

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
January 5, 2022

The Planning Board of the Town of Schaghticoke met, in accordance with 2021 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

There were none.

REGULAR MEETING

7: 34 P.M. Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley. The minutes from the December 1, 2021 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. 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, as Lots # 4 and 8 have been previously 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.

Chairman Alessandrini stated that the Board reviewed and completed the SEQRA during the review of the previous subdivision which included the potential impacts of the full eight lot subdivision and the Board issued a negative declaration, the SHPO was completed, and the Army Corps of Engineers was contacted. Since there was more than

one acre of disturbance, a SWPPP was required and completed by an engineer and Brian Davidson confirmed that the SWPPP submission was acceptable. Mr. Danskin submitted a copy of the letter from DEC showing that the Notice of Intent for SPDES was filed. RCHD approval will be granted, once the subdivision is approved by the Planning Board.

With all required paperwork received and approved, Wayne Akin made a motion to grant final approval for the Fane 6 lot subdivision. Scott Wiley seconded.

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

Nays: None

Forefront Solar (Tax Map Parcel No. 22-1-1.121). Patrick Mulkern, Senior Project Engineer, Maser Consulting, was present. Approval for a Special Use Permit to Forefront Power for the construction of a 2 megawatt photovoltaic solar farm on property owned by Jim Czub located at 141 Verbeck Avenue, Schaghticoke, New York 12154, was granted February 3, 2021. Chairman Alessandrini stated that Forefront Power requested an extension of time for the expiration of the Special Use Permit and Site Plan approval until February 3, 2023.

Dan Clow made a motion to extend the time for the expiration of the Special Use Permit and Site Plan Approval to February 3, 2023. Brian Davidson seconded.

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

Nays: None

Constable Tree Service Pre-filing Conference. Michael Constable, applicant, appeared to propose the establishment of a tree service business in an HC district at 939 Route 40, Melrose in the Town of Schaghticoke. Mr. Constable presented a survey of the property. Mr. Constable currently operates a tree service and he intends to use the 939 Route 40 location as the base for the business where he intends to store 8 vehicles at night. The interior of the existing steel building is planned to be used for the repair of the vehicles and/or storage for two vehicles with the remaining equipment to be stored outside during night-time hours. Parking in front of the building is planned to be available for the employees. The septic system is plumbed into the building and has been inspected by RCHD. Currently, there is no well, although the proposed location for a well is delineated on the survey. Mr. Constable has 6 employees and is considering the addition of an office within the building in the future.

In addition, Mr. Constable noted that he might consider the processing of firewood on the site. However, he noted that should he not be able to process firewood onsite, he would do so on another lot that he owns on Routes 4 and 32.

The Board advised Mr. Constable to include all paved areas, including handicapped parking, as well as landscaping, screening and/or buffer plantings, parking and storage areas (for wood chips) and signage on the survey map to be submitted with the application and EAF.

Mr. Constable stated that he did not intend to store wood chips on the property and that they will probably be disposed. He noted that the chips "store" a lot of heat.

Mr. Constable was provided with references to specific pages within the Zoning Code relevant to requirements for signage (page 30 of the Zoning Code, note 3 within the table) and screening (page 42, Section 15F of the Zoning Code). In addition, the Chairman stated that, in the proposed location, internally lit signs would not be advisable and that flashing signs are prohibited.

Chairman Alessandrini stated that he would provide the applicant with a list of the required application forms. With submission of the application, short form EAF, application fee and survey, a public hearing may be scheduled for the next Planning Board meeting on February 2, 2022.

Scott Wiley made a motion to adjourn the meeting at 8:21 pm. Wayne Akin 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

SHPO - State Historical Preservation Offices

SPDES - State Pollutant Discharge Elimination System

SWPPP - Stormwater Pollution Prevention Plan

Respectfully submitted,

date:



February 4, 2022

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke