

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
January 3, 2024

PUBLIC HEARINGS

There were none scheduled or heard.

REGULAR MEETING

7: 03 P.M. Members present were: Frank Alessandrini, Dan Clow, Elizabeth Hale, Vince Ragone, Chris Reynolds and Bob Weir.
Kristin Pratt, Deputy Town Attorney was present.
Brian Davidson has retired from his position as Board member.

The minutes of December 6, 2023 were reviewed. Bob Weir made a motion to approve the minutes as submitted. Dan Clow seconded.

Ayes: Alessandrini, Clow, Hale, Ragone, Reynolds, Weir

Nays: None

There were no applications before the Board and no one from the public present.

ADMINISTRATIVE ITEMS

Chairman Alessandrini led a discussion with regard to the issues of non-compliance by applicants that received approvals and others that require approvals and have not sought them from the Planning Board, in particular along the NYS Route 40 corridor, highly visible to those who are traveling to or from the township. There are a number of Special Use Permits that were granted by the PB with contingencies, such as Constable Tree and Remodel-Now (located on NYS Route 40) and Clemente Small Engines (located on Milky Way), all of whom are not in compliance with the site plan reviews and special use permits, currently disregarded by the business owners/applicants. In addition, businesses are being conducted without the required special use permits, such as profuse lighting and a structure at the corner of East Schaghticoke Rd. and NYS Route 40, owned by Brian Rohloff, and the "coffin artist's" business on NYS Route 40.

At the end of calendar year 2023, the Code Enforcement Officer, Brian Davidson, retired from the position. The Town Board appointed the Building Inspector, Scott Frisino, to fill the position of Code Enforcement and MS4 Officer. Chairman Alessandrini met with Mr. Frisino and discussed three of the parcels, Constable Tree, the casket artist business and the excessive

lighting and structure on the Rohloff property, that are not in compliance with the approved Site Plan or Special Use Permit or haven't the required permits. Mr. Frisino plans to chat with each of the firms. Should the outcome be unsuccessful, Mr. Frisino may appear before the Planning Board for further action.

Carl Godfrey, owner of Re-Model Now, contacted Chairman Alessandrini via e-mail. Mr. Godfrey applied for and was granted approval for a Special Use Permit and Site Plan Review to operate a wood working shop on NYS Route 40 in Melrose. However, it appears that he is operating a hauling business. Mr. Constable of Constable Tree, located on NYS Route 40, was granted approval for a Special Use Permit and Site Plan Review. Compliance with the Site Plan Review is being ignored; there is an additional building and fencing on the property and neither landscaping or screening was completed. Chairman Alessandrini has offered to accompany Mr. Frisino when visitations are planned.

Mr. Alessandrini informed the Board that he spoke with the Town Clerk, Jennifer Molesky. Mr. Alessandrini requested a compilation of the written Local Zoning Law changes in order to incorporate them into the Zoning Code. The Town Clerk agreed to locate the documents and print copies for the Board. In addition, Ms. Molesky agreed to provide the Deputy Town Clerk, Emily Calhoun, with copies of the same to upload online and make available for the public, as well.

The Board was reminded of the annual requirement for 4 hour training courses to be completed by each Board member in order to retain their positions as Board members.

OTHER

Mr. Alessandrini noted that he received a phone call from Casey Jennings who is an owner of a dog grooming business, Mason's Place, located on the corner of NYS Route 40 and Meadowview Drive. Ms. Jennings stated that she applied for a Special Use Permit and Site Plan Review from the PB and area variances from the ZBA in order to operate the dog grooming business. The applications were granted.

Ms. Jennings complained that there is a dog grooming business operating from a home located on Stillwater Bridge Road without a Special Use Permit and felt that the operation of a dog grooming business without benefit of the appropriate approvals was an injustice. The Board reviewed the Zoning Code, Zoning Schedule of Use Regulations, and agreed that dog grooming does not fall under home occupation (it excludes veterinary offices and kennels with no specific reference to dog grooming businesses) and that a special use permit would be required to operate the business.

In addition, Chairman Alessandrini stated that he received a phone call from Mrs. Haughney who is interested in locating a manufactured home in an RA district on a 3-4 acre lot where her son currently has a dwelling in which he resides.

Chris Reynolds made a motion to adjourn the meeting at 7:38 p.m. Vince Ragone seconded.

Ayes: Alessandrini, Clow, Hale, Ragone, Reynolds, Weir

Nays: None

Abbreviations:

NYS - New York State

PB - Planning Board

RA -Residential Agricultural District

ZBA - Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke