

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke

December 4, 2019

PUBLIC HEARING

There were no public hearings.

REGULAR MEETING

7:30 P.M. Members present were: Chairman Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Robert Weir and Scott Wiley. Elizabeth Hale was absent. Deputy Town Attorney Kristin Pratt was present.

The minutes from the November 6, 2019 meeting were reviewed. Chairman Frank Alessandrini recommended that the November minutes and the draft Clement decision be amended to reflect the fact that the Board issued the special use permit on a temporary basis, in part due to the stated hardship, despite the fact that the use as a small engine repair is not entirely consistent with the neighborhood. Scott Wiley made a motion to approve the minutes as amended and Wayne Akin seconded.

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

Nays: None

OLD BUSINESS

Herkert Properties Subdivision (Tax Map # 12.-2-13.133).

Brian Holbitter, land surveyor, appeared to provide the Board with an update regarding a two-lot subdivision of an 11.40± acre parcel located in an RA district on the northwesterly side of Hayes Road. A public hearing on the application was held in November and a decision was held pending RCHD approval and driveway reconfiguration. Mr. Holbitter noted that he amended the location of the proposed driveways to be located less than 500' from the road with turn arounds. Additionally, the RCHD issued a conditional approval, pending Planning Board approval. The Board discussed including a condition that the proposed driveways be built in substantial compliance with the depiction on the subdivision map and that the subdivision map include a notation that "driveways for both lots shall be built in substantial compliance with subdivision map and such shall be a condition of issuance of a certificate of occupancy." The subdivision map including this condition shall be signed by the Planning Board Chairman and filed with the Rensselaer County Clerk's Office. This

filing will sufficiently notify future purchasers and title searchers of the required condition.

Dan Clow made a motion to issue a negative declaration under SEQR. Robert Weir seconded.

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

Nays: None

Wayne Akin made a motion to issue preliminary subdivision approval with the condition related to driveway construction to be included on the subdivision map to be signed and filed with the County Clerk's Office. Scott Wiley seconded.

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

Nays: None

Dan Clow made a motion to issue final subdivision approval with the condition related to driveway construction to be included on the subdivision map to be signed and filed with the County Clerk's Office. Robert Weir seconded.

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

Nays: None

Tyler Fane Subdivision (Tax Map #61-1-20.12, -20.112, -20.116)

The Planning Board briefly discussed the application of Tyler Fane which is being handled by Mark Danskin, L.S. The subdivision is located in a Residential district off NYS Route 40, north of Irish Road. The proposal is to subdivide 6.36 acres from the Kent Mark Fane parcel, 2.36 acres from the Pat Casale parcel and 1.11 acres from the Donald Fane parcel to combine those parcels into a single building lot of approximately 9.83 acres with 50 feet of road frontage. All involved landowners have consented to the proposal. Mr. Danskin has reconfigured the proposed driveway and plans to present it to the Board. The Board plans to hold a public hearing on the proposal at the January meeting.

Heer/Stevens Lot Line Adjustment (Tax Map #71.-1-10.12)

Dean Heer appeared to present a proposed lot line adjustment at 70 Hillview Drive. The proposal is to convey approximately 1.08 acres owned by June Stevens to Dean and Diane Heer. Dan Clow reminded the Board of the necessity to obtain the written approval/consent from June Stevens. Chairman Frank Alessandrini agreed and recommended a conditional approval pending the consent of June Stevens. Kristin Pratt advised the Board that the application was a Type II action under SEQRA and therefore a SEQR determination was not required.

Dan Clow make a motion to grant approval of the lot line adjustment permitting June Stevens to convey 1.08 acres to Dean and Diane Heer, pending written consent/approval from landowner June Stevens. Scott Wiley seconded.

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

Nays: None

Kardas Farm Special Use Permit (Tax Map # 3.-1-1.1)

No representative of the proposal for a special use permit to operate a wedding venue at 300 Kardas Road appeared. Chairman Alessandrini noted that the application is incomplete as the map does not show where the buildings or proposed parking is located. Kristin Pratt noted that the property is already operated as a wedding venue and that the residence on the property appears to be available for rental by wedding parties. Therefore, the Uniform Building Code will need to be consulted to ensure that in the event a special use permit is issued, that the building meets Code requirements for this purpose. The Board also discussed the fact that septic disposal would need to be addressed.

The Board also discussed the fact that the January Planning Board meeting falls on January 1, 2020 and therefore needs to be moved to the following Wednesday, January 8, 2020 at 7:30pm. Kristin Pratt will issue the appropriate notices related to the meeting change.

Wayne Akin made a motion to adjourn the meeting at 7:56pm. Dan Clow seconded.

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

Nays: None

Abbreviations

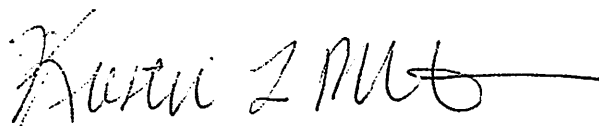
RCHD – Rensselaer County Health Department

SEQRA – State Environmental Quality Review Act

RA- Residential/Agricultural District

Respectfully submitted,

date: January 8, 2020

A handwritten signature in black ink, appearing to read 'Kristin L. Pratt', followed by a horizontal line extending to the right.

Kristin L. Pratt, Deputy Town Attorney,
Planning Board, Town of Schaghticoke