

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke
May 4, 2022

PUBLIC HEARING

There was none.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Robert Weir and Scott Wiley. The minutes from the April 6, 2022 meeting were reviewed. Dan Clow made a motion to approve the minutes as submitted. Elizabeth Hale seconded.

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

Nays: None

Abstention: Wiley

Melrose Fire District Site Plan Review (Tax Map #51.2-3-43.1). Both Frank Alessandrini and Scott Wiley recused themselves from the review of the application as both members noted the intent to avoid the appearance of a conflict. Both Chairman Alessandrini and Mr. Wiley work in the construction field and there is a possibility that outside employment bid opportunities may include a future bid on the project. Kelsey Carr, Senior Civil Engineer of La Bella Associates, Shawn Corp, Senior Associate and Studio Director with Balzer and Tuck appeared to present the site plan for a newly designed firehouse to be located at the current Melrose fire station location on NYS Route 40.

At the April meeting the plans and elevations of the 10,275 square foot building were displayed. The short form EAF was submitted. Ms. Carr stated that the SWPPP was not completed and would soon be submitted. 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".

The Board had no further questions.

Bob Weir made a motion to issue negative declaration under SEQRA. Wayne Akin seconded.

Ayes: Akin, Clow, Davidson, Hale, Weir

Nays: None

Wayne Akin made a motion to grant final site plan approval for the construction of a new firehouse to be located on NYS Route 40 in Melrose contingent upon receipt and approval of the final SWPPP. Dan Clow seconded.

Ayes: Akin, Clow, Davidson, Hale, Weir

Nays: None

Albany Police Department Firing Range (Tax Map #21-2-4.1). 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 to the east of the National Grid switching station. Mr. Mahar submitted an application, short form EAF, and a site plan showing the location of the range and parking areas within the excavated area of the property. Plans include the leveling of a portion of the site and "filling in the 'right-hand'" portion of the site with additional gravel. Existing berms and the excavated site will provide sound-proofing. Mr. Mahar stated that the site is to be used exclusively by the Albany Police Department, for a total of approximately 60 days throughout the year. There will be training classes possibly two nights per year. The range will be used approximately 1-2 times per week. Chairman Alessandrini visited the site and remarked that it was a suitable location for the purpose of a firing range due to the natural visual and sound buffers. In addition, Mr. Alessandrini noted that he reached out to Warren Fane, the owner of the property, who is amenable to the usage of the property; however, the Board requires a signed, notarized statement from Mr. Fane acknowledging his permission to allow the APD use of his property. Chairman Alessandrini provided Mr. Mahar with the form letter, allowing use of the property, to be signed by the owner of the premises. The 239 review will be submitted to the Rensselaer County Office of Economic Development and Planning.

Dan Clow made a motion to issue negative declaration under SEQRA. Bob Weir seconded.

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

Nays: None

David Baker Pre-filing Conference. David Baker appeared. Mr. Baker purchased a steel building located in an HC district on NYS Route 40 in Melrose where he intends to conduct his business painting burial vaults. Mr. Baker showed the Board members his collection of his painted vault work and stated that, in addition, he excavates and digs burial plots and works all over the capital district and as far away as the state of Maine. Chairman Alessandrini advised Mr. Baker that a site plan review by the Planning Board is required, which includes the submission of a site plan, including screening, septic location, landscaping and parking and handicapped parking, and signage. Mr. Baker stated that the well is planned to be drilled soon and that no signage is proposed. Mr. Alessandrini offered to send the applicable links to the Zoning Code to Mr. Baker. Chairman Alessandrini advised Mr. Baker of the additional screening requirements due to the fact that the property is adjacent to a residential area.

Simmons Subdivision Pre-filing Conference (Tax Map #21-1-29.111). Brian Holbritten, land surveyor, appeared to represent the applicant, Carrol Simmons, who proposes a two lot subdivision on the southerly side of Stillwater Bridge Road near 414 Stillwater Bridge Road located in an RA district. The 60± acre property is owned by Roy Simmons who would like to subdivide an existing 39,010 square foot lot, 25' deep, and including

his residence from the remaining 59± acres and a barn located across the Stillwater Bridge Road. Mr. Simmons' sister, Carrol Simmons, is interested in purchasing the 59± acre parcel. An application, survey and short form EAF were received. A public hearing may be scheduled for the June meeting.

Rohloff Subdivision Pre-filing Conference (Tax Map #32-3-29). Brian Holbritter, land surveyor, appeared, to represent the applicant, Brian Rohloff who is proposing a 4 lot subdivision located on 8.15± acres from a 19± acre parcel in an RA district with access from East Schaghticoke Road. Two of the four proposed lots are flag lots; the northwesterly lot will remain undeveloped, as it contains an existing well (which supplies water to the nearby restaurant), requiring a 200' radial easement. The easement encroaches slightly onto the HC section which abuts the RA property. The three proposed lots measure 1.21± acres to 3.97± acres. Mr. Holbritter indicated that two of the existing barns are planned to be razed, leaving a smaller steel building and an equipment shed on one of the lots. There is a pond on the property, designed by Mr. Rohloff, for the accumulation of drainage that runs along the perimeter of the southerly property line.

Discussion ensued with regard to the subdivision plan, specifically the flag lots, and its compatibility with the Zoning Code. Mr. Davidson stated that he did not believe that there was anything unique or desirable with regard to the flag lots, but that the configuration meets the Zoning Code requirements.

Application, survey and short form EAF were received. A public hearing may be scheduled for the next Planning Board meeting in June.

Remodel Now (Tax Map #51.2-1-19). Brian Holbritter, land surveyor, appeared, to represent Mr. Godfrey who purchased a 1± acre lot with an existing concrete block building located at 840 NYS Route 40 in Melrose. Mr. Godfrey intends to operate a woodshop on the property where he anticipates the need for additional storage. Mr. Holbritter displayed a site plan denoting the existing building and the proposal for three to four 24' X 24' or 24' X 34' pole barns for the storage of materials related to the business. The design for a raised bed septic system was completed by Steve Dean, engineer.

Chairman Alessandrini suggested that Mr. Godfrey clarify his intentions and submit an application, survey, application fee and short form EAF for the consideration of the Board.

Wayne Akin made a motion to adjourn the meeting at 8:30 pm. Scott Wiley seconded.

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

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: June 4, 2022

A handwritten signature in black ink, appearing to read "Elizabeth Hale". The signature is fluid and cursive, with the first name "Elizabeth" and the last name "Hale" clearly distinguishable.

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke