

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

PUBLIC HEARINGS

There were no public hearings scheduled or heard.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Dan Clow, Elizabeth Hale, Vince Ragone, Chris Reynolds and Bob Weir. New PB member, Kacey Casas, was present, introduced and welcomed to the Board. Kristin Pratt, Deputy Town Attorney was present along with James LaValle, Esq. from Young/Sommer LLC.

The Board reviewed the minutes from the February 7, 2024 meeting. Dan Clow made a motion to approve the minutes as submitted. Bob Weir seconded.

Ayes: Alessandrini, Clow, Hale, Weir

Nays: None

Abstention: Casas, Ragone, Reynolds

The Board reviewed the notes from the March 6, 2024 meeting. There were no remarks from the Board.

7: 05 P.M. **Cerqua One Lot Subdivision (Tax Map #12.-1-20.12)**. The applicant, William Cerqua, appeared and presented the survey for a proposed 11.91± acre one lot subdivision from a 71± acre parcel of property located in an RA district at 227 Verbeck Ave. 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 Mr. Cerqua's son. New septic and well are planned. In addition, all setbacks comply with the Zoning Code. At the February meeting, the Board addressed SEQRA and issued a negative declaration. The Board discussed the proposal, including the potential wetlands and archeological sensitivity that were flagged in the area. At the March meeting the Board agreed that, given the environmental and archeological mapping which flags potential archeological sensitivity, SHPO should be notified and provided with an opportunity to address the potential impacts. A response has been received from SHPO expressing no opposition to the proposal and a finding of no impact. The Board discussed the width of the driveways (which run parallel to each other and meet the Zoning Code), the flag lot configuration, and the location of the proposed dwelling within the size of the parcel, and whether the proposed flag lot is

desirable or unique in order to meet Section IV, G, 2, b1 of the Zoning Code. Chairman Alessandrini noted that the uniqueness and desirability of the flag lot was questionable and that the location of the proposed residence was poorly conceived, given the acreage of the total parcel. The proposed residence is located closer to the existing Cerqua dwelling to avoid the additional cost of delivering electricity.

Chris Reynolds made a motion to grant approval for the one lot subdivision. Vince Ragone seconded the motion.

Ayes: Alessandrini, Casas, Ragone Reynolds, Weir

Nays: Clow, Hale

Crooks/Keasbey Subdivision (Tax Map #32.-3-13.111). One of the applicants, Jacob Keasbey, appeared and presented the survey for a 13± acre proposed one lot subdivision from an approximate 203.6± acre parcel of property located in an RA district at the corner of Meadowview Drive and East Schaghticoke Road. Timothy Keasbey, applicant, was not present. Brian Holbritter, land surveyor, was present. The subdivision is requested in order to separate the dwelling and outbuildings from the residual contiguous 190.6± acres of land.

An application and a survey were submitted to the Board, as well as the short form EAF. The EAF was reviewed by the Board with only one concern with regard to 12a and 12b of the form which refers to the presence of an architecturally sensitive site. Mr. Keasbey replied that the land to which this applies is in proximity to the area near or around the Hoosic River overflow, a considerable distance from the proposal.

The application fee of \$180-- was received.

Dan Clow made a motion to issue negative declaration of SEQR. Vince Ragone seconded.

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

Nays: None

A public hearing will be scheduled for the May meeting.

OTHER

Jackie Padzur appeared to seek guidance from the Board with regard to a property issue with her adjacent neighbor, Todd Papelion. Mr. Papelion and his tenants are encroaching upon her property located at 3 Church St. at the corner of Melrose Valley Falls Rd. Mr. Papelion has constructed an addition to his house, trespassing onto her property line. In addition, he has arranged a fire pit and chairs, in addition to junk, on her lawn. Ms. Padzur would like to erect a fence between the properties and is willing to convey the property upon which he has encroached, establishing a new property line by subdivision waiver, to Mr. Papelion. Ms. Padzur has addressed the issue by letter to Mr. Papelion, but Mr. Papelion maintains that his residence and land would be reassessed and he does not want to be taxed any further. Furthermore, Ms. Padzur claims that both the house and the addition were

built without any building permits and that there are too many people living at the Papelon address in addition to 9 dogs. Ms. Padzur added that she has a clean title to her property which she purchased through foreclosure and for which she paid cash and that her title insurance is paid. Ultimately, Ms. Padzur would like the property lines readjusted through subdivision waiver, allowing her to erect a fence between the Papelon and Padzur properties. Chairman Alessandrini stated that without agreement between all of the involved parties, the matter is not within the Planning Board's authority and encouraged Ms. Padzur to contact the Town Board.

Elizabeth Hale made a motion to adjourn the meeting at 8:10 p.m. Frank Alessandrini seconded.

Ayes: Alessandrini, Casas, Clow, 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