

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

PUBLIC HEARING

Czub Subdivision -Tax Map #41.-1-53.11). Brian Holbritter, land surveyor, appeared to propose a 2.15± acre one lot subdivision from a 117.5 ± acre parcel, owned by James Czub and located in an R district at 183 Northline Drive. The proposed 2.15± acre lot includes a residence, well and septic system. There was no public comment.

Kingsley Arms Subdivision One Lot Subdivision (Tax Map #31.-2-20). Brian Holbritter, land surveyor, appeared to propose a one lot 2.05± acre subdivision with a 12 unit 2 storied apartment house from a 6.76± acre parcel located in an HC district on NYS Route 40. Residual acreage is planned to remain vacant. There was no public comment.

REGULAR MEETING

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

The Board reviewed the minutes from the November 7, 2024 meeting. Kasey Casas made a motion to approve the minutes as submitted. Dan Clow seconded.

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

Nays: None

Genesis Vault Special Use Permit and Site Plan Review (Tax Map 41.-1-61). David Baker, applicant, and owner of the business, did not appear.

Czub Subdivision -Tax Map #41.-1-53.11). Brian Holbritter, land surveyor, appeared to propose a 2.15± acre one lot subdivision from a 117.5 ± acre parcel, owned by James Czub and located in an R district at 183 Northline Drive. The proposed 2.15± acre lot includes an existing residence, well and septic system. Mr. Czub plans to use the residual property for agricultural purposes. The Board reviewed the application and

short form EAF at the October meeting; no issues were identified. A check for \$180.- was received.

Elizabeth Hale made a motion to grant preliminary subdivision approval. Dan Clow seconded.

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

Nays: None

Bob Weir made a motion to grant final subdivision approval. Vince Ragone seconded.

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

Nays: None

Kingsley Arms Subdivision One Lot Subdivision (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. Further subdivision is not permitted. The short form EAF, application, and survey were submitted. The application fee of \$180.- was received. There was little discussion as the Board sufficiently reviewed the application and issued negative declaration under SEQR at the November meeting.

Bob Weir made a motion to grant preliminary approval. Vince Ragone seconded.

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

Nays: None

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

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

Nays: None

Acker One Lot Subdivision (Tax Map #57.-2-10.316). Brian Holbitter, land surveyor, appeared to propose a one 3.5± acre lot subdivision from a 20.06 ± acre parcel located in an R district at 95 Skyline Drive. The property is owned by James Acker Jr.; the applicant is Dominick Paul. Mr. Paul and Mr. Acker's daughter would like to build a residence on the 3.5± acre lot with a 30' driveway for access to the proposed parcel. A 50' driveway, connected to the 30' driveway, is proposed for access to the residence owned by Mr. Acker. There will be residual acreage of 16.56± vacant acres to the east. Federal wetlands are on the property, located at an acceptable distance from the project. The percolation test and septic design are in progress. Commencement of the development is not planned until Spring. The Board will consider SEQRA at the January meeting.

ASD Solar II (Former Landfill -Tax Map #21.-2-5) and ASD Solar III (Highway Garage -Tax Map #21.-2-4.2). Frank Alessandrini informed the Board that Jason Dell, P.E., Lansing Engineering, submitted amended surveys for both the ASD Solar II and III projects. Chairman Alessandrini circulated copies of both the former plans and the currently proposed amended plans for each of the proposals. The Board reviewed the site plans and noted the changes. The pond located at the landfill site will be excluded

from the fenced area. In addition, relocations and realignment of the fences, relocation of a section of the solar panels, and a reduction in the number of solar panels were noted by the Board. Chairman Alessandrini stated that he will reach out to Jason Dell to confirm the modifications to the site plans.

Chairman Alessandrini addressed the Board with regard to Special Use Permits that were granted by the Board, but have not been honored by the applicants. There are a number of applicants that have blatantly ignored the stipulations that were required and included in the written decisions when the permits were granted. For example, Constable Tree, Remodel Now and Clement Small Engine businesses have not complied with the contingencies included in the Notices of Decision. Chairman Alessandrini and Dave Brennan, Town Attorney approached the Town Board with regard to the issues of non-compliance; it was agreed that code enforcement needs to be implemented. Frank Alessandrini advised the Board to review the Special Use Permit section and revocation of Special Use Permits found in the Zoning Code for discussion at the January meeting.

Since the first Wednesday of the month is a holiday, New Year's Day, the next Planning Board meeting will be held on January 8, 2025.

Kasey Casas made a motion to adjourn the meeting at 7:34 p.m. Vince Ragone seconded.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form

HC – Highway Commercial District

NYS - New York State

PB – Planning Board

RA - Residential Agricultural District

R – Residential District

SEQRA –State Environmental Quality Review Act

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke