

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
November 3, 2021

The Planning Board of the Town of Schaghticoke met, in accordance with amendments to the New York Public 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.

PUBLIC HEARING

There were none.

REGULAR MEETING

Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley. The minutes from the October 6, 2021 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Scott Wiley seconded.

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

Nays: None

Elizabeth Hale connected by phone later in the meeting, due to technical difficulties with her computer.

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 Holbriiter, land surveyor, appeared to represent the applicant, Vince 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 an 80' X 200' steel building for the storage of two large trucks and an office and a septic system. The applicant has obtained a permit from DOT for the driveway location.

Elizabeth Hale inquired about whether the color of the proposed building and the addition of a cupola and weathervane could be designed to make the building blend in with the rural atmosphere of a hamlet district/rural town.

Attorney Pratt asked about details regarding washing trucks and water runoff.

Steve Dean, consulting engineer, stated that the vehicles would be washed occasionally, the run-off is planned to be collected within a holding tank, removed, and disposed off-site. Atty. Pratt asked if the larger vehicles would be stored inside the proposed building or outside on the property. The larger vehicles will be stored inside the building and the pick-up trucks will be parked outdoors. The traffic flow, parking spaces, (possibly 8 or 9 spots) have not been determined.

The Board members acknowledged the receipt of Part I of the long form EAF and reviewed Part II of the long form EAF during the meeting. Elizabeth Hale asked if there would be paved surfaces and if the paving material would be pervious to limit run-off or impervious. Steven Dean, consulting engineer for the project, stated that the parking lot surface may be gravel which would drain naturally. The Board agreed that the Project would result in small impacts to land and surface water. However, the impacts to land are small as the Project site is large enough to accommodate the use and the proposed building complies with all requirements of the Town of Schaghticoke Zoning Law. While there will also be small impacts to surface water, a NYSDEC general permit for construction activity is required and the applicant is working on a stormwater pollution prevention plan. Based upon these small impacts, the Board determined that the Project would not result in a significant adverse environmental impact.

Scott Wiley made a motion to issue negative declaration under SEQRA. Bob Weir seconded.

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

Nays: None

The SWPPP for the Ragone project will be sent to each Board member, if they would like to receive it, and the LaBerge Group for review.

Elizabeth Hale asked for a copy of the petition that was signed by the residents of the area. The petition is posted on the Town of Schaghticoke site in the Town Board minutes.

Scott Wiley asked if the business involved concrete pumping. Brian Holbritten stated that there would be no concrete pumping. Only a crane truck and a form truck comprise the fleet of larger vehicles.

There was also a question about the discrepancy of operating hours. At an earlier meeting it was stated that the hours of operation would be from 7 am to 5 pm.

However, the EAF indicated that the hours of operation were from 8 am to 5 pm.

Kristin Pratt asked if the forms were planned to be stored within the proposed building or outdoors on the property and if there would be vehicle repairs completed on the property. Brian Holbritten replied that most of the forms would be on the trucks, but that some would be stored either outside on the property or inside the building.

Concerning vehicle repair, Mr. Ragone anticipates that he will be doing most minor

repairs himself within the building. Major repairs to vehicles would occur at a different location.

Chairman Alessandrini assumed the position of chairman.

Fane Turner Road 6 Lot Subdivision Pre-filing Conference (Tax Map #61.-1-14.12).

Mark Danskin, land surveyor, appeared to present an application for a 6 lot subdivision located on the northerly side of Turner Road near the intersection of NYS Route 40. In total, this is an 8 lot subdivision, as Lots # 4 and 8 have been approved. Lots #1, 2 and 3 are located on the easterly side of the Niagara Mohawk easement, with #'s 5, 6 and 7 located on the westerly side of the easement. The easement represents 25% of the 40.08± acre parcel. The minimum lot frontage is 240'. Mr. Danskin stated that the SEQRA process was completed to avoid segmentation and that he expects that a permit will not be required by the Army Corps of Engineers. Mr. Danskin noted that SHPPO was completed and that no impact was found. In addition, RCHD has been contacted; approval is expected.

Since this project has more than one acre of disturbance, Brian Davidson advised Mr. Danskin that a SWPPP would be required. In addition, Mr. Davidson noted that silt fencing would be required around the site during the period of construction.

Mr. Danskin replied that the information would be submitted to the engineer and that a review of the project would be completed by Northeast Ecological. Mr. Danskin anticipates an increase in the limits of the conservation area surrounding Lot #7 and that, consequently, an update of the survey maps will be created.

A public hearing may be scheduled for the December meeting.

Sequin Subdivision Pre-filing Conference (Tax Map #11-1-17.114). Brian Holbritten, land surveyor, appeared to present an application for a 40,000 square foot one lot subdivision from a 15.5± acre parcel located in an RA district at 519 Verbeck Ave. The applicant, Cortland Sequin, intends to subdivide the parcel for his daughter and to improve the septic system and establish a new well in the front left-hand corner of the property to meet the setbacks and distance of septic system from well. A public hearing may be scheduled for the December meeting.

Chairman Alessandrini stated that he received a call from Jennifer Neal who owns property on Knickerbocker Road, west of Nicholas Curto's property. Ms. Neal is interested in subdividing her residence from the rest of her parcel, using the right-of-way for access to her house. Mr. Alessandrini informed Ms. Neal that the proposed subdivision would result in no road frontage, which is not allowed by the Zoning Code.

Chairman Alessandrini reminded the Board that there is a CDRPC (Planning and Zoning) virtual class on November 13th from 9 am to 1 pm. The fee for the class is \$35., reimbursable by the Town of Schaghticoke.

Abbreviations:

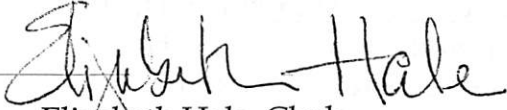
CDRPC –Capital District Regional Planning Commission

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

Respectfully submitted,

date: December 3, 2021

A handwritten signature in black ink, appearing to read "Elizabeth Hale". The signature is written in a cursive, flowing style.

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke