

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
May 1, 2024

PUBLIC HEARING

7:00 P.M. 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 156 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± vacant acres of land.

There was no public comment.

REGULAR MEETING

7: 03 P.M. Members present were: Frank Alessandrini, Kasey Casas, Dan Clow, Elizabeth Hale, Vince Ragone, Chris Reynolds and Bob Weir.
David Brennan, Town Attorney, was present.

The Board reviewed the minutes from the April 3, 2024 meeting. Chris Reynolds made a motion to approve the minutes as submitted. Vince Ragone seconded.

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

Nays: None

Crooks/Keasbey Subdivision (Tax Map #32.-3-13.111). Jacob Keasbey, applicant and land surveyor, 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 156 East Schaghticoke Road 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, outbuildings, septic system and well from the residual contiguous 190.6± acres of land. The vacant residual acreage will be held by Timothy Keasbey.

An application and a survey, as well as the short form EAF and application fee were received. A negative declaration of SEQR was issued at the April meeting. All setbacks are met.

Dan Clow made a motion to grant preliminary approval. Bob Weir seconded.

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

Nays: None

Chris Reynolds made a motion to grant final approval of the subdivision. Vince Ragone seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Reynolds, Ragone, Weir
Nays: None

ASD Solar II (Former Landfill -Tax Map #21.-2-5) and ASD Solar III (Highway Garage -Tax Map #21.-2-4.2). Jason Dell, P.E., with Lansing Engineering LLC, appeared to propose amendments to the construction of solar facilities to be located at 863 (landfill) and 895 (highway garage) Old Schaghticoke Road (NYS Route 67). Paul Kruger, Director of Development for Active Solar Development (ASD) was present. ASD Solar II and III projects were granted approval on November 1, 2023. Mr. Dell exhibited two maps, one for each of the projects, to demonstrate the amendments which are currently proposed. The point of interconnect has been moved to one common connection point, close to the high tension lines and not visible from the road, to accommodate National Grid's infrastructure. The originally planned lines on NYS Route 67 cannot accommodate or support the 3.75 megawatt facility. In addition, Mr. Dell pointed out that the location of the solar panels, formerly approved, are proposed to be re-located. Trees will need to be removed in order to accommodate the siting of the newly proposed arrangement of solar panels. Solar panel location within the ASD Solar II facility is limited, as excavation is not permitted within a specified distance from the landfill caps and wells. A 15' X 20' equipment pad is included within the newly proposed plan. The pad, screened by trees, will be located towards the westerly section of the parcel at the highway garage location. The existing brush and trees along NY State Route 67, in front of proposed ASD III, will be removed and replaced with an evergreen mix. The solar panels will be located 50' from the road and will be well screened from view due to a berm, a decline in topography and the planting of the proposed evergreen trees.

Sean Garrity, an arborist, joined the team in order to advise and oversee natural screening for solar facilities. Mr. Garrity recommends, for the best screening and most robust varieties, the use of a mixture of 6' Norway Spruce, Balsam and White Pine is advised. He suggests 2 rows of trees planted 10' on center and stated that the spruce, balsam and pine are expected to grow to 20'-25' at full maturity.

In addition, Mr. Kruger stated that the screening for ASD II will be augmented to protect the view of the panels from the neighboring homeowners who reside directly across from the landfill site. Mr. Kruger plans to meet with said homeowners to discuss the change in plans and any concerns.

Chairman Alessandrini requested a list of the amendments prior to the June meeting when this matter will be discussed further.

Weir Subdivision Pre-filing Conference. Brian Holbritter, land surveyor, presented the proposal for a one lot 0.58± acre subdivision from 10 acres located in an RA district on Old Schaghticoke Road. The property belongs to Robert Weir. There are two dwellings located on the 10± acre parcel. The residual acreage of 357.5± acres is registered with the Agricultural Stewardship Association and cannot be developed. Mr. Holbritter was seeking advice from the Board with regard to the procedure to subdivide 0.58± acres with a residence from the 10± acres without infringing upon the ASA

agreement. Following review of the Zoning Law, Chairman Alessandrini concluded that the proposed subdivision meets all criteria, including setbacks, 3 acre density, and square footage required for a lot as required by Zoning Law, without affecting ASA standards and requirements.

Phillips Pre-filing Conference. Brian Holbritter, land surveyor, exhibited a survey of a 23.68± acre parcel of land located in an RA district at the end of Brielle Road off Ryan Road. The property is owned by Anita and John Phillips. The Phillipses are seeking a 1.33± acre one lot subdivision in order to allow their son to build a house on the Brielle Road property. Residual acreage would be 23.35± acres and would remain owned by the current property owners, Anita and John Phillips. Public water is available. Access to the proposed subdivision was discussed. Mr. Holbritter suggested that 27.37' of the current drive might serve as access to the proposed dwelling. Chairman Alessandrini reviewed Section V, B,u,2 page 72 of the Zoning Code and stated that he would like to further research the inquiry to ensure that an area variance is not required.

ADMINISTRATIVE ITEMS

Briggs Timber Harvest. Chairman Alessandrini stated that he received an inquiry from Paul Briggs, owner of 167± vacant acres of property located on Neeson Lane off Sliter Road. Mr. Briggs would like to clear-cut 40± acres of timber to create an agricultural field and to carry out a selective cut of timber on the residual acreage. Chairman Alessandrini noted that Mr. Briggs stated that the owner of the adjacent property has harvested timber without a permit. The logger whom Mr. Briggs has retained reached out to Mr. Alessandrini with regard to the project.

ABEI Energy (41.-1-53.11). Katherine Schweitzer, Environmental Regulations Technician, submitted a letter on behalf of ABEI Energy. ABEI is seeking locations within the Town for renewable energy storage facilities, currently and specifically one location at Tax Map Parcel #41.-1-53.11. Dave Brennan, Town Attorney, will research the topic to determine whether there are applicable regulations within the Town's Zoning Code.

Duplex in the HD of Melrose. An individual reached out to Chairman Alessandrini with regard to the conversion of a one family residence, the former home of Salvatore Melite, into a duplex located on the Melrose Valley Falls Road. Chairman Alessandrini informed the individual that conversion from a one family residence to a two family dwelling is an allowable use in a Hamlet District.

Cukrovany. Michael Cukrovany submitted an incomplete application for the proposed subdivision of his parents' property. The parcel of land has one tax map parcel and is situated within both Rensselaer and Washington Counties.

Chairman Alessandrini reminded the Board that there are virtual programs related to planning and zoning, presented by the New York Planning Federation, available to all Planning Board members within the Town. Mr. Alessandrini added that registration was required and that there are no fees for the presentations.

Chris Reynolds made a motion to adjourn the meeting at 7:55 p.m. Vince Ragone seconded.

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

Nays: None

Abbreviations:

ASA - American Stewardship Association

DEC - Department of Environmental Conservation

EAF - Environmental Assessment Form

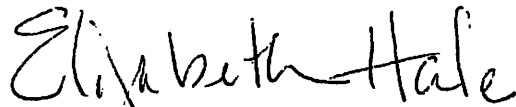
PB - Planning Board

RA - Residential Agricultural District

SEQRA - State Environmental Quality Review Act

Respectfully Submitted,

date: June 8, 2024

A handwritten signature in cursive script that reads "Elizabeth Hale". The signature is written in dark ink and is positioned above the printed name and title.

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke