

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke

May 5, 2021

The Planning Board met, in accordance with current orders, via videoconferencing/ teleconference utilizing the Zoom Application on Wednesday, May 5, 2021.

Kristin Pratt, Deputy Town Attorney, provided guidance with regard to the Zoom Application. Attorney Pratt stated that the meeting was being recorded, would be available on the Town of Schaghticoke 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

7:34 P.M. Munger Special Use Permit (Tax Map #20.18-2-9). Chairman Alessandrini stated that the public notices of hearing had not been mailed; however, that the public hearing -would be conducted and would be held open until the next Planning Board meeting in May to allow for public comments. Mr. Alessandrini read the Notice of Hearing. Michael Munger, applicant, was present to submit his proposal for the conversion of a garage into an accessory apartment for himself. The property is located in Hemstreet Park on 113 South Linden St in a HD. The existing residence on the .25 acre parcel is occupied by his parents. Mr. Munger intends to convert the steel garage into a studio space with 1 bedroom, 1 bath, office and kitchen. In addition, Mr. Munger intends to build a garage at the easterly end of the studio space. There were no public attendees and no public comment. The public hearing will remain open until the May meeting.

Valade Subdivision and Lot Line Adjustment (Tax Map #21.-2-3.11). Brian Holbritten, land surveyor, appeared to represent the applicant, Lesa Valade. Ms. Valade is the property owner of a 263 acre parcel located in an RA district on both sides of NYS route 67. Ms. Valade plans to convey a 168.9 acre parcel, located on the south side of the property to Allen Waite, Paula's Broad Meadow LLC., leaving a proposed adjacent lot

of 78.64 acres, around the existing mine. In addition, Ms. Valade is applying for a lot line adjustment on the northerly side of the NYS Route 67 of 15.59 acres to a 1.29 acre lot. There were no public attendees and no public comment.

REGULAR MEETING

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

Deputy Town Attorney, Kristin Pratt was present. In addition, there was one member of the public, Jackie Stellone, who appeared through Zoom.

The minutes from the April 7, 2021 meeting were reviewed. Brian Davidson made a motion to approve the minutes as submitted. Dan Clow seconded.

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

Nays: None

Munger Special Use Permit (Tax Map #20.18-2-9). Michael Munger, applicant, was present to submit a proposal for the conversion of a garage into living space for himself. The property is located in Hemstreet Park on 113 South Linden St. in a Hamlet District. There is an existing residence on the .25 acre parcel occupied by his parents. Mr. Munger intends to convert the steel garage into a studio space with 1 bedroom, 1 bath, office and kitchen. In addition, Mr. Munger intends to construct a garage at the easterly end of the studio space. Chairman Alessandrini noted that the Board had overlooked that the Zoning Code does not include an accessory apartment as a permitted use in a Hamlet District, although two family houses are allowed. In addition, Mr. Alessandrini noted that the lot size is similar to others in Hemstreet Park and that the similarities (2 family structures on small lot sizes) could be interpreted to incorporate Mr. Munger's proposal. Prior to the Board conducting a discussion, Chairman Alessandrini suggested that a consultation with the Building Inspector, Scott Frisino, take place with regard to Mr. Frisino's perspective to establish a course of action on the proposal. Further discussion is planned for next month's meeting.

Valade Subdivision and Lot Line Adjustment (Tax Map #21.-2-3.11). Brian Holbitter, land surveyor, appeared to represent the applicant, Lesa Valade. Ms. Valade is the property owner of a 263 acre parcel located in an RA district on both sides of NYS route 67. Ms. Valade plans to convey a 168.9 acre parcel, located on the south side of the property to Allen Waite, Paula's Broad Meadow LLC., leaving a proposed adjacent lot of 78.64 acres. In addition, Ms. Valade is applying for a lot line adjustment on the northerly side of the NYS Route 67 of 15.59 acres with an existing older residence to a 1.29 acre lot, with an existing dwelling. There will be no changes to the existing mine on the southerly side of NYS Route 67. Currently there is a private well and septic. Agricultural data statements have been completed and review by Rensselaer County is

not required. Wayne Akin made a motion to issue negative declaration of SEQRA. Dan Clow seconded.

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

Nays: None

Brian Davidson made a motion to grant preliminary and final approval for the Valade subdivision and lot line adjustment. Elizabeth Hale seconded.

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

Nays: None

Rohloff Car Wash Pre-filing Conference (Tax Map #32.-3-29). Brian Holbitter, land surveyor, appeared to present a proposal for the construction of a car wash to be located near the intersection of NYS Route 40 and East Schaghticoke Road. The proposed car wash plans will include 4 bays (3 self-wash bays and one automatic bay) and an office, for potentially 2 employees, and a restroom facility. Water solely used within the automatic wash bay will be recycled. Mr. Holbitter noted that since there is no public water or sewer; an on-site well and septic will be planned. Access to the car wash is planned from the existing driveway off NY State Route 40. Plans for the driveway include an upgrade to meet the town road standards, and a configuration to access future projects. Traffic will exit onto East Schaghticoke Road. Hours of operation for the car wash have not been determined. In addition, Mr. Holbitter stated that the proposed car wash is expected to be located on a 1.74 acre subdivision, the residual acreage will be retained by Finish Line Stables.

Mr. Holbitter added that his client, Mr. Rohloff, is considering selling metal buildings on the lot at the corner of East Schaghticoke and NYS Route 40. A gravel base is planned for the area upon which the 24' X 30' models would be anchored with screw jacks.

Morizio Duplex Special Use Permit Pre-filing Conference (Tax Map #20-1-3.211).

Brian Holbitter, land surveyor, appeared to represent Martin Morizio who purchased a 1.48 acre lot at 700 Knickerbocker Road where a 2 family home was located. Mr. Morizio would like to construct a 2 family duplex, each with 2 bedrooms, with front access to one unit and rear access to the second unit, resulting in the appearance of a one family residence. There is an existing well and adequate parking to accommodate the residents.

Warren Fane Turner Road Lot B Subdivision (Tax Map 61.-1-14.12).

Mark Danskin, land surveyor, appeared to represent Warren Fane with regard to a 56 acre parcel located at the corner of Turner Road and NYS Route 40. The proposal is to subdivide 12 acres from the 56 acre parcel, leaving a residual parcel of 44 acres. National Grid power lines run through the property which is south of the small, old cemetery. The newly proposed 12 acre lot conforms to the description of a flag lot, with an 1100' driveway, 20' wide. Discussion took place concerning the width of the gently-sloped driveway, the need for meeting the fire code regulations with regard to the fire code

and the need for 600' pull-off. A public hearing may be scheduled for the June meeting, providing all necessary submissions are received.

OTHER

Mr. Godfrey is appealing to the Town Board to re-zone 2 contiguous lots, one ¼ acre lot and one lot measuring almost ½ acre, both located in an R district on NYS Route 40 north of the old Melrose railroad bridge. Mr. Godfrey would like to conduct a renovation business out of the existing concrete block building. Since general contracting is not an allowed use in an R district, Mr. Godfrey submitted a request to the Town Board for re-zoning of the property from Residential to Highway Commercial to allow the use of the property to conduct his business, such as meeting with clients. As a result, the Town Board is requesting the Planning Board's opinion with regard to the re-zoning matter. There were no adverse comments from the Board with regard to re-zoning from R to HC.

Atty. Pratt stated that she would draft an opinion on the part of the Board and initially submit the letter to the Chairman for his review. The correspondence will then be forwarded to the Town Board.

Herrington Solar Farms (Tax Map#41.-1-96). Deputy Town Attorney, Kristin Pratt, recused herself, as Eden Renewables is a client of Young Sommer, LLC. The application for a community solar farm to be located on 34 acres from a 126 acre parcel in an RA district at 33 Bracken Road with a 7.5 (DC) megawatt array was approved by the Planning Board on July 1, 2020. Travis Mitchell appeared to represent Herrington Solar Farms. Mr. Mitchell is requesting permit/approval extensions for 12 months for the site plan and six months for the special use permit which would extend the expiration dates to July 1, 2022. It was stated that correspondence with regard to screening was received from neighbors and that Mr. Mitchell would like the Board to review the residents' comments.

Brian Davidson, Code Enforcement Officer, agreed to review the residents' comments and forward the comments on to the Board members for their information.

Scott Wiley made a motion to grant both an extension for site plan and special use permit for the Herrington Solar Farms decision until July 1, 2022. Dan Clow seconded.
Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Weir, Wiley
Nays: None

Brian Davidson made a motion to adjourn the meeting at 8:52 p.m. Wayne Akin seconded.
Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Weir, Wiley
Nays: None

Abbreviations:

EAF – Environmental Assessment Form
HC – Highway Commercial District

PB – Planning Board
RA- Residential Agricultural District

HD - Hamlet District
NYS- New York State

SEQRA - State Environmental Quality Review Act

Respectfully submitted,

date: *June 5, 2021*

A handwritten signature in black ink that reads "Elizabeth Hale". The signature is written in a cursive style with a large, looped "E" and a long, sweeping "H".

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke