

PLANNING BOARD MEETING - MAY 4, 2015  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman  
Wayne Johnson  
John LaVoie  
Lawrence D'Angelo  
James Shaughnessy  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Paul Puccio  
Andrew Aubin

**APPROVAL OF MINUTES — APRIL 20, 2015**

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**PUBLIC COMMENTS**

None

**PUBLIC HEARING - SUBDIVISION**

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

**Sue Goold Miller published April 24, 2015**

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

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Sue Goold Miller

2015-15/RA/199.-3-17.314

1297 Brookview Station Road

Proposed - 4 Lot Subdivision

Public Hearing Opened at 7: 05 p.m.

Public Hearing Closed at 7:08 p.m.

Ray Smith, Surveysmith was present for this meeting.

There were no public comments.

Mr. Laberge spoke about the storm water requirements, He stated small subdivision's like this will eventually be subject to the storm water regulations of both the town and DEC. So with this project having more than 1 but less then 5 acre of disturbance and is a residential subdivision he requested a note to be added to the subdivision map. When each building permit comes in they will need to have a basic swppp and file for permit coverage under the NYS storm water spedes program for construction activities.

Mr. Shaughnessy asked if the NOI is associated with the storm water discharge.

Mr. Laberge stated correct.

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

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

5 Ayes. 0 Noes . Motion carried.

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

Oppose: None

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

**WHEREAS**, a formal application was submitted to the Planning Board on: April 13, 2015 for approval of a 4 -lot subdivision entitled, "Sue Goold Miller", map prepared by: Surveysmith Land Surveying , dated "March 24, 2015", and

**WHEREAS**, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on PUBLIC HEARING DATE 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 Sue Goold Miller 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.

5 Ayes. 0 Noes . Motion carried.

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

## **SITE PLAN**

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**Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
The Spinney at Pond View Community Ctr. published April 24, 2015  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).**  
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The Spinney at Pond View Community Ctr.                      2015-16/R40/178.-4-2.2/2.16  
Pond View Rd.  
Proposed - Community Center Site Plan

Public Hearing Opened at 7:10 p.m.

Public Hearing Closed at 7:15 p.m.

Richard Tice and Tom Brewer from Brewer Engineering were present for this meeting.

There were no public comments

Mr. Johnson asked to have Spinney at Pond View check the light at the end or Pond View Road and Miller Road the light cast way out onto the Miller Road, they should be cast down lighting.

Mr. Tice stated he is not sure if it was a requirement back when Spinney was built.

Mr. Laberge stated he does not ever recall approving the lighting on Pond View Drive.

Mr. Shaughnessy asked for some clarification on both the Laberge letter dated April 30, 2015, the letter refers to the Planning Boards last meeting on April 29, 2015 when in fact the meeting was on April 20, 2015 and the Brewer Engineering letter dated April 27, 2013. Were these issues addressed at that time?

Mr. Tice stated correct, they are currently working on the current Laberge letter dated April 30, 2015. ( see Below ) the reason for the new drawings pages 1 and 2 are reflecting the changes due to the Laberge letter.

Mr. Laberge spoke about his letter and stated the items are pretty straight forward.

Mr. Tice spoke about the cross easements and that they are being prepared by the title company and will be submitted for review.

Mr. Johnson asked about the banked parking in the back of the main building should they be added to this set of plans.

Mr. Laberge stated he went back and reviewed the parking analyses of the entire site from back in 2013. He looked at the combined parking requirements for the office build and the community center, basically at the time we felt that the two parking lots offered enough parking for everything and the uses of the community center would be off peak uses of the office building ...

Mr. Tice stated with the existing and banked parking they far exceed the towns requirements.

*Laberge letter dated: April 30, 2015*

*Re: Site Plan Review  
Spinney Community Center  
SPB # 2013-20  
Town of Schodack Planning Board*

*We are in receipt of plans dated April 27, 2015 for the above referenced project. In addition, we are in receipt of a letter from Brewer Engineering of the same date, and a Short Environmental Assessment Form (SEAF). We offer the following:*

- 1) In our letter dated September 12, 2013, we recommended approval of the use of banked parking and further recommend a minor lot line adjustment to provide the area for parking. The minor lot line approval was approved and re-affirmed for filing purposes at you meeting of April 29, 2015.*
- 2) Cross easements for access, maintenance, parking, etc. should be filed between the two parcels before the site plan is signed.*
- 3) A note should be added near the lamp post legend indicating: "All exterior lighting including building mounted lighting shall be full cut-off down lighting."*
- 4) The applicant has shown the location for a dumpster. The dumpster should be screened by a privacy fence.*
- 5) The landscaping plan should be augmented to include some landscaping on the outside of the fence on both the northeastern and southwestern portion of the fence.*
- 6) A note should be added to the plan indicating: "No other outside storage allowed".*

*The plans as submitted are sufficient for a conditional final approval. If the Planning Board concurs, we recommend the following:*

- a) A Negative Declaration under SEQRA based upon the enclosed SEAF.*

- b) *Final approval of the site plan conditioned upon:*
- i) *Satisfaction of the outstanding issues above.*
  - ii) *Payment of all outstanding fees and satisfaction of all administrative items.*
  - iii) *Creation of an escrow account for Engineering Review of the construction of the site plan as needed.*

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

Conditions: approve as submitted with that the additional parking decimation meet the recommendation stated and the board's attorney receives the easements.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

**MS-4 Storm water Report published April 30, 2015**

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

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MS-4 Storm water Report

Public Hearing Opened at 7:20 p.m.

Public Hearing Closed at 7:22 p.m.

Mrs. Fuda read the public notice (see below)

There were no public comments

**NOTICE  
TOWN OF SCHODACK**

*Please take notice that the Town of Schodack will conduct a public hearing on **Monday May 4, at 7:00 p.m.** on the MS4 Annual Report.*

*The Stormwater Management Plan and Report is available for review at the Planning Office, during normal business hours and on line at [www.schodack.org](http://www.schodack.org) Said hearing will address questions from the public regarding the activities the Town has undertaken and will undertake in the future regarding storm water pollution.*

*Said hearing will be held at the Schodack Town Hall, 265 Schuurman Road, Castleton, NY, at which time all interested parties will be given an opportunity to make comments.*

*All written comments will need to be submitted to the Planning Office no later than May 15, 2015*

*Nadine Fuda*

*Stormwater Management Officer*

LaVoie motion Johnson second to accept the MS4 report as submitted.

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

#### **SITE PLAN/ SPECIAL PERMIT**

MJ Engineering & Land Surveying

2015-8 & 2014-34 /PD3/178.-12-31

7 Empire State Boulevard

Proposed - Site Plan/SP

Applicant did not show up for meeting.

Mr. Laberge spoke briefly on the plans that were submitted and spoke about the traffic trip report.

#### **MEMBER DISCUSSION**

**ADJOURN**

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

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning