

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
August 4, 2021

PUBLIC HEARING

7:30 P.M. There were none.

REGULAR MEETING

Members present were: Dan Clow, Brian Davidson, Robert Weir and Scott Wiley. Frank Alessandrini, Wayne Akin and Elizabeth Hale were absent. The minutes from the July 7, 2021 meeting were reviewed. Scott Wiley made a motion to approve the minutes as submitted. Brian Davidson seconded.

Ayes: Clow, Davidson, Weir, Wiley

Nays: None

Kristin Pratt, Deputy Town Attorney, was present.

Brian Davidson acted as Chairman in the absence of Frank Alessandrini.

Morizio Lot Line Adjustments

Brian Holbritter, L.S. appeared to present the application of Martin Morizio for multiple lot line adjustments on Knickerbocker Road in the Residential Agricultural zoning district. The lot line adjustments were requested for the following parcels: Tax Map #20.-1-21.11, 20.-1-1.12, 20.-1-1.13, 20.-1-1.14, 20.-1-1.15, 20.-1-1.16, 20.-1-1.17, and 20.-1-1.18.

Mr. Morizio provided a written authorization for the application from all landowners.

The Board reviewed the application which was first presented in 2017 but not carried through to a decision. The Board did not have any concerns with the proposed design of the lot line adjustments.

Dan Clow made a motion to approve the lot line adjustment application. Robert Weir seconded.

Ayes: Clow, Davidson, Weir, Wiley

Nays: None

Rohloff Metal Building Sales

Brian Holbritter, L.S. appeared to present the application of Brian Rohloff for a special use permit and site plan review for a proposed metal building sales display at the intersection of Routes 40 and 67 in the Highway Commercial zoning district, Tax Map Parcel #32.-3-29.

Mr. Holbritter noted that the applicant is seeking approval to place two metal building models on gravel pads with an anchoring system. The proposed sizes are: 24' by 35' and 24' by 24'. The Board asked if the applicant is seeking to place a sign on the property. Mr. Holbritter will follow up with the applicant regarding the sign.

The Board noted that a public hearing would be scheduled for the September 1, 2021 Planning Board meeting.

Pruiksma Subdivision

Brian Holbritter, L.S. appeared to present the application for a two-lot subdivision located at 1296 Route 40 in Melrose, in the Residential Agricultural zoning district, Tax Map Parcel #31.-2-26.1.

Mr. Holbritter explained that the applicant is seeking to subdivide the parcel with an existing residence and retain the remainder. Mr. Holbritter indicated that he will need to seek an area variance from the Zoning Board of Appeals as the proposed lot to be subdivided does not have sufficient lot width as the Zoning Code requires 200' and the proposed lot is 174'. Mr. Holbritter and Kristin Pratt engaged in a discussion regarding whether a variance is also required for lot area and Kristin Pratt indicated that she would discuss with the Zoning Board of Appeals during the August 5, 2021 meeting. The Board noted that the application will come before the Planning Board if the area variance is granted by the Zoning Board of Appeals.

Jennings Dog Grooming Special Use Permit

Leslie and Casey Jennings appeared for a pre-filing conference to discuss a special use permit and site plan approval to operate a dog grooming facility at the intersection of Hansen and Buttermilk Falls Roads, located in the Residential Agricultural zoning district, Tax Map Parcel #32.-1-22.111.

Brian Davidson explained the application process and directed the applicants to the relevant provisions in the Zoning Code. The applicants are considering whether to erect a new building or to operate the business from the existing residence. Kristin Pratt suggested that the applicants contact the Rensselaer County Health Department to

discuss whether the existing septic system and well are sufficient to serve a new building or whether new systems would be required.

The applicants noted that they will continue to work through their options and submit an application after final plans are made.

Remodel Now Special Use Permit

Carl Godfrey appeared for a pre-filing conference for a proposed general contracting business to be located at 840 Route 40 in Melrose in the Residential Agricultural zoning district, Tax Map Parcel #51.2-1-19.

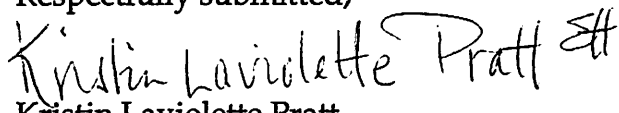
Mr. Godfrey stated that he would like to build two additional buildings on the property. Mr. Godfrey noted that he would like to use one building to store his equipment and one as a workshop. Mr. Godfrey did not submit a sketch or application. The Board explained that even though the Town Board recently rezoned the property, a special use permit was required along with site plan review to operate the proposed business. Mr. Godfrey stated that he would work with a consultant to put a full application together.

Dan Clow made a motion to adjourn the meeting at 8:15 p.m. Scott Wiley seconded.

Ayes: Clow, Davidson, Weir, Wiley

Nays: None

Respectfully submitted,

A handwritten signature in black ink that reads "Kristin Laviolette Pratt" followed by a stylized flourish or set of initials.

Kristin Laviolette Pratt,

Deputy Town Attorney, Town of Schaghticoke