

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
July 5, 2023

PUBLIC HEARINGS

There were no public hearings scheduled or held.

REGULAR MEETING

7:01 P.M. Members present were: Frank Alessandrini, Dan Clow, Brian Davidson, Elizabeth Hale, and Chris Reynolds. Bob Weir was absent. Kristin Pratt, Deputy Town Attorney was present.

The minutes of June 7, 2023 were reviewed. Dan Clow made a motion to approve the June minutes with one correction. The name Davidson needs to be stricken as an "Aye" under the heading, Les Peters Subdivision. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Hale, Reynolds

Nays: None

Abstention: Davidson

Morizio Lot Line Adjustment (Tax Map # 20.-1-1.118). Brian Holbritten, land surveyor, appeared to represent the applicant, Martin Morizio. Mr. Holbritten reviewed the application with the Board. The proposal is for a lot line adjustment located in an RA district at 859 Knickerbocker Road, at the southeasterly portion of the Bruno Farm Subdivision Phase II. Lands to be annexed comprise 4.12± acres to 2.74± acres, known as Lot #16, and including 18.19± acres of conserved space, part of the Bruno Farm Subdivision Phase I, for a total parcel of 25.05± acres. Mr. Holbritten stated that there will be no newly created access to the lot, nor any other changes to the property. Mr. Morizio's sister plans to build on the 25.05± acre lot. The application, short form EAF and survey were received. Mr. Holbritten added that the \$25.-- application fee would be submitted to the Town Clerk on July 6, 2023.

Chris Reynolds made a motion to approve the lot line adjustment. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds

Nays: None

Bonnier Plaza Retail Special Use Permit Pre-filing Conference (Tax Map #41.-1-24.2). Deborah Yando appeared to propose a retail store, a gift shop, to be located in an existing approximately 538 square foot space, at Bonnier Plaza, 1140 NYS Route 40, in an RA district. The space is book-

ended by Bonnier's Auto Repair Shop and a hair salon. Ms. Yando stated that she was in the retail gift shop business for nine years and was last located on Pawling Avenue in Troy. The Board advised Ms. Yando that a handicap parking spot is needed and would be required as a condition of approval. Application materials were provided to Ms. Yando. Chairman Alessandrini noted that the completed application and application fee may be submitted to the Town Clerk or at his place of business by the 15th of the month in order to schedule a public hearing at the following month's meeting.

Cerqua Subdivision (Tax Map #12.-1-20.12). No one appeared.

Chairman Alessandrini

stated that he received a call from a surveyor, Jim White. Mr. White has a client who would like to subdivide property at 227 Verbeck Avenue. The Board was provided with a Google map and a tax map in order to review and consider the configuration of the one lot subdivision. Chairman Alessandrini stated that the proposal is for a 20.12± acre lot with 200' of road frontage from a 71± acre parcel. The access road is proposed to measure approximately 1,000' from Verbeck Avenue to the lot upon which an additional residence is proposed to be constructed. There is an existing home, situated closer to Verbeck Ave., on the 71± acre parcel. The surveyor suggested a shared driveway as ingress and egress for the two dwellings. Following discussion with regard to the proposal, including a shared driveway, flag lot status and the need for a turn-around for fire apparatus, the Board members agreed that consideration would be provided for the proposed subdivision. Chairman Alessandrini stated that he would notify the surveyor of the Board's decision.

Chairman Alessandrini stated that the August meeting may be a lengthy one, as the agenda has a number of planning items to be considered.

Dan Clow made a motion to adjourn the meeting at 7:33 p.m. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds

Nays: None

Abbreviations:

DEC - Department of Environmental Conservation

R - Residential District

EAF - Environmental Assessment Form

RA -Residential Agricultural District

HC -Highway Commercial District

SEQRA -State Environmental Quality

Review Act

HD - Hamlet District

SWPPP- Storm Water Pollution Prevention Plan

NYS - New York State

ZBA -Zoning Board of Appeals

NYSERDA - New York State Research and Development Authority

PB - Planning Board

Respectfully Submitted,

date:

Elizabeth Hale, Clerk, Planning Board, Town of Schaghticoke

