

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke

February 3, 2020

The Planning Board met, in accordance with the Governor's Executive Orders, as updated, via videoconferencing/ teleconference utilizing the Zoom Application on Wednesday, February 3, 2021.

Kristin Pratt, Deputy Town Attorney, explained the Zoom Application. Attorney Pratt stated that the meeting was being recorded, would be available on the website and would be later transcribed. Atty. Pratt stated that minutes were being taken and that the chat feature was available for assistance with technical difficulties and that e-mail could also be used, should the chat feature not work. In addition, Atty. Pratt emphasized that public comments were better expressed verbally than through the chat feature in an effort to capture all public comments in a format that can be preserved.

PUBLIC HEARING

7:33 PM Charde Special Use Permit (Tax Map #60.-1-13.112). Chairman Alessandrini read the Notice of Hearing. Matthew Charde, the applicant, appeared and stated the he is proposing to construct a residence on 3.2± acres of his vacant land located in an HC district at 2014 River Road. Mr. Charde submitted an application for a Special Use Permit to allow the construction of a residence within a HC district. There was no public comment. The hearing was closed at 7:40 p.m.

REGULAR MEETING

7:40 P.M. Members present were: Chairman Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, and Scott Wiley. Robert Weir was absent.

Deputy Town Attorney, Kristin Pratt was present. In addition, there were representatives for several applicants and members of the public who appeared through Zoom.

The minutes from the January 26, 2021 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Scott Wiley seconded.

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

Nays: None

Charde Special Use Permit (Tax Map #60.-1-13.112). Matthew Charde, applicant, appeared before the Board to present a proposal to construct a residence on a 3.2± acre parcel of land, an existing lot, located in a HC district at 2014 River Road. Chairman Alessandrini shared the tax map on the screen. The parcel is accessible from Calhoun Drive and is approximately ½ mile from the dam, heading east. In order to build a residence in a HC district, the Zoning Code requires a Special Use Permit. Chairman Alessandrini noted that the parcel is located in close proximity to the Fane-owned commercial property and, for that reason, the parcel may have been included as HC property when zoning districts were established. In addition, Mr. Alessandrini stated that a response was received related to the application from the Rensselaer County Office of Economic Development and Planning which indicated that the decision was left to local consideration. The application fee was received on February 4, 2021.

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

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

Nays: None

Wayne Akin made a motion to grant a Special Use Permit to allow the construction of a residence in a HC district. Scott Wiley seconded.

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

Nays: None

Legacy Lot Line Adjustment (Tax Map #41.-1-91 and -92). Brian Holbitter, land surveyor, appeared to represent the applicant, Dan Legacy for a proposal for a lot line adjustment of .29± acres, triangular in shape, to be waived from Lot #4 to Lot #1, an adjacent 2.17± acre lot to create a 2.46± acre lot located in an RA district on the easterly side of Northline Drive. As a result, Lot #4 will measure 15.57± acres. Mr. Holbitter stated that Mr. Legacy would like to increase the size of Lot #1 in order to locate the driveway in a position with greater safety and sight distance.

Brian Davidson made a motion to approve the lot line adjustment. Dan Clow seconded.

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

Nays: None

West Wind Farms Solar Farm Expansion (Tax Map #22.-1-1.121) Patrick Mulkern, Sr. Project Engineer, Maser Consulting, appeared to represent the applicant and owner, James Czub, for an expansion of the West Wind Solar Farm located in an RA district on Verbeck Avenue. Dan Farnan of Maser Consulting was also present. Chairman Alessandrini distributed the applicant's and consulting engineer's correspondence to the Board prior to the meeting, as well as Forefront Power's preliminary maps. Correspondence from Laberge engineering, the Town's engineering consultant, was received, denoting that three comments from the Board would be needed: response from the Fire Official for approval of the 12' width of the access road and for the proposed turnaround, approval for the required warning signage, and the 12'

maximum height of equipment on the proposed solar site.

Elizabeth Hale, Board member, referred to Map C-004 and asked about archeologically sensitive areas that are delineated on the map. Dan Farnan stated that the archeological survey shows sensitive areas as defined in Phase I of the Solar Farm. The sensitive areas are marked as Locus 1,2,4,5,6 and Feature 1. Feature 1 encompasses broken glass and fragments of farm implements from the period when Amos Briggs owned the property. Unlike the Briggs' defined section, other areas, such as Locus 4 & 5 may be pre-historic (artifacts prior to the arrival of Europeans). To protect the sensitive areas, all fencing, excavation and activity will be prohibited from these locations. Mr. Farnan added that the area has been reviewed by SHPO. A letter from SHPO was received, determining that no detrimental impact will occur due to the project so long as Locus 7 and 8 of the Czub Precontract site was avoided and if an avoidance was not feasible, a Phase II site Evaluation should be conducted.

The Board reviewed and completed Parts 2 and 3 of the EAF. Among all the points evaluated, it was determined that there will be no removal of topsoil, year round screening will be in place to mitigate visual impacts on surrounding areas, and there will be no clearing of wooded areas (the land is a former cornfield), significant to the livelihood of endangered bats. Screening was discussed. It was noted that 6-7' evergreen trees were to be planted, including fast growing species such as Red Cedar, Norway and White Spruce and Eastern White Pine. The evergreens are planned to sufficiently screen the proposed solar field, the rear of the property and the eastern side of Verbeck Avenue.

The Board concluded that the Project would not result in significant adverse environmental impacts and that the screening would be adequate to mitigate visibility of the project.

A public hearing will be scheduled for the March meeting.

Wayne Akin made a motion to issue negative declaration of environmental significance under SEQRA. Scott Wiley seconded.

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

Nay

s: None

Brian Davidson stated that there is a one hour webinar available encompassing stormwater management and presented by Capital District Regional Planning Commission. Mr. Davidson added that Board members are required to take 4 hours of training per year.

Brian Davidson made a motion to adjourn the meeting at 8:46 p.m. Scott Wiley seconded.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form RA- Residential Agricultural District

HC – Highway Commercial District

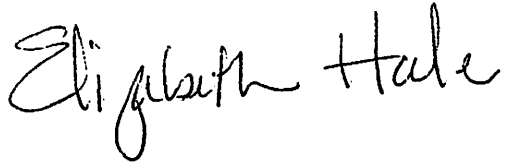
SEQRA – State Environmental Quality Review Act

NYS- New York State
PB – Planning Board

SHPO – State Historic Preservation Office

Respectfully submitted,

date: March 6, 2021

A handwritten signature in cursive script that reads "Elizabeth Hale". The signature is written in dark ink and is positioned above the printed name and title.

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke