

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke

November 2, 2022

PUBLIC HEARING

7:00 PM **The Reynolds Group Special Use/Sign Permit (Tax Map #22.-3-14)**. Matt Reynolds appeared to propose an Electronic Message Board to be located at The Reynolds Group, located in an HC district at 1541 NYS Route 67. Mr. Reynolds stated that the proposed electronic messaging sign is planned to replace the current sign and will be located on the existing posts. The proposed digital sign will be designed in two parts –the upper section is planned to be stationary and the lower section will display changing digital images of the business's completed and installed projects, including stoves and awnings. The images will change once every hour, complying with the revised sign regulations. The sign is planned to be 18 square feet, double-faced and free-standing. There was no public comment.

REGULAR MEETING

7:02 PM Members present were: Frank Alessandrini, Wayne Akin, Dan Clow, Brian Davidson, Elizabeth Hale, Bob Weir and Scott Wiley. Kristin Pratt, Deputy Town Attorney was present.

The minutes of October 5, 2022 were reviewed. Wayne Akin made a motion to approve the minutes as submitted. Elizabeth Hale seconded.

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

Nays: None

Abstention: Wiley

The Reynolds Group Special Use/Sign Permit (Tax Map #22.-3-14). Matt Reynolds appeared to propose an Electronic Message Board sign to be located at The Reynolds Group business located in an HC district at 1541 NYS Route 67. Mr. Reynolds stated that the 18 square foot double-faced sign is planned to replace the current sign at the same location and displayed on the same 4 X 4 posts. Mr. Reynolds stated that the upper section of the sign will display the name of the business and that the images to be exhibited on the lower section of the sign will change only once per hour to comply with the revised local law regulating signage which amended the Town Zoning Law. The sign is proposed to be multi-colored and non-flashing. Automatically timed dimming of the LED portion of the sign will be installed.

There was discussion with regard to electronic message board signs. Brian Davidson suggested that the Board delay the decision until members of the Board had the

opportunity to more fully review the revision of the Town Zoning Law pertaining to electronic messaging signs. Elizabeth Hale stated that though there is a very small cluster of businesses near the Reynolds Group, the area is surrounded by rural, open land. Chairman Alessandrini added that the application does comply with the law. Electronic Message Board signs, under the revised signage regulations within the Zoning Law, are allowed in Highway Commercial, Hamlet, Planned Development and Marine Districts. In addition, the business is located in one of the more developed areas of the Town. The application, application fee, EAF and Agricultural Data Statement were received. Since the new sign will be a replacement of the present sign at the same location, the Board agreed to dispense with the site plan review.

Wayne Akin made a motion to issue negative declaration under SEQRA. Scott Wiley seconded.

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

Nays: None

Wayne Akin made a motion to grant a Special Use Permit for an electronic messaging board sign, located in the same location as the current sign, designed and installed in accordance with the signage laws within the Zoning Law, to be located at the Reynolds Group at 1541 NYS Route 40. Bob Weir seconded.

Ayes: Akin, Clow, Davidson, Weir, Wiley

Nays: Alessandrini, Hale

Warren W. Fane Inc Paul Perry-Reed Pit - DEC Permit Amendment Tax Map #'s 61-1-20 and 61-1-24.111). No one appeared. Chairman Alessandrini circulated copies of a letter from DEC, Division of Environmental Projects, with regard to Warren Fane's Perry-Reed pit located on NYS Route 40, between Turner and Irish Roads for modification to his DEC approved application to allow shale to be ripped from a 3.2± acre area within the Perry-Reed pit via bulldozer, front-end loader and/or excavator. The correspondence was solely provided for the Board's information.

Delamater Pre-filing Conference. Joe Delamater appeared. Mr. Delamater stated that he is interested in purchasing an existing one-family residence on a lot located in an RA district on the easterly side of NYS Route 40, north of Meadowview Drive and south of East Schaghticoke Road. Mr. Delamater is proposing to raze the existing dwelling and to construct a duplex residence, possibly on the original footprint. Chairman Alessandrini informed the applicant that he would need to apply for a Special Use Permit and Site Plan Review. Additionally, Mr. Delamater was advised to contact RCHD to determine if the septic system was adequate to accommodate a two family dwelling. Chairman Alessandrini advised Mr. Delamater to download the application, Part I of the EAF short form and the Agricultural Data Statement from the Town's website. In addition, an affidavit from the current owner must be submitted to the Board, giving permission to Mr. Delamater to act on the proposed project. Providing the

application, application fee, site plan, short form EAF, Agricultural Data Statement are submitted by the 15th of the month, a public hearing can be scheduled for the next month's meeting.

Dog Grooming Special Use Permit Pre-filing Conference. Casey Jennings and Destiny Peters appeared to propose the establishment of a dog grooming business in the former medical building at the corner of NYS Route 40 and Meadowview Drive. There are no plans to board dogs. A small fenced area is planned. Ms. Jennings and Peters stated that they would be renting the space from Dan Speech whose office is proposed to be located in the building. The tax map shows that the Hoosac Valley Rescue Squad owns part of the property; the property line appears to run through the building. Scott Wiley researched the property online and stated that the building may be owned by Reservoir Properties. Ownership of the property needs to be established. An affidavit from the current owner must be submitted to the Board, giving permission to Ms. Jennings and Peters to act on the proposed project.

Chairman Alessandrini stated that he will mail the application and the short form EAF to the applicants. Providing that an affidavit from the property owner is received (allowing use of the building by the applicants), a \$100.- application fee, application, and short form EAF are received by the 15th of the month, a public hearing can be scheduled for the following monthly meeting.

Jackie Stellone, a resident of the Town, was present. Ms. Stellone stated that she attended a CDRPC workshop regarding the NYS marijuana law. Ms. Stellone suggested that the Town needs to review the regulations for the possible establishment of future marijuana shops in Schaghticoke.

Dan Clow made a motion to adjourn the meeting at 8:15 pm. Wayne Akin seconded.
Ayes: Alessandrini, Akin, Clow, Davidson, Hale, Wiley, Weir
Nays: None

Abbreviations:

CDRPC – Capital District Regional Planning Commission

EAF – Environmental Assessment Form

HC – Highway Commercial District

HD – Hamlet District

NYS – New York State

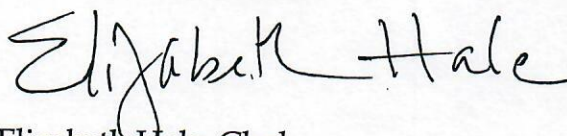
RA – Residential Agricultural District

SEQRA – State Environmental Quality Review Act

SWPPP- Stormwater Pollution Protection Plan

Respectfully submitted,

date: December 10, 2022



Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke