

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
March 6, 2024

PUBLIC HEARING

7: 05 P.M. **Cerqua Subdivision (Tax Map #12.-1-20.12).** The applicant, William Cerqua, appeared and presented the survey for an 11.91± acre proposed one lot subdivision from a 71± acre parcel of property located in an RA district at 227 Verbeck Ave. Mr. Cerqua stated that there is an existing residence on the 71± acres to the east of the proposed flag lot where a 900 square foot house is planned to be constructed for his son. New septic and well are planned. In addition, Mr. Cerqua noted that all setbacks comply with the Zoning Code. There was no public comment. The hearing was closed at 7:08 p.m.

REGULAR MEETING

7: 09 P.M. Members present were: Elizabeth Hale, Vince Ragone, Chris Reynolds and Bob Weir. Frank Alessandrini and Dan Clow were absent. In the absence of Frank Alessandrini, Elizabeth Hale chaired the meeting. Kristin Pratt, Deputy Town Attorney was present.

As there wasn't a quorum of members present at the meeting who attended the February 7, 2024 meeting, the Board was unable to consider or approve the February minutes. The February 7, 2024 minutes will be reviewed by the Board at the April meeting.

Jackie Stellone, a Town resident, was present.

Cerqua Subdivision (Tax Map #12.-1-20.12). The applicant, William Cerqua, appeared and presented the survey for an 11.91± acre proposed one lot subdivision from a 71± acre parcel of property located in an RA district at 227 Verbeck Ave.

The proposal was first reviewed for a preliminary concept presentation at the July 5, 2023 Planning Board meeting. At that time the Board reviewed and considered the original flag lot configuration of the one lot subdivision. Since that time, an application with a new configuration has been submitted, showing a change in the siting of the proposed residence and two driveways, one to the existing residence and one providing access to the proposed 11.91± acre flag lot upon which Mr. Cerqua's son intends to construct a single family home. The proposed residence was relocated from the original plan and is closer to the existing Cerqua dwelling to avoid the additional cost of delivering electricity. Required setbacks meet the Zoning Code. At the

February meeting, the Board addressed SEQRA and issued a negative declaration. During the interim, through DEC EAF mapper, it came to the Board's attention that potential wetlands and archeological sensitivity were flagged in the area. The Board questioned mapping accuracy and discussed whether, given the small area affected (according to the map), SHPO approval should be requested. Following discussion, the Board agreed that SHPO should be notified and provided with an opportunity to address archeological sensitivity. The Board decided to table the application until the April meeting. The short form EAF and application fee of \$180.-- were received.

Brock Lot Line Adjustment (Tax Map #32.-3-5 and 32.3-2) . Brian Holbritter, land surveyor, appeared to represent the applicants, Christine and Donald Brock, 549 Doty Hill Road. The application is for a lot line adjustment of 10.25± acres to an adjacent 9.96± acre lot to create a 20.21± acre parcel located in an RA district and to be owned by James Rasmussen at Doty Hill and East Schaghticoke Roads, southwest of the Hoosic River Overflow. An Owner Authorization for PB Action was submitted by Dixie Conlee and the short form EAF was received. The application fee of \$25. was received by the Town Clerk.

Vince Ragone made a motion to approve the lot line adjustment. Chris Reynolds seconded.

Ayes: Hale, Ragone, Reynolds, Weir

Nays: None

Bob Weir made a motion to adjourn the meeting at 7:26 p.m. Chris Reynolds seconded.

Ayes: Hale, Ragone, Reynolds, Weir

Nays: None

Abbreviations:

*DEC - Department of Environmental Conservation
District*

*EAF - Environmental Assessment Form
Quality Review Act*

PB - Planning Board

RA -Residential Agricultural

SEQRA - State Environmental

SHPO- State Historic Preservation Office

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke