

Office of the Planning Board
Town of Schaghticoke
May 3, 2023

Public Hearing

7:00 PM Troy Rod and Gun Club Timber Harvest (Tax Map # 21.-1.20) Brad Van Aken, a forester with Greene Lumber Company appeared. The proposal is to select-harvest 40 acres of the 73-acre property at 181 Stillwater Bridge Road. The goal of the harvest is to improve the property for the wildlife. The harvest is expected to begin late summer or early fall. A Resident that resides at 195 Stillwater Bridge Rd was present and inquired about the buffer between the harvest and his property. Mr. Van Aken responded to these concerns by explaining that there will be a buffer of approximately 200' feet and the goal of the harvest is to increase wildlife. Chairman Alessandrini stated that he received two written comments from residents which inquired about wildlife and traffic impacts. The Board discussed that the traffic impacts are expected to be minimal as the harvest will take approximately two months. Additionally, the harvest will benefit wildlife by removing some of the very tall trees to promote more undergrowth for wildlife. There were no further comments. Public Hearing closed at 7:05 PM.

Regular Meeting

7:05 PM Members present were: Frank Alessandrini, Dan Clow, Brian Davidson, Chris Reynolds and Bob Weir. Elizabeth Hale not present. Kristin Pratt, Deputy Town Attorney was present and Emily Calhoun, Deputy Town Clerk was present.

The minutes of April 5, 2023 were reviewed. Dan Clow made a motion to approve the minutes as submitted. Bob Weir Seconded.

Ayes: Alessandrini, Clow, Davidson, Reynolds, Weir

Nays: None

Les Peters Subdivision Tax Map # 50.-1-24.1 Brian Holbritter, land surveyor, appeared to represent the applicant, Les Peters. The Board reviewed and completed Part 2 of the Full Environmental Assessment Form. The Board determined that while the subdivision will have impacts on land, the impacts are expected to be minimal and do not result in significant adverse environmental impacts. Dan Clow made a motion to issue negative declaration of significance. Chris Reynolds seconded.

Ayes: Alessandrini, Clow, Davidson, Reynolds, Weir

Nays: None

The SWPPP has been submitted for review. Mr. Holbritter submitted a check for \$270.00 for the 4-lot subdivision. Chairman Alessandrini to schedule a public hearing for Wednesday, June 7th at 7pm.

Weir Subdivision Tax Map #20.-1-4.217

No one was present to discuss options for amendment to the existing subdivision map.

Troy Rod and Gun Club Timber Harvest (Tax Map # 21.-1.20)

Brad Van Aken, a forester with Greene Lumber Company appeared with proposal of a select-timber harvest of 40 acres of the 73-acre lot located at 181 Stillwater Bridge Road. Two written comments were received and one resident appeared at the hearing to ask about the buffer from his residence. Public comments received related to impacts to wildlife, traffic, noise from operation, and hours of operation. Mr. Van Aken stated that the harvest should last approximately two months, late summer to early fall. Truck loads totals are estimated at 17 to 20. Mr. Van Aken stated that the harvest will help wildlife and new tree growth. It is expected that the harvest will include one truck load every one to three days, and operations will not take place seven days a week. Hours of operation are expected to be 8:00 AM to 4:00 PM and if nicer weather, 8:30 AM to 7:00 PM. A short form EAF was submitted and completed. Bob Weir made a motion to issue a negative declaration under SEQRA. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Reynolds, Weir

Nays: None

Dan Clow made a motion to grant a timber harvest special use permit. Bob Weir seconded.

Ayes: Alessandrini, Clow, Davidson, Reynolds, Weir

Nays: None

David Dean Accessory Apartment Tax Map #42.-1-9.112

Steve Dean, P.E., appeared for a pre-filing conference to represent David Dean. Mr. Dean presented a preliminary proposal for a detached accessory one bedroom apartment for David's mother-in-law, located at the David residence at 72 Madigan Rd.

Chairman Alessandrini discussed the intent of the Zoning Law with respect to attached versus detached accessory apartments. While the language in the Zoning Law is not entirely clear on this issue, the Board has taken the position that the intent is for detached accessory apartments to be located in existing detached structures rather than free-standing detached structures. The Dean residence is located on a 2.6-acre lot, and the Board was supportive of an accessory apartment located in the existing garage with a breeze way. The current septic system for the existing residence is approved for a 4-bedroom home and it only has 3 bedrooms. Therefore, an additional septic system is not likely necessary to accommodate an accessory apartment. Mr. Dean indicated that he will revise his site plan in response to Board comments and return with revised plans, an EAF and Ag Data Statement.

Other

Town Board Referral for Rezoning(Tax Map #71.09-1-11) The Town Board submitted a referral to the Planning Board for input regarding a rezoning of properties located in proximity to Hilltop Bowl from Residential to Hamlet. Chairman Alessandrini discussed the zoning change from Residential to Hamlet. The Town Board accepted the Planning Board's previous recommendation to rezone a larger parcel in the area. Therefore, the Planning Board will draft a letter to the Town Board indicating support for the larger and more comprehensive rezoning.

Town Board Referral for Amendment to Penalties for Violations of the Zoning Law

The Town Board submitted a referral to the Planning Board for input regarding a proposed amendment to the Zoning Law to reduce penalties for violations of the Zoning Law so that the right to a public defender for defendants is not triggered. Chairman Alessandrini asked Deputy Attorney Kristen Pratt to draft a letter evidencing the Board's support of the penalty's amendment and the board and all agreed to the proposed change.

Solar, Mines, Landfills

Chairman Alessandrini discussed that there is a preliminary proposal by Active Solar to place a commercial solar facility on the closed Town landfill property. Chairman Alessandrini shared that the likely path for the applicant is to obtain a use variance from the ZBA as the landfill property is not zoned RA and therefore solar is not permitted

at the site. Chairman Alessandrini also mentioned that the Town Board is considering whether to amend the Solar Law to permit solar on reclaimed mines and landfills. Chairman Alessandrini suggested that the Zoning Law be amended to permit solar in these areas which are underutilized as the projects will result in minimal impacts.

Hometown Heroes Banners/Signs.

Chairman Alessandrini stated he spoke to Dominic Pasinella Jr., Assistant Chief of the Melrose Fire Department, and proclaims the Fire Department as committed to maintain the hometown heroes' banners placed throughout the Town.

Dan Clow made a motion to adjourn the meeting at 7:53 PM. The motion was seconded by Brian Davidson.

Ayes: Alessandrini, Clow, Davidson, Reynolds, Weir.

Nays: None

Respectfully submitted,

Emily D. Calhoun
Deputy Town Clerk,
Town of Schaghticoke