

Approved
12/3/24

Village of Voorheesville
Planning Commission Meeting
Village Hall, 29 Voorheesville Avenue
October 1, 2024

Present: **Chairperson** Kathy Fiero, **Board members;** Jessica Burns, Todd Curley, Michael McTague, Stephen Reilly, David Prendergast, Carrie Terraferma, **Building Inspector/Code Enforcement Officer** Steve Mason, **Attorney** Rich Reilly and **Deputy Clerk-Treasurer** Francine Rychcik

Others: **Applicant** Shane Gonyea (1 Countryside Lane) and **Trustee** Jack Stevens

On the agenda:

1. *Discussion for the Site Plan Review for a new 6,000 sq/ft commercial building to be used for indoor recreational activities for 1 Countryside Lane (JC Pops Industrial Park, LLC).*
2. *Discussion for the Site Plan Review and Special Use Permit for the outdoor storage of recreational vehicles/boats for 1 Countryside Lane (JC Pops Industrial Park, LLC).*

Chairperson, Kathy Fiero opened the meeting at 6:59 PM.

Minutes

The Board reviewed the minutes from the June 11, 2024 meeting. **Upon a motion from Board Member Reilly and a 2nd from Board Member McTague, the Board unanimously approved the minutes from the June 11, 2024 meeting.**

Discussion Items

Chairperson Fiero began the meeting by indicating that the application is for two separate requests:

1. Site Plan Review for a fourth building.
2. Site Plan Review and Special Use Permit for the commercial storage of recreational vehicles on the property.

Shane Gonyea presented the plans for the construction of a 60' x 100' - 6,000 sq/ft single-story warehouse to be used for sporting activities. He mentioned that the building would be slightly taller than the other buildings, but the aesthetics would be similar. This would be the fourth building on his site and would be located at the entrance of the property off School Road (currently where the car sales are located).

Mr. Gonyea also presented plans for an outdoor storage facility for Recreational Vehicles/Boats to be located at the back of his property. A gate will separate the storage facility from the warehouses on the property. Downward lighting will be placed at the gate.

Member Reilly requested clarification on the parking. **Mr. Gonyea** noted that the plans show eleven spots, but that parking could be expanded to the back of the building near the railroad tracks. **Member** Reilly also wanted to know the impact that the new building and the storage area would have on the trees.

The plan should properly delineate the tree line. **Mr. Gonyea** responded that the impact on trees would be minimal and that he will have the tree line more clearly marked on the Plan.

Member Curley requested that the Site Plan provided by the applicant and drawn up by LM Associates Consulting Engineering should be updated with all the designated parking spots. The gate and lighting should also be marked on the plan. In addition, the Plan should note code compliance.

Member Burns inquired as to the accessibility of the storage facility and if storage will be year-round. **Mr. Gonyea** indicated that the storage will be year-round and each renter will have their own access to the facility.

Mrs. Fiero expressed concern with an increase in traffic.

Member Prendergast expressed concern about the ability of fire trucks to access the property. **Village Attorney Reilly** noted that the completed Site Plan can be sent to the Fire Chief for review. **Member Prendergast** also expressed concern on the self-access of the storage facility. A discussion took place about placing hours of operation on the storage facility. He also mentioned that if the sales of vehicles will continue, that designating parking spaces on the plan would be beneficial.

The Planning Commission agreed to set a Public Hearing subject to review from the Albany County Planning Board. The Planning Commission suggested that the following items be included in the Site Plan, prior to submission to the Albany County Planning Board:

1. Tree line more clearly delineated as to show any impact.
2. Parking spots for all recreational facilities clearly noted.
3. Egress and Ingress at the entrance and throughout the property clearly marked.
4. The gates separating storage facility and recreational buildings included in plan.
5. Lighting to be clearly marked.
6. General code compliance.

The items should be provided in such a timely manner as to allow the Village Building Inspector to submit the Site Plans to the Albany County Planning Board for their review prior to the Public Hearing.

Board Member Jessica Burns made a motion that the Board set the Public Hearing, subject to review from the Albany County Planning Board, for November 12, 2024 at 7:00 PM for the Site Plan Review and the Special Use Permit for 1 Countryside Lane. The motion was seconded from Board Member Curley.

The vote was Chairman Fiero - Yes, Board Member Burns – Yes, Board Member Curley - Yes, Board Member McTague- Yes, Board Member Prendergast - Yes, Board Member Terraferma – Yes. The motion passed unanimously.

David Prendergast indicated that he will be resigning from his position on the Planning Commission and will provide a written resignation letter. He stated that he enjoyed his service and it's been nice to see the Village grow and prosper over the years. The Board thanked him for his 17 years of service and wished him well in his future endeavors.

At 7:36 PM upon a motion by Board member Fiero and a 2nd by Board member Prendergast, the meeting was adjourned. All agreed, motion passed.

Schedule of Upcoming Meetings and Events

Date	Day	Time	Event
November 12, 2024*	Tuesday	7:00PM	Public Hearing-Tentative

*Moved to December 3, 2024

Submitted Respectfully,

Francine Rychcik

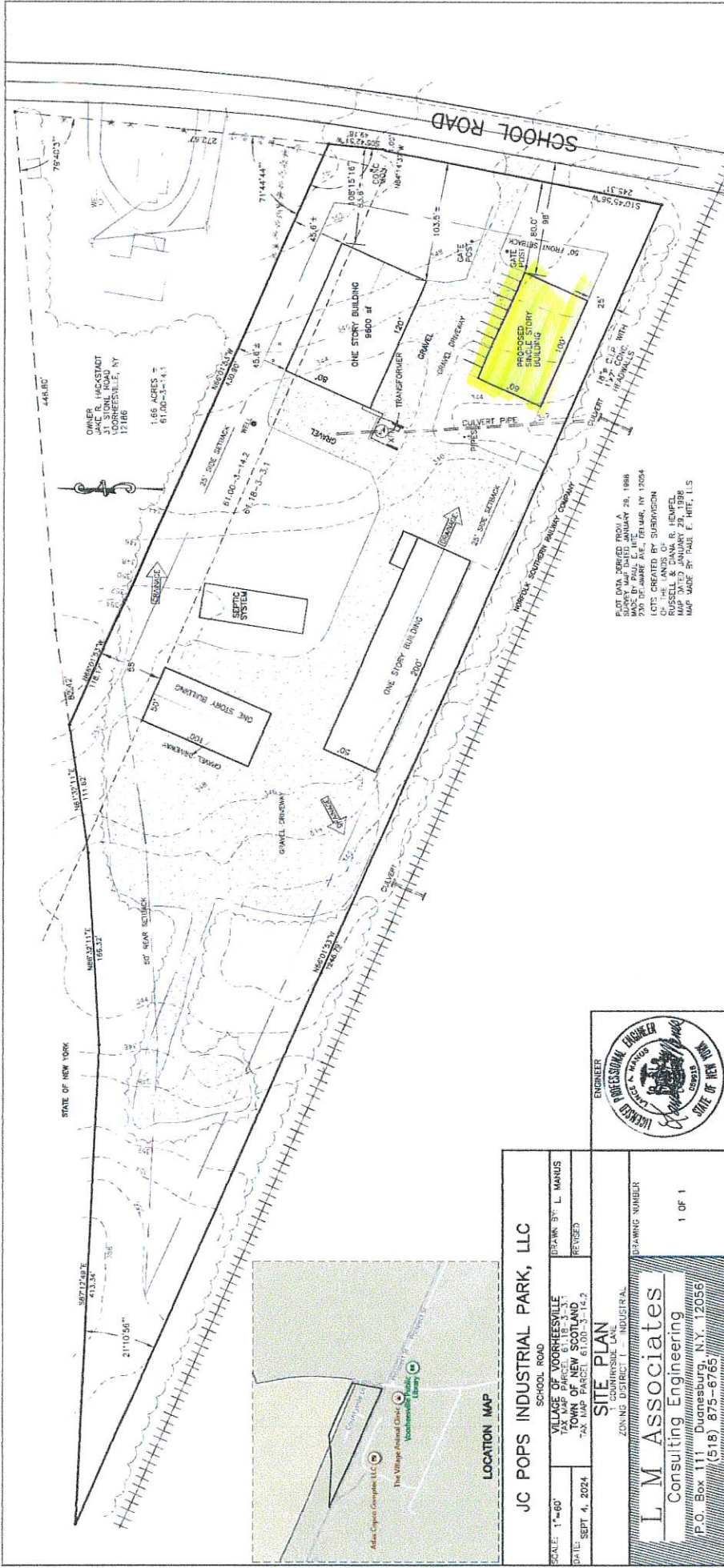
Francine Rychcik,

Deputy Clerk Treasurer

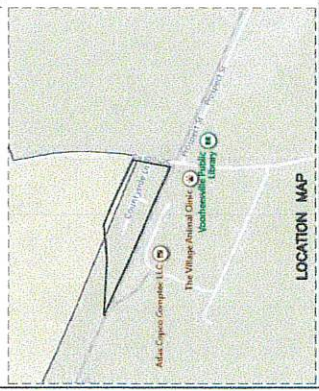
Date: 12/3, 2024

Submitted Respectfully,

Francine Rychcik
Deputy-Clerk Treasurer



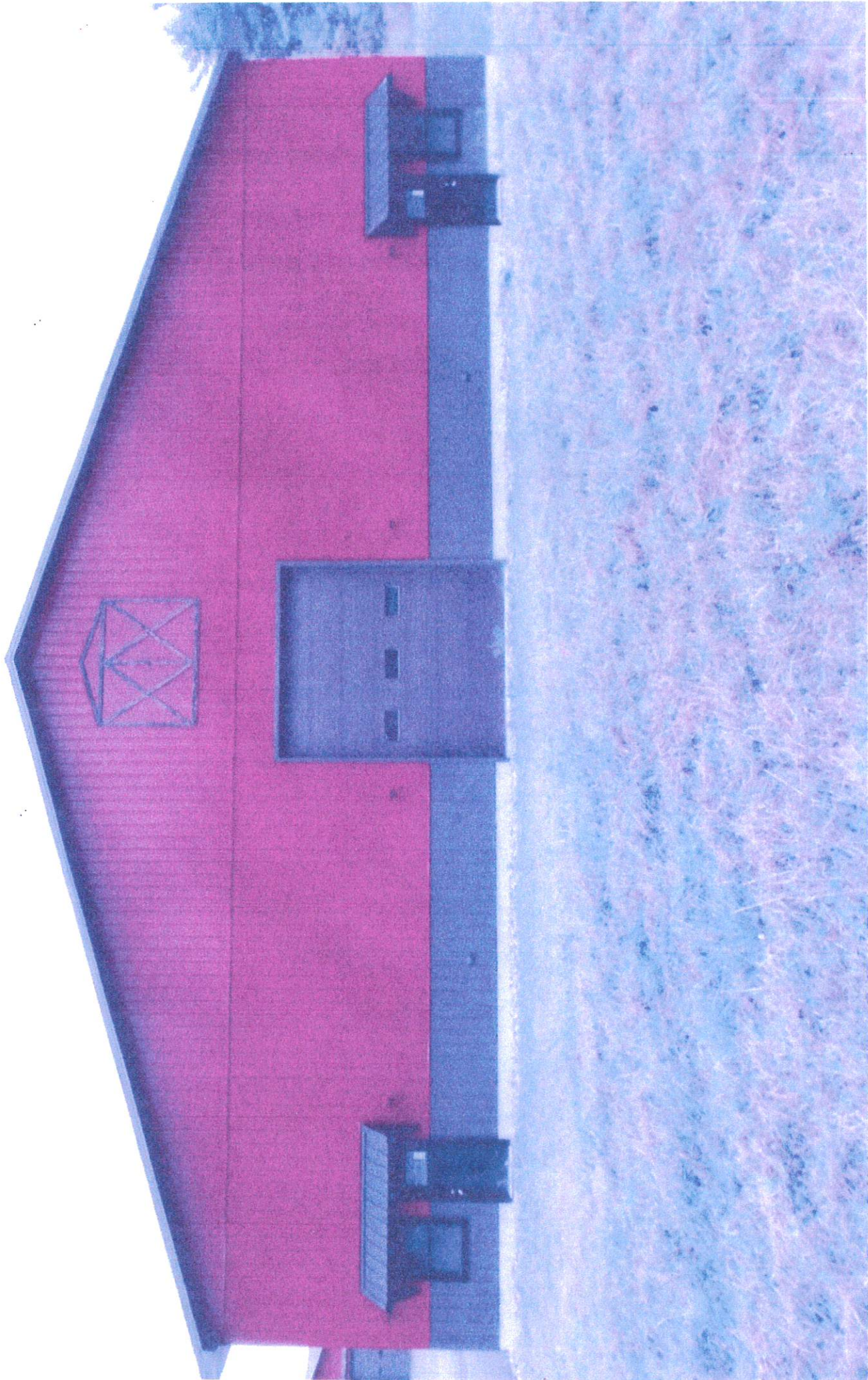
POINT DATA DERIVED FROM A
 SURVEY MAP DATED JANUARY 29, 1988
 230 DE JANEY AVE., TENARA, NY 12054
 LOTS CREATED BY SUBDIVISION
 OF THE LANDS OF
 G. B. HEMPEL
 MAP DATED JANUARY 29, 1988
 MAP MADE BY PAUL E. HITE, I.L.S.



JC POPS INDUSTRIAL PARK, LLC SCHOOL ROAD VILLAGE OF VOORHESVILLE TAX MAP PARCEL 61.18-3-3.1 TOWN OF NEW SCOTLAND TAX MAP PARCEL 61.00-3-14.2		DRAWN BY: L. MAIUS REVISED
SCALE: 1"=60' DATE: SEPT 4, 2024	SITE PLAN 1. COUNTRYSIDE LANE ZONING DISTRICT: INDUSTRIAL	
L M Associates Consulting Engineering P.O. Box 1111 Duaneburg, N.Y. 12056 (518) 875-6765		DRAWING NUMBER 1 OF 1



Front Road View



DRIVEWAY SIDE VIEW



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

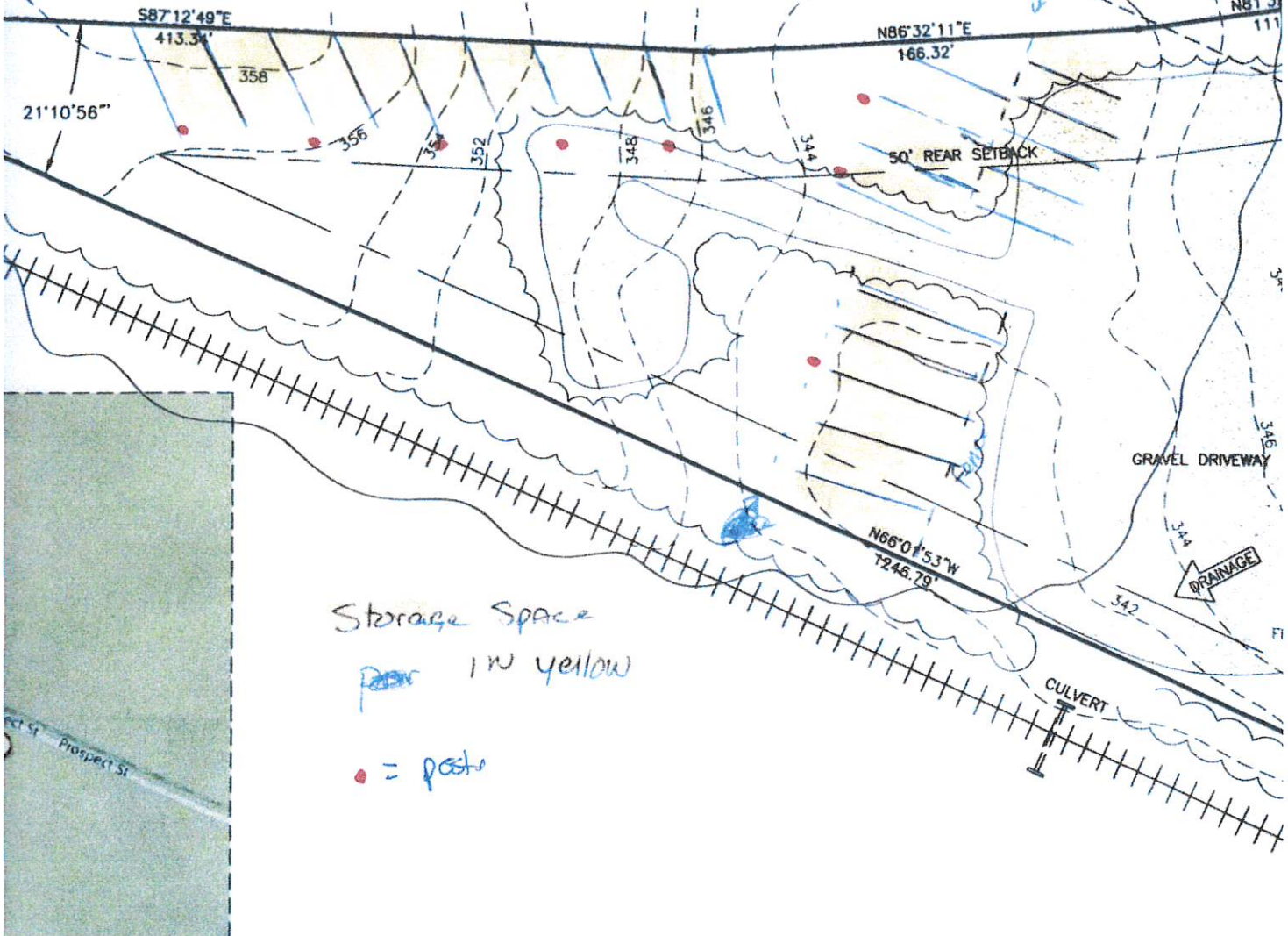
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
<div style="text-align: center; font-size: 1.2em; color: blue;">JC Pops Industrial Park LLC</div>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
1 Country Side Lane Voorheesville NY 12186			
Brief Description of Proposed Action:			
Construction for 60x100 Single Story Building for Sports Activities			
Name of Applicant or Sponsor:		Telephone: 518 229-2280	
S. HANE GONZA JC Pops Industrial Park LLC		E-Mail:	
Address:			
1299 Setto Haric Dumpike			
City/PO:		State:	Zip Code:
DUARSBURG		NY	12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.30 acres	
b. Total acreage to be physically disturbed?		0.40 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): mixed use Business Retail			
<input type="checkbox"/> Parkland RECEIVED			

SEP 20 2024

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

STATE OF NEW YORK



Storage Space
 per 1W yellow
 • = posts

TRIAL PARK, LLC

ROAD

DORHEESVILLE
 L 61.18-3-3.1
 W SCOTLAND
 L 61.00-3-14.2

DRAWN BY: L. MANUS

REVISED

PLAN

SIDE LANE
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N.Y. 12056

DRAWING NUMBER

1 OF 1

ENGINEER



Short Environmental Assessment Form

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Instructions for Completing

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Name of Action or Project:			
Project Location (describe, and attach a location map):			
1 Country Side Lane Voorheesville NY 12186			
Brief Description of Proposed Action:			
Storage			
Name of Applicant or Sponsor:		Telephone: 518 229-7280	
<div style="color: blue;">Shane Gonyea JC Pops Industrial park LLC</div>		E-Mail:	
Address:			
1299 Schottanic Drumpike			
City/PO:		State:	Zip Code:
Duanesburg		NY	12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 1.50 acres			
b. Total acreage to be physically disturbed? .40 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.69 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): mixed use Business Park			
<input type="checkbox"/> Parkland			


		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____ Existing Downspout Culvert _____		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>SHANE BONNER</u>	Date: <u>9/20/24</u>	
Signature: 	Title: <u>owner</u>	

PRINT FORM



Attendance Sheet

Committee

PC

Please clearly print name

Meeting Date:

10-1-24

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Shane Gonyea

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