

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke

June 2, 2021

The Planning Board met, in accordance with current orders, via videoconferencing/teleconference utilizing the Zoom Application on Wednesday, June 2, 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

7:33 P.M. Morizio Duplex Special Use Permit Pre-filing Conference (Tax Map #20-1-3.211). Frank Alessandrini read the Notice of Hearing. Brian Holbritter, 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 single family residence. There is an existing well and adequate parking to accommodate the residents. There were no attendees to comment on the application. The public hearing was closed at 7:40 p.m.

Warren Fane Turner Road Lot B Subdivision (Tax Map 61.-1-14.12). Chairman Alessandrini read the Notice of Hearing. Mark Danskin, land surveyor, appeared to represent Warren Fane with regard to a 56.35± acre parcel located at the north side of Turner Road and the westerly side of NYS Route 40. The proposal is to subdivide 12± acres from the 56± acre parcel, leaving a residual parcel of 44± acres. RCHD approval was received. There was no public comment. The public hearing was closed at 7:45 p.m.

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.

The minutes from the May 5, 2021 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Scott Wiley seconded.

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

Nays: None

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

Brian Holbritter, 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. The home was dilapidated and was razed. 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 a septic system, adequate for the two units, is in progress. Parking to accommodate the residents is sufficient. Application, EAF, and survey maps were received. 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 of \$100. was not received and may be paid at the Town Clerk's office.

Wayne Akin made a motion to issue negative declaration under SEQRA. Dan Clow seconded.

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

Nays: None

Scott Wiley made a motion to grant final approval for a Special Use Permit to construct a 2 family duplex on Knickerbocker Road. Brian Davidson seconded.

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

Nays: None

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 56.35± acre parcel located at the north side of Turner Road and the westerly side of 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. Discussion took place with regard to the length and width of the proposed driveway. The Board agreed that the 20' road width was sufficient, allowing trucks to pass one another; however, a turn-around needs to be created at the upper end of the drive to allow for a turn-around for fire apparatus. The Building Inspector will

ensure that a turn-around is created to meet the regulations. Application, EAF, Agricultural Data Statement and RCHD were received. The application fee of \$180. is due to be paid and will be accepted by the Town Clerk.

Wayne Akin made a motion to issue negative declaration under SEQRA. Bob Weir seconded.

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

Nays: None

Dan Clow made a motion to grant preliminary subdivision. Wayne Akin seconded.

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

Nays: None

Dan Clow made a motion to grant final subdivision approval. Scott Wiley seconded.

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

Nays: None

Brock Gravel Mine Pre-filing Conference PJ Hognestand appeared to represent the applicants, the Brocks, to create a gravel mine on 7-10± acres located on the Brock Farm at the end of Doty Road. In order to access the mine and gravel, the hill to the east is planned to be leveled. The mine would be shielded from public view. Plans include accessing the mine from East Schaghticoke Road, off NYS Route 40, and Doty Road with, perhaps, a maximum of 10-15 trips per day. The life of the mine is expected to be 5 years with hours of operation from 7 am to 4 pm, Monday through Friday. Mr. Hognestand stated that he consulted with both the Highway Supervisor and DEC, neither expressing any concerns. In addition, Mr. Hognestand stated that DEC stated that the property, where the proposed mine is planned, has no archeological significance. Mr. Hognestand added that the property owner needs to operate the proposed mine in order to continue to keep his farm animals.

Chairman Alessandrini stated that he was most concerned about the access to the mine. In addition, Mr. Alessandrini stated that the Planning Board operates within a limited framework concerning mines and that DEC maintains the majority discretion over mining permits and necessary conditions.

Mr. Alessandrini notified the Board that Mr. Godfrey appealed 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. The Town Board approved Mr. Godfrey's request to re-zone the property from Residential to Highway Commercial to allow the use of the property to conduct his business.

Wayne Akin made a motion to adjourn the meeting at 8:19 p.m. Dan Clow seconded.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form

HC – Highway Commercial District

HD – Hamlet District

NYS- New York State

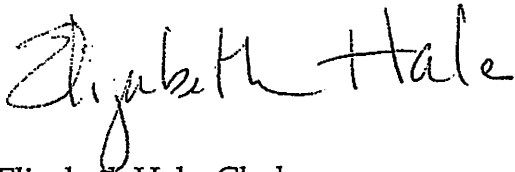
PB – Planning Board

RA- Residential Agricultural District

SEQRA – State Environmental Quality Review Act

Respectfully submitted,

date: July 10, 2021

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

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke