

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
September 4, 2019

PUBLIC HEARING

7:31 P.M. Choice Physical Therapy Special Use Permit (Tax Map #71.9-2-1) Joe and Erin Napoleone, the applicants, appeared. Mr. Napoleone provided the Board with a brief summary of the application to operate a physical therapy business on property located at 290 Speigletown Road, Troy, NY. Joe Napoleone stated that the current physical therapy business is located in Troy. In addition, Mr. Napoleone stated that the Speigletown office hours of operation are proposed to be from 7 am to 7 pm with limited availability on Saturdays. There was no public comment. The hearing was closed at 7:34 pm.

REGULAR MEETING

7:35 P.M. Members present were: Chairman Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley.

The minutes from the August 7, 2019 meeting were reviewed. Scott Wiley made a motion to approve the minutes as submitted. Dan Clow seconded.

Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Wiley

Nays: None

Abstention: Weir

Chairman Alessandrini stated that the Clement application for a Special Use Permit for the operation of a small engine repair business on Milky Way was tabled until the October meeting in order to allow Mr. Clement to complete his research with regard to the International Building Code requirements that relate to the proposal.

Choice Physical Therapy Special Use Permit (Tax Map #71.9-2-1) Joe and Erin Napoleone, the applicants, appeared. The proposal is for the operation of a private physical therapy office on a .2 acre lot in a Hamlet District; the building, originally a one-room schoolhouse, most recently functioned as a dental office and is located at 290

Speigletown Road (NYS Route 40). The Board accepted an aerial view of the property as a site plan and determined that seven parking spaces for medical personnel and patrons would be sufficient for the expected number of patients and staff. One additional space is allocated for handicapped accessible parking. The applicants submitted a proposed design for the signage which will be attached to the front of the building. The 48" X 18.25" sign is planned to be double-sided and will be lit with gooseneck lighting. The sign meets Zoning Code regulations. The Board noted that the use is compatible with the area and consistent with the most recent use as a dental office. The Napoleones stated that the proposed opening date is September 30, 2019.

Brian Davidson made a motion to issue negative declaration of environmental significance under SEQRA. Elizabeth Hale seconded.

Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Weir, Wiley

Nays: None

Scott Wiley made a motion to grant a special use permit and site plan approval. Dan Clow seconded.

Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Weir, Wiley

Nays: None

Herkert Properties Pre-filing Conference (Tax Map # 12-2-13.133). Brian Holbritter, land surveyor, appeared to propose a two lot subdivision of an 11.40± acre parcel from a total of 18.97± acres and located in an RA district on the northwesterly side of Hayes Road. Two long driveways from Hayes Road are planned as access to the two proposed flag lots, each measuring 5.15± acres (Lot 4B) and 6.25± acres (Lot 4A). Mr. Holbritter noted that Lot 4B has received RCHD approval; RCHD approval is pending for Lot 4A. Mr. Holbritter stated that approval may be received from RCHD by next month's meeting. There are established residences on Lots 2 and 3. He added that construction of a residence may soon begin on Lot 1. A public hearing may be scheduled for the October meeting.

Anatriello Pre-filing Conference (Tax Map # 30-4-6.1). Brian Holbritter, land surveyor, appeared to present a proposal for the subdivision of a 2.03± acre lot, including a residence and barns, from a 30.12± acre parcel located in an RA district on Howland Avenue. Lillian Anatriello and her granddaughter were present. Residual acreage will remain vacant. Public hearing may be scheduled for the October meeting.

OTHER

Chairman Alessandrini noted:

1. That an application may be filed next month for the development of a community solar facility on the property of Gary Viall located on 15.04± acres at 36 Stillwater Bridge Road. A pre-filing conference may be included on the October meeting's agenda.
2. That a Planning and Zoning School will be held in Lake George on Thursday, September 26th. Information with regard to the classes and registration was

circulated to the Board members.

Brian Davidson made a motion to adjourn the meeting at 8:03 p.m. Wayne Akin seconded.

Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Weir, Wiley

Nays: None

Abbreviations

NYS – New York State

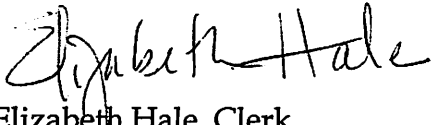
RA- Residential/Agricultural District

RCHD – Rensselaer County Health Department

SEQRA – State Environmental Quality Review Act

Respectfully submitted,

date: October 3, 2019

A handwritten signature in black ink, appearing to read "Elizabeth Hale". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke