER DISCUSSION

2013-35/HC/LB/200.-7-55.2

Jeffrey Goulet/Goulet Trucking

4143 US. Rt.20

Proposed - Trucking Contactor and Fuel Pumps

Jeffrey Goulet, applicant has requested to change his special permit to include an extra 2000 gals of fuel which will increase from 10,000 to 12,000.

Puccio moved, Church seconded that the ***SPECIAL PERMIT*** adjustment be: **GRANTED**
To change fuel tank from 10,000 gal tank to 12,000 gal tank

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, Mayrer, Puccio

Oppose: None

ADJOURN

Puccio moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning