

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke

April 6, 2022

PUBLIC HEARING

There was none.

REGULAR MEETING

7: 05 P.M. Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, and Robert Weir. Scott Wiley was absent. The minutes from the March 2, 2022 meeting were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Dan Clow seconded.

Ayes: Alessandrini, Akin, Clow, Davidson, Hale

Nays: None

Abstention: Weir

Peters Subdivision (Tax Map #50.-1-24.1). The applicant, Les Peters, appeared before the Board with a revised drawing of a proposed 4 lot subdivision to be located in an (RA?) district with public water at 100 Calhoun Drive. At the March meeting Mr. Peters presented a preliminary subdivision sketch which was discussed at that time and concerns related to the design were expressed. The revised sketch shows a revision that reflects a preliminary agreement to purchase additional land from the adjacent neighbor in order to increase the density of the proposed subdivision. Mr. Peters has a preliminary agreement to purchase additional property from his adjacent neighbor. With the additional land, 70' deep by approximately 1285' wide waived to the rear property line of Mr. Peters' property, and 7.291 acres to the east, Mr. Peters may not require any variances. Application for lot line adjustment and subdivision approval is required. With submission of an application, application fee, a new survey map, and short form EAF, the application will be considered by the Planning Board.

Melrose Fire District Site Plan Review (Tax Map #51.2-3-43.1). Frank Alessandrini recused himself. Mr. Alessandrini explained that he may have an interest in the bidding process with regard to the construction of the project, so he wanted to recuse himself to avoid the appearance of a conflict. Kelsey Carr, Senior Civil Engineer of La Bella Associates, Shawn Corp, Senior Associate and Studio Director with Balzer and Tuck appeared to present the revised site plan for a newly designed firehouse to be located at the current Melrose fire station location.

The plans and elevations of the 10,275 square foot building were displayed. The applicants explained that a change was planned to adjust the grade of the driveway off Route 40, that the septic would be located to the north of the building and would have a smaller footprint than the current one, that there would be both heavy duty and light duty pavement established, and that the slope of the land might be reduced. In addition, Ms. Carr stated that the SWPPP was under evaluation and would be submitted at a later date. Landscaping will be included along the north side and front edge of the building. The sign is proposed to be installed at the front of the building with a flag, surrounded with more landscaping.

The Board had no questions with regard to the architectural plans. Kristin Pratt, Deputy Town Attorney, stated that she would prepare the Rensselaer County Office of Economic Development and Planning 239 review and submit the form to the county.

Hoosac Valley Farmers Site Plan Review (Tax Map #32.-3-14.2). Justin Frisino, manager at Hoosac Valley Farmers Supply, appeared before the Board to present a proposal for a modification to the approved site plan for the Hoosac Valley Farmers' Supply store located in an HC district at 520 Madigan Road. Mr. Frisino explained that the business would like to modify the site plan to include an additional building to the east of the current steel building in order to store bagged items that cannot be left out-of-doors. In addition, seasonal items such as plants, wreaths, pumpkins may be displayed under cover at the front of the new 50' X 12' hoop-shaped building. The EAF and the decision from the 239 County review were received. The Rensselaer County Office of Economic Development and Planning review referred the application for "local consideration".

Wayne Akin made a motion to issue negative declaration under SEQRA. Brian Davidson seconded.

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

Nays: None

Brian Davidson made a motion to grant final approval for the modification to the site plan for Hoosac Valley Farmers Supply. Robert Weir seconded.

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

Nays: None

Albany Police Department Practice Range Pre-filing Conference. Tom Mahar appeared to propose the establishment of a 50 yard X 100 yard practice range to be located on Warren Fane's property in an HC district on NYS Route 67 in proximity to the National Grid switching station. The Board agreed that the Zoning Code classifies the use as "municipal buildings and uses". The review of a site plan is advised; the Board will not request a special use permit. Mr. Mahar stated that there are existing berms 20'-30' high within the space. There are no plans to build a structure on the property at this time. The range may be used for training purposes 60-70 days per year and will not be fenced. Chairman Alessandrini outlined the application process, the need for a plan with the location of the access road, and a SEQRA review. In addition, Mr. Mahar will need to provide the Board with a form, signed by the property owner,

Warren Fane, permitting use of the property by the Albany Police Department. Providing all information is submitted to the Chairman by the 15th of the month, the application can be included on the next month's agenda.

Nutritional Tea Room/Shop Pre-filing Conference (Tax Map #41-1-24.2). Candie Mirra and another person appeared to propose a nutritional tea shop to be located in an HC district at the corner of Matala Drive and NYS Route 40, within an existing building. Within the proposed shop there is 40 square feet of space for the public and a small space in the back for employees. The applicant stated that she intended to sell, for example, nutritional teas as well as protein shakes, following the format of "Undeniable Nutrition" shops. The requirements to run this type of business are small: good water, a sink and a means to heat water. The water has been tested and results showed that a new water system is required. Since the cost for the installation of the water system is approximately \$11,000., the applicant would like the Planning Board's opinion with regard to the proposal, prior to moving ahead with the project. Chairman Alessandrini advised the applicants to include the number of parking spaces, including handicapped parking and to see the Building Inspector, Scott Frisino for advice with regard to the existing ramp.

Chairman Alessandrini reviewed the application process with the applicants and provided them with the form letter, allowing use of the property, to be signed by the owner of the premises. A public hearing may be scheduled for next month's meeting providing the application, short for EAF and survey are submitted prior to the 15th of the month.

Charde Subdivision (Tax Map #70.11-3-15). The Board held a discussion with regard to older subdivided lots, including a parcel owned by Matthew Charde and located at 330 Riverbend Road, at the end of Boston St. in Pleasantdale. Boston St. is not a through street and was joined to Mr. Charde's lot, as a result of a lawsuit. The property originally was composed of two lots; however, at some point the county merged the lots. Mr. Charde would like to sell his existing home located on the easterly lot and build another residence across the street on the other lot. Mr. Charde learned that the costs to build a dwelling on the westerly lot, located in a floodway, would be prohibitive. He decided not to move ahead with his original plan, but instead to keep the westerly lot to dock his boat. The Board discussed the topic of two lots vs. a merged lot and concluded that, in this case, the property is two lots and does not need to be subdivided. Concern was expressed that there could be a title issue with the bank upon the sale of the easterly lot with an existing house. Any title issue would be handled through the private transaction between the purchaser and Mr. Charde. Atty. Pratt advised the Board that the Town could provide a letter indicating that the Town considers the parcels already divided under the existing lot provision in the Zoning Code. Atty. Pratt suggested that Mr. Charde contact Rensselaer County to address the tax map issue.

OTHER

Chairman Alessandrini stated that Board member Scott Wiley would be leaving the Board since he is building a dwelling in Pittstown. Mr. Alessandrini asked for the Board to recommend a potential candidate.

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

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

Nays: None

Abbreviations:

EAF –Environmental Assessment Form

HC –Highway Commercial District

NYS –New York State

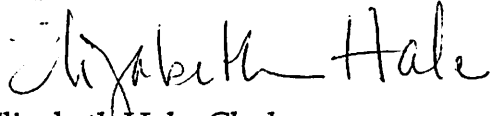
RA – Residential/Agricultural District

SEQRA –State Environmental Quality Review Act

SWPPP- Storm Water Pollution Prevention Plans

Respectfully submitted,

date: May 8, 2022

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