

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
September 4, 2024

PUBLIC HEARING

There were none.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Dan Clow, Elizabeth Hale, and Chris Reynolds, Vince Ragone and Bob Weir. Kasey Casas was absent. Austin Scarborough, Attorney, was present.

The Board reviewed the minutes from the August 7, 2024 meeting. Chris Reynolds made a motion to approve the minutes. Elizabeth Hale seconded.

Ayes: Alessandrini, Clow, Hale, Reynolds

Nays: None

Abstention: Ragone, Weir

Rohloff 5 Lot Subdivision (Tax Map 32.-3-29). Brian Holbritter, land surveyor, appeared to present a proposal for a 5 lot subdivision, to be located on an 8.15± acre parcel off NYS Route 40 and East Schaghticoke Rd. The project was discussed by the Board at prior meetings. The SWPP was submitted to the MS4 Officer and approved. In addition, Mr. Holbritter submitted the archeological report, approval letter from SHPO, as well as the required EAF, Phase I 1B. No archeological items or sensitivities were found or noted, allowing the project to move forward.

Dan Clow made a motion to grant final approval for the 5 lot subdivision, contingent upon the receipt of a \$300- application fee. Vince Ragone seconded.

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

Nays: None

Malm 2 Lot Subdivision (Tax Map #41.-1-20). Laurie and John Malm appeared to propose to the subdivision of a 2.99± acre parcel into 2 lots, each lot measuring 1.81± acres (to the south) and 1.13± acres (to the north). Each proposed lot retains its own 50 yr. old existing residence at 1171 and 1177 NYS Route 40. Mr. Malm has submitted an application to the ZBA for area variances required to meet the Zoning Code. The ZBA will entertain the application at their next meeting scheduled for Thursday, September 5, 2024.

Currently each property has its own well, but share a septic system. John Malm, executor of his mother's estate, informed the Board that a septic system has been designed, a percolation test completed and that RCHD approval was granted.

An application fee of \$210.- was received. The application form was provided to Mr. Malm. Approval of the side yard variances from the ZBA, receipt of 8 hard copies of the application, 8- 11" X 17" copies of the survey and 5-6 copies of the full-size survey maps as well as digital copies of each (to be received by the chairman via e-mail) must be received by the 15th of the month to schedule a public hearing for the October meeting.

John Carl Ptachick Pre-filing Conference. Brian Holbitter appeared to propose a 4 lot subdivision from a 20.05± acre parcel located in an RA district at the corner of Hansen and Howland Roads. Mr. Holbitter explained that Mr. Ptachick, upon his death, left the 20.05± acre property to 3 daughters and a son with the expectation that each of his four heirs would receive a 5 acre lot from the 20.5± acre parcel. Due to the steep topography, at a 5-10% grade, access to the property for development is untenable without the development of a town-built road or an engineered, professional drawing showing that the driveways could be engineered to provide access to the proposed lots.

OTHER

Mr. Alessandrini noted that CDRPC is holding a Planning and Zoning Workshop at HVCC on October 18, 2024. Registration is required. He also reminded the Board that there are webinars, with regard to various planning and zoning topics, available through the NY Planning Federation.

ASD Solar III (Highway Garage -Tax Map #21.-2-4.2). Chairman Alessandrini informed the Board that he and Dan Clow, a Board member, Jason Dell, P.E., Lansing Engineering, Paul Kruger, Director of Development for Active Solar Development and Sean Garrity, an arborist, met at the ASD Solar III Highway Garage site on NYS Route 67 to discuss the screening along Route 67. The focus to preserve the natural existing vegetation was the topic for discussion. A compromise was reached through an agreement between parties to leave a depth of 20' of vegetation along the road frontage, from the property line to the north, intact. A few of the larger trees may need to be trimmed to avoid casting shade upon the solar panels. As the project develops, should there be a need for further screening, the applicant agreed to increase the buffer by supplementing with additional trees at the discretion of and if required by the PB in order to achieve maximum screening, while preserving the natural appearance along the critical stretch of highway. The Board concurred with the negotiated decision, permitting Chairman Alessandrini to sign the survey maps and to issue the necessary final approvals.

Abbreviations:

DEC - Department of Conservation

EAF – Environmental Assessment Form

PB – Planning Board

ZBA – Zoning Board of Appeals

NYS - New York State

RA - Residential Agricultural District

RCHD – Rensselaer County Health Department

SEQRA –State Environmental Quality Review Act

SHPO – State Historic Preservation Office

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke