

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke

June 1, 2022

PUBLIC HEARING

Simmons Subdivision Pre-filing Conference (Tax Map #21-1-29.111). Kristin Pratt, Deputy Town Attorney, read the Notice of Hearing.

Brian Holbritter, land surveyor, appeared to represent the applicant, Carrol Simmons, who proposes a two lot subdivision located in an RA district on Stillwater Bridge Road near 414 Stillwater Bridge Road. The 60± acre property is owned by Roy Simmons who would like to subdivide an existing 39,010± square foot lot, 25' deep, including his residence from the remaining 59± acres with a barn located across the Stillwater Bridge Road. Mr. Simmons' sister, Carrol Simmons, is interested in purchasing the 59± acre parcel. There was no public comment. The hearing closed at 7:09 pm.

Rohloff Subdivision (Tax Map #32-3-29). Kristin Pratt, Deputy Town Attorney, read the Notice of Hearing. 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. There was no public comment. The hearing closed at 7:11 pm.

REGULAR MEETING

7: 11 P.M. Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, and Scott Wiley. Bob Weir was absent. The minutes from the May 4, 2022 meeting were reviewed. Scott Wiley made a motion to approve the minutes as submitted. Brian Davidson seconded.

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

Nays: None

Albany Police Department Firing Range (Tax Map #21-2-4.1). Chairman Alessandrini stated that the decision from the 239 County review for the Albany Police Department Firing Range was received. The Rensselaer County Office of Economic Development and Planning review referred the application for "local consideration". In addition, the "sign-off" from the owner of the property, Warren Fane, was received. Dan Clow

suggested that a clause be added to the written approval, indicating that the use of the firing range is restricted exclusively for the use of the Albany Police Department.

Wayne Akin made a motion to grant approval for the site plan with the condition limiting use of the range to the Albany Police Department. Elizabeth Hale seconded.

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

Nays: None

Simmons Subdivision Pre-filing Conference (Tax Map #21-1-29.111). Brian

Holbriiter, land surveyor, appeared to represent the applicant, Carrol Simmons, who proposes a two lot subdivision located near 414 Stillwater Bridge Road 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 with a barn and 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 at the May meeting. Mr. Holbriiter stated that he would submit the \$180.00 application fee to the Town Clerk. Dan Clow made a motion to issue negative declaration under SEQRA. Scott Wiley seconded.

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

Nays: None

Scott Wiley made a motion to grant preliminary subdivision approval. Brian Davidson seconded.

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

Nays: None

Wayne Akin made a motion to grant final subdivision approval. Elizabeth Hale seconded.

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

Nays: None

Rohloff Subdivision (Tax Map #32-3-29). Brian Holbriiter, 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. Holbriiter indicated that Stephen Dean, P.E., was engaged to test the soil and to complete the SWPPP. Mr. Holbriiter indicated that he would continue to update the Board with regard to the progress of the subdivision process.

Application, survey and short form EAF were received at the May meeting. The Board agreed to place the application on the next agenda after an update related to the SWPPP and soil testing was provided.

Ed Reynolds Signage Pre-filing Conference. Ed Reynolds, owner of The Reynolds Group located at 1541 NYS Route 67, appeared to propose two 20' X 40' illuminated electronic black and white signs, arranged back-to-back, including the business logo, and displaying a variety of images, is planned to replace his current sign. The sign is proposed to be located 35' off NYS Route 67 in front of the business. Mr. Reynolds stated that he felt that the current sign did not represent or market well the various applications of the items he offers for sale –pellet stoves and awnings. The Board referred to Zoning Law Section V(F)(9)A, (F)(10). Chairman Alessandrini remarked that legally a moving sign is not in accordance with the Zoning Law. Since the Planning Board is required to follow the law within the Zoning Law, Mr. Reynolds' proposal for a moving sign, as prohibited by law, would not be granted.

Mr. Reynolds noted that he "has a problem with solar farms" which converts pristine farmland into forests of glass. Jackie Stellone, a resident of Schaghticoke, added that she is not in favor of solar farms, and that she objects to being forced into paying for an innovation which employs materials that are not recyclable nor environmentally friendly.

In addition, Mr. Reynolds expressed his opposition to the pending Rohloff subdivision off NYS Route 40 and E. Schaghticoke Road, given that there has been an enormous quantity of rubble used for fill dumped at the westerly side of the proposed subdivided property in an HC district.

The Chairman advised Mr. Reynolds to see the Town Board with regard to the Zoning Code regulations to which Mr. Reynolds objects.

Janet Bell, a Pleasantdale resident who professes to be a "tree-hugger", appeared to express her concerns with regard to a development of apartment houses that is rumored to be constructed on 20± acres located to the north of Hannaford on the westerly side of 2nd Avenue. Ms. Bell doesn't care to lose any treed land and said that the trees provide shade and a cool nature to the area. The majority of the land to be developed is located in the City of Troy with a triangular 1 acre lot in Schaghticoke and the City of Troy is reviewing the application. All acreage is owned by the same property owner. Brian Davidson stated that there is no intention of developing the one acre section of property located in Schaghticoke, instead the Schaghticoke section will serve for storm water run-off from the project. Kristin Pratt tried to locate the project site plan on the computer, but the images she found were not clear. Ms. Bell was referred to the City of Troy for further information with regard to the project.

Brian Davidson made a motion to adjourn the meeting at 7:56 pm. Elizabeth Hale seconded.

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

Nays: None

Abbreviations:

EAf –Environmental Assessment Form
HC –Highway Commercial District

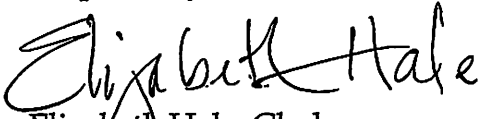
RA – Residential/Agricultural District
SEQRA –State Environmental Quality Review Act

NYS –New York State

SWPPP- Storm Water Pollution Prevention Plans

Respectfully submitted,

date: July 16, 2022

A handwritten signature in black ink, appearing to read "Elizabeth Hale". The signature is fluid and cursive, with the first name "Elizabeth" written in a larger, more prominent script than the last name "Hale".

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke