

PLANNING BOARD REGULAR MEETING

JUNE 4, 2024

The regular meeting of the Town of Schuyler Falls Planning Board was called to order by Chairman McCasland at 6:38 PM.

ROLL CALL

Chairman

Member

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PRESENT

Victor McCasland

Larry Christon

Peter Hagar

ABSENT

Sandra Maddox

Mr. Russell

OTHERS PRESENT

Sandy Reil – Clerk

Thomas Murnane – Atty

Robert Guynup – Codes Officer

Mindy Smith – Supervisor

Michael Coon, Richard Glode,

Mark Machabee, Kevin Rock

Diane Rock, Dean Lashway

Howard Newton, Karen Newton

Pegy Garner, Jeffrey Ashline

Dan Garner

Mr. Haga made a motion to approve the minutes of the May 7, 2024 ,eetomg/

Seconded by Mr. McCasland.

AYES: Mr. Hagar, Mrs. Reil, Mr. McCasland

NOES: None

ABSTAIN: Mr. Christon

APPLICATION : Jeffrey Ashline requested approval of a Special Use Permit for self-storage units on Rt. 22B.

Mr. Coon indicated to the Board that there is a buffer zone of 100' from the wetlands. There will be 2 storage buildings. One building will be 4500 square feet and the second will be 1200 square feet. The individual units will be 10' x 15' with the end units 5' x 12',

Mr. Murnane informed the Board that the Zoning Board of Appeals had addressed this application previously. He also told them that the Clinton County Planning Board had reviewed this and deemed it a local issue.

It was noted that the SEQR process had been completed at the May 7, 2024 meeting.

Mr. Hagar made a motion to approve the Special Use Permit for Jeffrey Ashline for self-storage units on Rt. 22B , tax map #2190.-2-42.3 as described in the Special Use Permit narrative. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland

NOES: None

APPLICATION: Richard Glode requested approval of a 4 lot major subdivision on Matthew Drive.

Mr. Lashway indicated to the Board that Mr. Glode will be developing the northeast side of the property and the proposed new road will be approximately 500' with a dead

end. He also stated that the road will be developed to the highway superintendent's approval. Some discussion ensued concerning a turnaround. The current one is not paved. Mr. Lashway told the board that a temporary easement can be granted to the Town for the current existing turnaround. Mr. Murnane informed Mr. Glode that no building permits will be issued until the road and turnaround have been paved to the Town's specifications. Mr. Glode stated that he will not be doing any building this year but will pave the road this year.

Mr. Hagar made a motion that this application is an Unlisted Action and naming the Planning Board as lead agency for the purposes of SEQR review. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland

NOES: None

Mr. Murnane reviewed the EAF with the Board members and they found no substantial impact.

Mr. Hagar made a motion to declare a Negative Declaration for the purposes of the SEQR. Seconded by Mr. McCasland.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland

NOES: None

Mr. Murnane deemed the SEQR process complete.

Mr. Hagar made a motion to approve the major subdivision of tax map parcel #245..-2-17.541 as proposed conditional to a temporary turnaround being in place with a waiver of liability, the south and east portions of the maps show future planned development. No building permits will be issued until the road is completed as shown. The north and east road must be built to Town specifications and dedicated to the Town. Lots 5, 6, 7 and 8 are to include a paved hammerhead and receive all documentation from the Town Highway Superintendent. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland

NOES: None

APPLICATION: Kevin Rock requested a 1 lot subdivision of 41 Flat Rock Rd. Mr. Machabee indicated that there is an existing house on a 128 acre parcel with a deeded right of way driveway to another existing house.

After reviewing the maps and previous subdivisions, Mr. Murnane informed Mr. Rock that any further subdivisions will constitute a major subdivision.

Mr. Hagar made a motion to deem this application as an unlisted action and naming the Planning Board as lead agency in this matter. Seconded by Mr. McCasland.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland.

NOES: None

Mr. Murnane reviewed Part I and Part II of the EAF and indicated that the Board did not find any impacts.

Mr. Hagar made a motion to declare a Negative Declaration for this property. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

Mr. Murnane deemed the SEQR process complete.

Mr. Hagar made a motion to approve the Kevin Rock minor subdivision of tax map #218-2-23.1 subject to the following changes being made on the maps. The easement is to be shown on the map and lots 4 and 5 be numbered and indication of the remaining lands. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. Murnane  
NOES: None

APPLICATION: George Bridges requested approval of a 1 lot subdivision at 229 Salmon River Rd.

Mr. Hagar made a motion to deem this a minor action and name the Planning Board as lead agency for the purpose of the SEQR process. Seconded by Mr. McCasland.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

Mr. Murnane reviewed the EAF and the Board found no impact. Mr. Murnane deemed the SEQR complete.

Mr. Hagar made a motion to approve the minor subdivision for George Bridges at 229 Salmon River Rd. tax map #243-3-43.1 and 43.2. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

APPLICATION: Brian Davis requested approval of a minor subdivision on Rt. 22B

Mr. Murnane told Mr. Machabee that if any further subdivisions of this property will constitute a major subdivision.

Mr. Hagar made a motion to deem this an unlisted action and name the Planning Board as the lead agency. Seconded by Mr. McCasland.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

Mr. Murnane reviewed the EAF with the Board members.

Mr. Christon made a motion to declare a Negative Declaration for this project. Seconded by Mr. McCasland.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

Mr. Murnane deemed the SEQR complete.

Mr. Hagar made a motion to approve the Brian Davis minor subdivision of tax map #219-3-9.1 with the conditions that the lots be numbered and the remaining lands be indicated on the map. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. McCasland  
NOES: None

APPLICATION: Ryan's Roofing requested approval of a Special Use Permit as a Home Occupation at 336 Irish Settlement Rd.

Peggy Garner told the Board that the office for the business would be in her home with an outside building to be used for storage of the tools the business uses. There would also be 1 work truck located on the property. There is currently a septic truck parked on the property and that is being sold. Mrs. Garner is the only employee at this location.

Mr. Hagar indicated that no action needed to be taken.

NEW BUSINESS: Mr. Guynup had some questions concerning the Richard Glode subdivision.

Mr. McCasland made a motion to adjourn. Seconded by Mr. Christon. Unanimously approved. ADJOURNMENT: 8:07 PM.

A handwritten signature in cursive script that reads "Sandy Reil". The signature is written in black ink and is positioned above the printed name.

Sandy Reil, Clerk

PLANNING BOARD PUBLIC HEARING

JEFFREY ASHLINE

JUNE 4, 2024

The Public Hearing for the Jeffrey Ashline Special Use Permit for self-storage units on Rte. 22B was called to order by Chairman McCasland at 6:36 PM.

ROLL CALL

Chairman

Member

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PRESENT

Victor McCasland

Larry Christon

Peter Haar

ABSENT

Sandra Maddox

Matt Russell

OTHERS PRESENT

Sandy Reil – Clerk

Thomas Murnane – Atty

Robert Guynup – Codes Officer

Mindy Smith - Supervisor

Michael Coon, Richard Glode,

Mark Machabee, Kevin Rock

Diane Rock, Dean Lashway,

Howard Newton, Karen Newton

Peggy Garner, Jeffrey Ashline

Dan Garner

Mr. Murnane informed the applicant that this meeting did not have a full board present and the applicant had the option of tabling the application until a full board was present to vote on the application. The applicant chose to proceed with the Public Hearing.

Mr. Hagar asked if there were any comments from the public. There were none.

Mr. Haar made a motion to adjourn the Public Hearing on the Jeffrey Ashline application. Seconded by Mr. Christon. Unanimously approved. ADJOURNMENT: 6:39 PM.



Sandy Reil, Clerk

PLANNING BOARD PUBLIC HEARING

RICHARD GLODE

JUNE 4, 2024

The Public Hearing for the Richard Glode 4 lot major subdivision on Matthew Drive was called to order by Chairman McCasland at 6:39 PM.

ROLL CALL

Chairman

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PRESENT

Victor McCasland

Larry Christon

Peter Hagar

ABSENT

Sandra Maddox

Matthew Russell

OTHERS PRESENT

Sandy Reil – Clerk

Thomas Murnane – Atty

Robert Guynup – Codes Officer

Mindy Smith – Supervisor

Michael Coon, Richard Glode,

Mark Machabee, Kevin Rock,

Diane Rock, Dean Lashway,

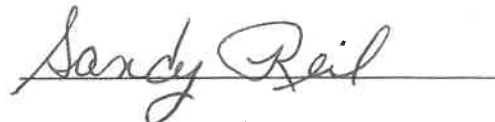
Jeffrey Ashline, Howard Newton,

Karen Newton, Peggy Garner

Dan Garner

Mr. Murnane asked if anyone had any comments. There were none. Mr. Murnane then proceeded to inform the Board members that this application had been reviewed by the Clinton County Planning Board and was deemed a local issue.

Mr. Hagar made a motion to adjourn the Richard Glode Public Hearing. Seconded by Mr. McCasland. Unanimously approved. ADJOURNMENT: 6:42 PM.



Sandy Reil, Clerk