

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

PUBLIC HEARING

There were none.

REGULAR MEETING

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

The Board reviewed the minutes from the October 2, 2024 meeting. Kasey Casas made a motion to approve the minutes as submitted. Dan Clow seconded.

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

Nays: None

Abstention: Ragone

Phillips Conservation Subdivision (Tax Map #71-1-5.21). Brian Holbitter, land surveyor, appeared to seek final approval for a subdivision of a 1.33± acre lot from 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. Residual land, 22.35± acres, will remain in the possession of Anita and John Phillips. Public water is available. 27.37' of the current drive, at the end of Brielle Road, is planned to serve as access to the proposed dwelling to be located on the 1.33± acre lot, to be owned by the Phillips' son. The septic system design was completed; public water is available.

At the June 2024 meeting the Board reviewed the EAF and found no issues of concern; preliminary approval was granted. RCHD approval was recently granted.

Vince Ragone made a motion to grant final approval for the Phillips' subdivision. Bob Weir seconded.

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

Nays: None

Genesis Vault Special Use Permit and Site Plan Review (Tax Map 41.-1-61). David Baker, applicant, did not appear. The application was tabled until the December meeting.

Kingsley Arms-Bayly Lot Line Adjustment (Tax Map #31.-2-19.1 and 31.-2-19.2). Brian Holbitter, land surveyor, appeared to propose a subdivision waiver of 7.19± acres from a 12.67± acre parcel to a 1.78± acre lot located at the corner of NYS Route 40 and Hansen Road, creating a 5.48± acre parcel with an existing residence and an 8.97± acre parcel with an office and garage. In addition, the newly created 8.97± acre parcel will continue to be used for the storage of construction equipment. The applicant, Alicia B. Lipinski, executrix of the Alice Bayly estate, signed and submitted the form, Owner Authorization for PB Action. Usage of the property, in its entirety, will not change. The survey, short form EAF and application fee of \$25.- were received.

Dan Clow made a motion to grant final approval. Vince Ragone seconded.

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

Nays: None

Kingsley Arms Subdivision Pre-filing Conference (Tax Map #31.-2-20). Brian

Holbitter, land surveyor, appeared to propose a one lot subdivision of 2.05± acres with a 12 unit 2 storied apartment house, including an office, from a 6.76± acre parcel located in an HC district on NYS Route 40. There are no plans for the residual 4.71± acre parcel with an old well and septic system; it is expected to remain vacant. The applicants are Kingsley Arms, Inc. and Alicia Lipinski, executrix for the estate of Alice Bayly.

Chairman Alessandrini noted that any further subdivision is not permitted. Zoning Code regulations were reviewed with regard to the square footage of the apartment building and required setbacks. It was determined that the setback minimums are satisfied. The short form EAF, application, and survey were submitted. The application fee of \$180.- was received. The EAF was reviewed by the Board and found no issues of concern. A public hearing may be scheduled for the December meeting.

Chris Reynolds made a motion to issue negative declaration under SEQR. Vince Ragone seconded.

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

Nays: None

OTHER

Northline Solar Facility. Chairman Alessandrini stated that he was notified that construction of the solar facility located at 154 Northline Drive, off NYS Route 40, will not be completed within the allotted time frame. Steve Long, P.E., Sol Source Power, requested an extension for the Special Use Permit and Site Plan. The Board did not express any objection. A draft letter will be created and mailed to Mr. Long granting the requested extension.

Chairman Alessandrini reminded the Board to consider the available training for planning and zoning. Two members of the Board have completed their four hour training: Kasey Casas and Elizabeth Hale.

Chris Reynolds made a motion to adjourn the meeting at 7:29 p.m. Bob Weir seconded.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form

HC – Highway Commercial District

NYS - New York State

PB – Planning Board

RA - Residential Agricultural District

RCHD – Rensselaer County Health Department

SEQRA –State Environmental Quality Review Act

Respectfully Submitted,

date:

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke