

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
December 1, 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 HEARINGS

Fane Turner Road 6 Lot Subdivision (Tax Map #61.-1-14.12). Chairman Frank Alessandrini read the Notice of Hearing. 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 parcel measures approximately 44 acres. All lots are greater than 5 acres. Wetlands are delineated on the survey map. Mr. Danskin stated that the Army Corps of Engineers was contacted and that SHPPO was completed and RCHD approval was received. There was no public comment.

Sequin Subdivision (Tax Map #11-1-17.114). Chairman Alessandrini read the Notice of Hearing. Brian Holbritter, land surveyor, appeared to present an application for a 40,019± square foot one lot subdivision from a 15.45± acre parcel located in an RA district at 519 Verbeck Ave. The applicant, Cortland Sequin, intends to subdivide the parcel to allow his daughter to build a house on a corner lot of the property. An improvement to the septic system and establishment of a new well in the front left-hand corner of the property is planned to meet the required setbacks and distance of septic system from well. There was no public comment.

REGULAR MEETING

Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley. The minutes from the November 3, 2021 meeting were reviewed. Scott Wiley made a motion to approve the minutes with the blanks completed within the paragraph covering the minutes. Brian Davidson seconded.

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

Nays: None

Fane Turner Road 6 Lot Subdivision (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.

Since this project has more than one acre of disturbance, Brian Davidson advised Mr. Danskin that a SWPPP would be required. Mr. Danskin replied that he did not believe that a SWPPP was required, as each lot produced less than one acre of disturbance and that, in total, there was less than 4.34 acres of disturbance. In addition, Mr. Danskin stated that the engineer (working on this project) felt he had satisfied the regulations since there was less than 5 acres of disturbance. Mr. Davidson explained that the requirement to complete and submit a SWPPP involved only one acre or more of disturbance, not a minimum of five. Mr. Danskin stated that he submitted a 2 page document to Mr. Alessandrini last week. It was stated that the document was a drainage plan for the project, and was not a full SWPPP. Mr. Davidson suggested that he and Mr. Danskin meet in the Town Hall office to further discuss the SWPPP requirement.

It was noted that a SWPPP was filed for the Herkert 4 lot subdivision on Hayes Road which may be a relevant example for the applicant to review and that a copy of that SWPPP could be sent to Mr. Danskin electronically by Kristin Pratt, as an example, if an electronic copy was submitted. Mr. Danskin added that he was willing to meet with Mr. Davidson in the Town Hall office on Thursday morning at 9 am.

Once the SWPPP is received, and reviewed, the PB will have all the necessary documents and reports to reach a decision on the project.

Sequin Subdivision (Tax Map #11-1-17.114). Brian Holbritter, land surveyor, appeared to present an application for a 40,019± square foot subdivision from a 15.45± acre parcel located in an RA district at 519 Verbeck Ave., resulting in a 14± acre and a 40,019± sq. ft. lot. The applicant, Cortland Sequin, intends to subdivide the parcel to allow his daughter to build a house on a corner of the property. There is adequate road frontage for both lots. Mr. Holbritter noted that in 2005 a subdivision from the Sequin property was designed by Charles Hartnett, land surveyor. The short form EAF was completed and RCHD approval was granted for the current application.

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 preliminary approval. Bob Weir seconded.

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

Nays: None

Having received all paperwork and negative declaration of SEQRA, Scott Wiley made a motion to grant final approval for the Sequin subdivision. Bob Weir seconded.

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

Nays: None

Northline Solar (Tax Map # 41-1-27.21). ReJean DeVaux, Civil Engineer, PV Engineers, Borrego Solar Systems, and James Kondrat appeared to request an extension of time for the expiration of Special Use Permit and Site Plan Approval for the Northline Solar project until January 6, 2023. Original approval was granted on January 6, 2021.

Dan Clow made a motion to grant an extension for Special Use Permit and Site Plan Approval until January 6, 2023. Brian Davidson seconded.

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

Nays: None

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 provide the Board with an update regarding the application for 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. Mr. Holbritter has pivoted the building on the proposed site in order to meet the Zoning Code for a Highway Commercial parcel that is contiguous to a Residential District. Therefore, the rear and side yard setbacks will reflect the 50' requirement set forth in the Zoning Code.

Following the SWPPP review by the engineers at the Laberge Group, the SWPPP will be distributed to the PB members. Mr. Davidson noted that a retainer of \$3,000.00 is required from Mr. Ragone for Laberge to review the SWPPP. The Town Board will review the financial status with regard to the retainer at their next meeting. Once satisfied, the SWPPP will be sent to the Laberge Group for the engineering review.

A brief discussion was held with regard to the aesthetics of the building color and design. Elizabeth Hale and Brian Davidson suggested that a barn-red building with cupola and weathervane would be appropriate for the community, the hamlet, and the Town's rural flavor and would help stabilize or increase nearby property values. Brian Holbritter noted that Mr. Ragone is entertaining two shades of brown as colors for his building; however, he is open to adding a cupola and weathervane.

Dan Clow advised Mr. Holbritter to plan for a clearance of 20' surrounding the building to meet the fire code requirements.

Wayne Akin made a motion to adjourn the meeting at 8:15 pm. Elizabeth Hale seconded.

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

Nays: None

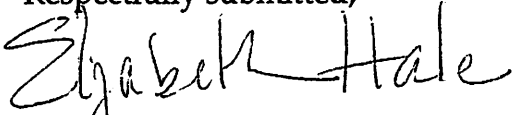
Abbreviations:

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

Respectfully submitted,

date:

A handwritten signature in black ink that reads "Elizabeth Hale". The signature is written in a cursive, flowing style.

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke