

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
October 6, 2021

The Planning Board of the Town of Schaghticoke met, in accordance with amendments to the New York Officers Law, via videoconferencing/ teleconference utilizing the Zoom Application.

Kristin Pratt, Deputy Town Attorney, explained the Zoom Application. Attorney Pratt stated that the Zoom meeting notice was published in the Troy Record, posted on the Town website, that the meeting was being recorded, would be available on the Town of Schaghticoke website and would be transcribed at a later date. In addition, Atty. Pratt stated that minutes were being taken and recommended the use of the chat feature, should any technical questions or problems arise during the meeting. Any comments were encouraged to be spoken in order to be recorded.

Ragone Concrete Special Use Permit and Site Plan Review (Tax Map 71.-2-4.13).

Chairman Frank Alessandrini recused himself. Brian Davidson assumed the position of Chairman for the Ragone application. Kristin Pratt, Deputy Town Attorney, read the Notice of Hearing for the application of Vince Ragone, 37 Bentley Drive, Troy, NY 12182. Brian Holbritter, land surveyor, appeared to represent Mr. Ragone who is seeking a Special Use permit and Site plan review for a concrete form business to be located off NYS Route 40 with access proposed from NYS Route 40. Plans include the construction of a 80' X 200' steel building for the storage of two trucks and includes an office and a septic system. The applicant has obtained a permit from DOT for the driveway location.

PUBLIC COMMENTS

Angelo Luchi, 111 Eastover Road, stated that he owns the neighboring property. He has concerns and opposes the project.

Ed Pratt, 106 Eastover Road, stated that he was representing and speaking for 25 neighborhood residents who submitted a petition, to the Planning and Town Boards, expressing opposition to the project. In addition, he stated that he was concerned that the water table, which was measured at 12', would put the nearby wells at risk of contamination. Other noted concerns include the noise emanating from the large vehicles, the possible expansion in the size of the business, the accumulation of trash

around the proposed business site and the effect of trash blowing about the neighborhood and traffic safety.

Mr. Pratt stated that the twenty-five people who signed the petition are all opposed to the proposal of a 10,000 square foot building which "does not fit the code" and "is not a public use building".

Sharon stated that she believed that the ZBA had authority with regard to making the decision for the proposal to operate an equipment shop and office for Mr. Ragone's concrete form business. She asked how the Town Board could overrule "what the people want". In addition, she stated that the people believe that they are not being heard by the Town Officials who are elected to represent the people and that the Town Officials work for "US" (the citizens). Sharon alluded to the Boards as being NIMBY's.

Dan Gilbert, 101 Eastover Road, stated that his property is adjacent to Mr. Ragone's proposed business and that he is opposed to the proposal.

Laura Weston, 111 Eastover Road, lives across the street from the proposal. Ms. Weston noted that there has been an increase in noise since the trees have been cut down from NYS Route 40 and that the wildlife has gone. She stated that the property location is not a good place for either such an enormous building or for access to the site off NYS Route 40. Ms. Weston stated that the proposed driveway location is too close to the intersection of Eastover Road and NYS Route 40, is dangerous, and that the morning traffic is very busy. She indicated that safety for the residents has been overlooked. In addition, Ms. Weston stated that she is a teacher and that she and her family moved here from Long Island for a better quality of life and for improved property values. Ms. Weston added that approval of the proposal would be a threat to those characteristics and she asked the Board to please consider her statement.

Rachel Rooney echoed most of what was stated by Laura Weston. She and her husband moved to the neighborhood 1 ½ years ago, seeking the quiet and calm of the location. She stated that when she purchased the property she did not believe that the Ragone project would happen. Ms. Rooney added that she is apprehensive about the traffic and expressed her concerns with regard to the impact on the neighborhood quality of life. She stated that she signed the petition.

There were no further public comments. The hearing was closed at 7:54 p.m.

Pruikisma Subdivision (Tax Map 31.-2-26.1). Frank Alessandrini assumed his position as Chairman and read the Notice of Hearing for the application of Christina Pruiksma who is seeking a 2 lot subdivision, one .69± acre lot and one 32.51± acre lot, located on Route 40 in an RA district. Brian Holbritter, land surveyor, appeared to represent the applicant, Christina (Giuliano) Pruiksma, and provided a summary of the application. David and Christina Pruiksma reside in an existing residence on Route NYS 40 where they currently keep livestock. Recently the applicants purchased the former property of Donna Carlson and are proposing a one lot 30,062 square foot subdivision; residual acreage will measure 32.51± acres. Mr. Holbritter added that an area variance for inadequate road frontage was granted by the Zoning Board of Appeals.

There was no public comment. The hearing was closed at 8 pm.

REGULAR MEETING

Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley. The minutes from the August 4, 2021 meeting were reviewed. Scott Wiley made a motion to approve the minutes as submitted. Wayne Akin seconded.

Ayes: Akin, Clow, Davidson, Wiley

Nays: None

Abstention: Alessandrini, Hale, Weir

The minutes from the September 1, 2021 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Scott Wiley seconded.

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

Nays: None

Abstention: Alessandrini

Kristin Pratt, Deputy Town Attorney, was present.

Ragone Concrete Special Use Permit and Site Plan Review (Tax Map 71.-2-4.13).

Chairman Frank Alessandrini recused himself. Brian Davidson assumed the position of chairman for the Ragone application. Brian Holbritter, land surveyor, appeared to represent Mr. Ragone who is seeking a special use permit and site plan review for a concrete foundation business to be located off NYS Route 40 with access from Fogarty Rd. Plans include the construction of an 80' X 200' steel building for the storage of two trucks and including an office and a septic system. The applicant has obtained a permit from DOT for the driveway location. Mr. Davidson noted that a stormwater pollution prevention plan (SWPPP) has not been submitted. Steve Dean, engineer for the Applicant, was present and stated that the current draft for the SWPPP includes two ponds and one swale.

Elizabeth Hale asked how many vehicles would be stored in the proposed building. Mr. Holbritter stated that there would be 2 large trucks, going into and out of the property and being housed in the building each day. There would also be pick-up trucks, sometimes, on the property. Ms. Hale also noted that she had not seen the petition signed by involved citizens and residents. Angelo Luchi agreed to provide a copy of the petition to the Board for distribution to Board members. In addition, Ms. Hale asked if the vegetation on the site was higher than the proposed height of the building. Mr. Holbritter stated that the building, at its maximum height, would be higher than the existing trees.

Scott Wiley asked for the hours of operation. Mr. Holbritter replied that the operating hours were proposed to be from 7 am to 5 pm, Monday through Friday, and rarely, hours on Saturdays. Mr. Holbritter emphasized that there would only be one departure and one arrival of the two trucks each morning and each evening. Mr. Wiley also noted that a concern with regard to water contamination and the possibility of a hose breaking

was raised. Mr. Holbritter replied that washing of the trucks would take place indoors and that the resulting wash water would be "stormwater-controlled".

Dan Clow remarked that the property, once open, is now overgrown with trees. He recommended that the Board visit the site. Brian Holbritter stated that he would meet with any Board members who would like to see the property.

The Board noted that there was another mode of ingress and egress, according to the map, off Fogarty Road. Mr. Holbritter stated that the road frontage on Fogarty Road is only 50' wide and that the roadway serves as access to the adjacent apartment building. Therefore, its use for the proposal was not under consideration.

Kristin Pratt noted that this application appears to be an Unlisted action under SEQRA and recommended that a long form EAF be submitted. The Board agreed and requested that the Applicant submit the long form EAF.

Mr. Davidson stated that the Ragone application would be included on the November 3, 2021 agenda.

Rohloff Car Wash Special Use Permit and Subdivision. (Tax Map #32.-3-29).

Brian Holbritter, land surveyor, appeared to represent Deanna and Brian Rohloff who are proposing to construct and operate a car wash on NYS Route 40, south of East Schaghticoke Road in a HC district. A 1.74± acre subdivision of land is proposed from a 7.78± acre parcel of land for the location of the 5 stall car wash, including 4 stalls for manual washes and 1 automatic wash stall located at the end bay. The car wash is planned to be automatic and will operate 24/7. There will be no employees and payment will be accepted through an ATM.

Brian Holbritter stated that Stephen Dean, engineer with National Grid, was working on the design layout, including the roadway and engineering plans. Todd Mills, a salesman for car wash packages, was present. Mr. Mills stated that the operating system is a closed loop one that uses four 1500 gallon tanks and that there is, possibly, a 10% water loss each time a car is washed. Mr. Mills added that the water is recaptured, returned into the system and polished with UV lights and filters. Fresh water is provided for the rinsing of vehicles. A new well is proposed to be drilled; 2 gallons per minute are required for the operation.

Although it was stated that traffic plans are not finalized, the proposal currently includes one-way traffic into the proposed facility on a private access road from NYS Route 40, exiting onto East Schaghticoke Road.

There are two lots owned by Mr. Rohloff located south of the proposal, as well as property to the east that may be developed commercially in the future. As a result of the additional acreage, possible development, and increase in traffic, Chairman Alessandrini suggested that the Board look at full development to prevent segmentation under SEQRA and traffic flow with regard to this application. The Board requested that the Applicants submit an EAF to include final plans for the Application.

Pruiksma Subdivision (Tax Map 31.-2-26.1). Brian Holbritter, land surveyor, appeared to represent the applicant Christina (Giuliano) Pruiksma who is seeking a 2 lot subdivision, one .69± acre lot with an existing home, well and septic and one 32.51± acre

lot, located on NYS Route 40 in an RA district. An application for an area variance for lack of the required road frontage for the 30,062± acre lot was submitted and approved by the Zoning Board of Appeals on September 2, 2021. An application for the subdivision, and the short form EAF were received. Mr. Holbritter stated that he would deliver the application fee to the Town Clerk on October 7, 2021.

Wayne Akin made a motion to issue a Negative Declaration under SEQRA. Scott Wiley seconded.

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

Nays: None

Wayne Akin made a motion to grant preliminary subdivision. Scott Wiley seconded.

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

Nays: None

Dan Clow made a motion to grant final subdivision approval. Brian Davidson seconded.

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

Nays: None

Raymond Dumas Lot Line Adjustment (Tax Map #30.-3-5.1 and 5.2). Brian Holbritter, land surveyor, appeared to represent the applicant, Raymond Dumas, who proposes to add an adjacent 2.22± acres from a 4.78 acre parcel, owned by Amanda and Brendan Schermerhorn, and located on River Road to his 3± acre parcel, creating a 5.22± acre parcel located in an RA district at 3122 River Road. Mr. Dumas constructed a residence partially on the neighboring property of the Schermerhorns. Mr. Dumas has been in negotiations with the Schermerhorns to purchase the property for over a year. With the lot line adjustment, the Dumas residence will meet the 30' side yard setback required in the Zoning Code.

A notarized statement of permission was received from Mr. Schermerhorn to allow Mr. Dumas to apply for a lot line adjustment in order to reach a resolution.

Wayne Akin made a motion to grant final approval for the lot line adjustment.

Elizabeth Hale seconded.

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

Nays: None

Remodel Now Pre-filing Conference (Tax Map #51.2-1-19). Brian Holbritter appeared to represent the applicant, Carl Godfrey. Mr. Holbritter stated that Mr. Godfrey's property including an existing concrete block building, located on NYS Route 40 in Melrose, north of the old train trestle, used to be the Crandall Plumbing business. Recently the Town Board re-zoned the property from its designation as an R district to Highway Commercial. Mr. Godfrey intends to operate a wood-working business on the premises; he builds custom doors and other wooden "things". Mr. Godfrey is planning to lay gravel around the existing building for parking. Future plans may include the construction of additional structures, stick-built with footprints of 24' X 30' and a 24' X

40' to be used for storage for vans, trailers and wood and demolition of the concrete block building. The Board noted that if the business is permanent, the installation of rest room facilities is required. There was discussion with regard to the availability of public water and septic and the need for some pavement to allow for handicapped parking. The Board agreed that the application will be considered for a Special Use Permit, should the applicant wish to pursue the project. Mr. Holbriter stated that he will consult with Mr. Godfrey with regard to the submission of an application.

Wayne Akin made a motion to adjourn the meeting at 9:29 pm. Brian Davidson seconded.

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

Nays: None

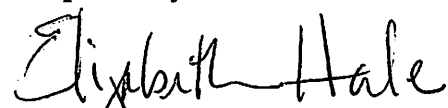
Abbreviations:

DOT –Department of Transportation
EAF –Environmental Assessment Form
HC –Highway Commercial District
NYS –New York State

RA –Residential Agricultural District
SEQRA –State Environmental Quality Review Act
UV –Ultraviolet
ZBA-Zoning Board of Appeals

Respectfully submitted,

date: November 7, 2021



Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke