



The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, NY 12121 on Thursday, December 5, 2019.

The meeting opened at 7:31 p.m. Roll call took place.

Present:

Rich Geddis
Kristin Griswold
Lettie Saheim
Jason Shover

Absent:

Ed McDonough, Chairman

Elizabeth Hale, Clerk, was absent.

Kristin Pratt, Deputy Town Attorney, was present.

REGULAR MEETING

7:31 P.M. The Board reviewed the minutes from the meeting of November 7, 2019. There was not a quorum of members present who were also present at the November meeting and therefore the minutes could not be approved.

Old Business

Navarra Variance

The Board discussed the area variance issued to Joe Navarra on February 1, 2018 which permitted Mr. Navarra to erect fence with a height of 4' within 25' of the front line right-of-way. The question of whether the fence is higher than 4' has been presented. Chairman McDonough has been in contact with the Building Department to complete a site visit and measure the fence to ensure compliance.

New Business

Ragone Use Varaince Application (Tax Map # 71.-2-4.13)

The Board received a use variance application from Vincent Ragone of Ragone Foundation, Inc. to operate a concrete footing business on the southeasterly side of NYS

Route 40, south of Fogarty Road in the Hamlet District. An application, short form EAF and bullet point list addressing the proposal was submitted by Brian Holbritter, L.S. the applicant's consultant.

Mr. Ragone has purchased the property in which he intends to operate his concrete form business. The parcel is approximately 4.76 acres. Mr. Ragone proposes to construct a 10,000 square foot building with approximately 1,200-1,300 of office space. The proposed building will store equipment and will be used for indoor equipment repair. Access for the business is proposed on NYS Route 40.

There will be no manufacturing on the site. The business purchases concrete forms and transports them to construction sites. The business employs 30-40 people, depending on the season. The majority of the employees work at construction sites and do not work at the business headquarters. Approximately 5-6 employees work in the office daily.

Two commercial vehicles are used in the operation of the business: (1) a 10 wheeler truck; and (2) a pumper truck. The pumper truck exits the business site and returns daily and the 10 wheeler truck generally stays at a construction sites for several days at a time. Approximately 7 pickup trucks are also used for the business.

The Board discussed the fact that the Rensselaer County Health Department will need to approve the proposed septic system. Additionally, a stormwater pollution prevention plan will also be required.

Currently, the vehicles and business materials are stored at Mr. Ragone's Bentley Drive home and his office is located in Troy. He is hoping to consolidate operations to a single site.

Jason Shrover commented that traffic is already problematic on Route 40 and he has concerns related to traffic safety in the area, especially in light of the fact that large trucks will be traveling to and from the site.

Rich Geddis commented that the site is located adjacent to several residences in the Hamlet District and he has concerns regarding whether the business is consistent with the neighborhood.

Kristin Pratt noted that the proposal appears to be unlisted and therefore coordination under SEQR is optional. She briefly mentioned the coordination to Planning Board Chairman Frank Alessandrini and he noted a preference for coordinated review as the Planning Board will also need to review the proposal if a use variance is issued. Kristin Pratt requested that the applicant submit a long form EAF and she will generate a lead agency coordination letter.

Jason Shrover made a motion to declare the Board's intent to act as lead agency under SEQR and to authorize the Deputy Town Attorney to issue a lead agency letter, pending receipt of a long form EAF. Kristin Griswold seconded.

Ayes: Geddis, Griswold, Shover, Saheim

Nays: None

Kristin Griswold made a motion to adjourn the meeting at 8:50 p.m. Rich Geddis seconded.

Ayes: Geddis, Griswold, Shover, Saheim

Nays: None

Abbreviations

NYS – New York State

Respectfully submitted,

date: January 2, 2020

A handwritten signature in black ink, appearing to read "Kristin L. Pratt", with a long horizontal flourish extending to the right.

Kristin L. Pratt, Deputy Town Attorney
Zoning Board of Appeals, Town of Schaghticoke