

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
February 7, 2024

PUBLIC HEARINGS

There were none scheduled or heard.

REGULAR MEETING

7: 03 P.M. Members present were: Frank Alessandrini, Dan Clow, Elizabeth Hale, and Bob Weir.

Kristin Pratt, Deputy Town Attorney was present.

The minutes of January 3, 2024 were reviewed. Bob Weir made a motion to approve the minutes as submitted. Dan Clow seconded.

Ayes: Alessandrini, Clow, Hale, Weir

Nays: None

A Hoosic Valley HS student and Jackie Stellone, a Town resident, were present.

Bayly Lot Line Adjustment (Tax Map #71.-2-39 + 71.-2-61). Michael Bayly, applicant, appeared to propose a lot line adjustment for a vacant 0.97± acre lot (Lot #26), previously owned by Daniel Levesque to Michael Bayly's 1.32± acre lot (Lot # 20) with an existing residence located in an R district at 26 Wetsel Road. Mr. Bayly, having purchased the property from Daniel Levesque, is the current owner of the 0.97± acre lot. There will be no changes with regard to road frontage. An application, and survey map were submitted to the Board. The application fee of \$25-- was submitted to the Town Clerk.

Dan Clow made a motion to approve the lot line adjustment. The motion was seconded by Elizabeth Hale.

Ayes: Alessandrini, Clow, Hale, Weir

Nays: None

Cerqua Subdivision (Tax Map #12.-1-20.12). The applicant did not appear. There was no one present to act on his behalf. Chairman Alessandrini stated that William Cerqua submitted an application for a 11.91± acre one lot subdivision from a 71± acre parcel of property located in an RA district at 227 Verbeck Ave. The proposal was first presented at the July 5, 2023 Planning Board meeting. At that time the Board reviewed and considered the flag lot configuration of the one lot subdivision with a shared driveway and agreed to consider the proposed subdivision. Since that time, a

new configuration has been designed. Chairman Alessandrini distributed the former subdivision survey for the proposal -presented to the Board in July 2023-, as well as Mr. Cerqua's revised application, a google map printout of the property and a revised survey for the proposed subdivision. The proposal is for an 11.91± acre subdivision from the 71± acre parcel located at 227 Verbeck Ave. There is an existing dwelling on the residual 59± acre parcel owned by William Cerqua. Two driveways are planned, one to the existing residence and one to the subdivided 11.91± acre flag lot upon which Mr. Cerqua's son intends to construct a single family home. The proposed residence has been relocated on the revision and is closer to the existing Cerqua dwelling. Mr. Cerqua's son chose to relocate the proposed dwelling in order to avoid the additional cost of delivering electricity. The short form EAF and application fee of \$180-- were submitted. Required setbacks meet the Zoning Code. The Board discussed the proposal and reviewed the short form EAF, addressing SEQRA. The Board agreed to schedule a public hearing for the next month's meeting.

Bob Weir made a motion to issue negative declaration under SEQRA. The motion was seconded by Dan Clow.

Ayes: Alessandrini, Clow, Hale, Weir

Nays: None

OTHER

Phillips Mr. Alessandrini stated that he was contacted by Anita and John Phillips, owners of a 2 year old home located in a HD at the corner of 10 Brielle Drive and Kendall Lane (a paper street, less than 300' long and not owned by the Town). The Phillips purchased a 23.68± parcel across the road from their residence and would like to locate a tiny house on the property to use as an Airbnb. The lot is part of a subdivision that was never completed by the developer. Mr. Alessandrini explained that a second house on the property would not meet the regulations of the Zoning Code. In addition, a number of variances might be required to meet the Zoning Code.

Dan Clow remarked that there is a great deal of rock and shale on the 23.68± acre parcel and that the topography is high in that area.

Pat Powers/Krupanski Chairman Alessandrini informed the Board that Pat Powers, 6 Powers Lane, would like to acquire a 100' X 300' section of property, adjacent to her property and currently owned by Edith Krupanski, located at 8 Powers Lane. The land, along Powers Lane, is part of an earlier subdivision that was subdivided into 100' X 300' lots. The Krupanskis bought 2 lots that were merged at some point. Currently, the lot measures 200' X 300' and has one tax map number. Should the Krupanski property be subdivided into two 100' X 300' lots, the subdivision would not meet the 3 acre density and setback regulations, required by the Town Zoning Code and would require substantial area variances.

Frank Alessandrini made a motion to adjourn the meeting at 7:36 p.m.
Elizabeth Hale seconded.
Ayes: Alessandrini, Clow, Hale, Weir
Nays: None

Abbreviations:

EAF - Environmental Assessment Form

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