

OFFICE OF THE PLANNING BOARD

Town of Schaghticoke

February 1, 2023

PUBLIC HEARING

7:00 PM **Sheldon Subdivision (Tax Map # 11.-1-15.11)** Brian Holbritter, land surveyor, appeared on behalf of Doug and Kevin Sheldon. The proposal is for the subdivision of a 7.84+ acre parcel into two lots, one 3.01+ acre lot with a mobile home and one 4.83+ acre lot with a two story dwelling and barns. The property is located at 494 Verbeck Avenue in an RA district. There were no public comments. The public hearing closed at 7:02 p.m.

Mason's Place Dog Grooming Special Use Permit and Site Plan Review (Tax Map #13.-1-5). Casey Ann Jennings, applicant, and Destiny Peters appeared to propose the establishment of a dog grooming business in the former medical building located at 8 Meadowview Drive, at the corner of NYS Route 40 and Meadowview Drive. Jackie Stellone stated that she was in support of the proposal. She added that it was good to see young people starting a business in the Town. There were no further comments. The hearing closed at 7:05 p.m.

Brown Accessory Apartment Special Use Permit (Tax Map #31.-1-14). Tarnell Brown, the applicant, appeared to propose an accessory apartment to be located in the basement of his residence in an RA district at 1374 NYS Route 40. The apartment will be inhabited by his sister and brother-in-law. Jackie Stellone had general questions about the procedure for approval. There was no other public comment. The public hearing closed at 7:08 p.m.

REGULAR MEETING

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 January 4, 2022 were reviewed. Scott Wiley made a motion to approve the minutes as submitted. Wayne Akin seconded.

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

Nays: None

Abstention: Hale

Sheldon Subdivision (Tax Map # 11.-1-15.11) Brian Holbritter, land surveyor, appeared on behalf of Doug and Kevin Sheldon. The proposal is for the subdivision of a

7.84+ acre parcel into two lots, one 3.01+ acre lot with a mobile home and one 4.83+ acre lot with a two story dwelling and barns. The property is located at 494 Verbeck Avenue in an RA district. Kevin Sheldon would like to retain the mobile home on the 3.01± acre lot. It is the Sheldons' intention to sell the 4.83± acre lot and the family home and barns. Both residences have a pre-existing septic system; therefore, RCHD approval is not required. The application and short form EAF were received. Mr. Holbritter stated that he planned to submit the \$180.- application fee to Frank Alessandrini on February 2, 2023.

Dan Clow made a motion to issue negative declaration under SEQRA. Scott Wiley seconded.

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

Nays: None

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

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

Nays: None

Wayne Akin made a motion to grant final subdivision approval. Scott Wiley seconded.

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

Nays: None

Mason's Place Dog Grooming Special Use Permit and Site Plan Review (Tax Map #13.-1-5). CaseyAnn Jennings, applicant, and Destiny Peters appeared to propose the establishment of a dog grooming business in the former medical building located in a HC district at 8 Meadowview Drive, at the corner of NYS Route 40 and Meadowview Drive. The Zoning Schedule of Use Regulations within the Zoning Code does not include a dog grooming business as a permitted use. The Planning Board agreed that a "veterinary clinic", permitted by Special Use Permit, would be the most appropriate and applicable classification for the proposed business.

The applicants appeared before the Zoning Board of Appeals to request front yard and side yard area variances which were granted at the ZBA January meeting.

A 12" X 6" externally lit wooden sign is planned to be located at the corner of the building. An image of the sign was presented to the Board members.

Availability of parking was discussed with the applicants who believe that they will only need 3 spaces, 2 for each of the two groomers and one for the client. They plan to schedule clients one at a time. There are 8 available parking spaces for the business which are located in a parking lot shared with other businesses.

Chairman Alessandrini recommended that a condition of approval should be that if parking availability to service the dog grooming business becomes insufficient to service the business in the future, that the applicant will be required to present the Board with an alternative plan for parking. The applicant agreed to this condition. Additionally, the Board advised the applicant that the approval would be conditioned upon use of the sign presented to the Board during the February 1, 2023 meeting and

should the applicant require different or additional signage, that an application be submitted to the Planning Board.

Dan Clow made a motion to issue negative declaration under SEQRA. Scott Wiley seconded.

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

Nays: None

Brian Davidson made a motion to grant a Special Use Permit for the operation of a dog grooming business at 8 Meadowview Drive. Bob Weir seconded.

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

Nays: None

Scott Wiley made a motion to grant Site Plan approval for Mason's Place with the conditions related to parking and signage. Wayne Akin seconded.

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

Nays: None

Brown Accessory Apartment Special Use Permit (Tax Map #31.-1-14). Tarnell Brown, the applicant, appeared to propose an accessory apartment to be located in the basement of his residence located in an RA district at 1374 NYS Route 40. The apartment will be inhabited by his sister and brother-in-law. Chairman Alessandrini conferred with the Building Inspector. Mr. Frisino visited the site and stated that the single family house has a walk-out basement; therefore, egress is a non-issue. Dan Clow expressed concern that the septic system might not be adequate to accommodate the additional residents. Chairman Alessandrini stated that the Building Department and RCHD would oversee the septic system. Mr. Brown noted that there were four leach fields and that he did not believe that the septic system's capability would be an issue. The 239-m review form has been submitted to Rensselaer County Economic Development and Planning; however, a response has not been received from the county, preventing the Board from making a decision on the application. The application, application fee and short form EAF were received.

Valley Paving Site Plan Amendment (Tax Map #21.-1-4.2) Albert Lewis, applicant, appeared to propose the construction of a 70' X 120' pole barn to be located in an HC district at 440 Stillwater Bridge Road. The barn is planned to be used for the storage of trucks and equipment. The Board reviewed the site plan and had no concerns. A public hearing is not required for site plan review and as a site plan amendment for an existing use, the Board did not find that a public hearing would be necessary.

Brian Davidson made a motion to issue negative declaration under SEQRA. Dan Clow seconded.

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

Nays: None

Wayne Akin made a motion to grant site plan approval to construct a storage pole barn at 440 Stillwater Bridge Road. Scott Wiley seconded.

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

Nays: None

Northline Solar Farm (Tax Map #41-1-27.21). Josh Verlicky, landscaper, appeared to discuss alternative landscaping for the project that was previously approved. Chairman Alessandrini received correspondence indicating that the Borrego solar farm project had been purchased by AES, the new solar farm developer. Mr. Verlicky informed the Board that he could not satisfy the approved Northline Solar Farm site plan since he has been unable to find any 15'-20' Black Hill Spruce trees in spite of a nationwide search that extended into Canada. He concluded that there was a shortage of Black Hill Spruce and that the trees were non-existent. He added that the approved plan specified a total of 400 trees. Mr. Verlicky submitted a copy of the site plan to the Chairman and Attorney Pratt. Chairman Alessandrini and Kristin Pratt checked the project plans that were approved by the Planning Board and determined that the landscape plan presented by Mr. Verlicky was not the final approved by the and that the species of trees, as approved in the final updated plans, are: 294 Eastern Red Cedar, 150 Norway Spruce, and 145 Black Hill Spruce, totaling approximately 200 more trees than Mr. Verlicky believed. Mr. Verlicky suggested the substitution of Arborvitaes. Chairman Alessandrini emphasized that no substitution may be made without the submission of a new application showing the modifications to the site plan for further review by the Planning Board as the screening approved was the result of substantial public comment and work with the applicant to develop a project that mitigated visual impacts.

Wayne Akin made the motion to adjourn the meeting at 7:52. The motion was seconded by Brian Davidson.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form

HC – Highway Commercial District

HD – Hamlet District

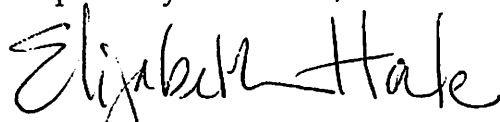
RA – Residential Agricultural District

SEQRA – State Environmental Quality Review Act

PB – Planning Board

Respectfully Submitted,

date: March 2, 2023



Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke