
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
August 5, 2026

PUBLIC HEARING

7: 01 In the absence of Chairman Frank Alessandrini, Tom Martin, acted as Chairman. Mr. Martin provided a sign-up sheet for those who planned to address the Board with concerns and questions concerning the ProLine Power project.

ProLine Power Special Use Permit and Site Plan Review (Tax Map #32.-3-47). Deanna Rohloff, applicant, appeared before the Board to request a Special Use Permit for an existing business, ProLine Equipment Storage, located in a HC district at 1506 NY State Route 40. Ms. Rohloff exhibited a small sketch of the proposal to the public. The owner of the business operation was not present. Ms. Rohloff stated that a crusher-run pad is to be created for the storage of all the ProLine Power equipment currently on the property. The pad is to be located at the southerly property line, behind Lot #3 and will accommodate the current accumulation of vehicles, equipment and storage units. There will be no office space or building and no water available.

Comments

Rich Geddis, 31 Meadowview Drive, asked if “they” owned the lots, and if the staging area was for the equipment and only for storage, including storage for transformers. Mr. Geddis expressed concern with regard to the transformers and emphasized the need for them to be stored indoors. In addition, Mr. Geddis asked if the business only installs line and poles. Mr. Geddis stated that “they” were good neighbors.

Ms. Rohloff replied that access to the storage area will be off NYS Route 40 and that the business has been at that location for 2-3 years.

Mr. Geddis asked about plans for lighting the area. In addition, he inquired about the business operating without a special use permit and if the operation of a business established prior to a Planning Board approval is unusual or out of the ordinary.

Ms. Rohloff stated that the concerns have been flagged and rectified and that compliance will be met.

Ben Akin, 118 Main St., asked if the business fits the zoning code and he asked for the location of the 50’ setback for a building on a commercial property. He questioned the residential setbacks for a garage.

Atty. Brennan replied that the use of the business in a HC district is in compliance with the Zoning Code.

Mr. Akin stated that 'it' makes no sense to him.

Ms. Rohloff added that at the July meeting someone had stated that the well on the property, which serves the restaurant Outpost 40, was contaminated. Ms. Rohloff added that the statement concerning the well was unnecessary and untrue, and that the well had been RCHD approved.

Chris Reynolds made a motion to close the hearing at 7:15 p.m. Vince Ragone seconded.

Ayes: Martin, Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

REGULAR MEETING

Vince Ragone recused himself from the Dollar Store agenda item; he is interested in bidding on the project.

Dollar General Special Use Permit (Tax Map #32.-3-29). Andrew Masullo, Senior Engineer with Lansing Engineering, appeared. Chris McCune, Chief Operating Officer, Foundry Real Estate Development, was present. The proposal is for the construction of a 10,600 square foot Dollar General Store to be located on a 1.95± acre lot from an 8.17± acre parcel to be subdivided into a 3 lot subdivision: Lot #1 (corner of East Schaghticoke and NYS Route 40) measuring 2.41± acres, Lot #2, 1.95± acres and the location of the proposed development, and Lot #3 measuring 3.81± acres. Lots #1 and #3 will remain under the ownership of Brian Rohloff. The public hearing took place on July 1, 2026. A rendering of the building's façade and other exhibits were displayed and distributed to the Board. With regard to the well on the property, it was noted that the lot upon which the Dollar Store is to be constructed will have its own well and septic. The average household uses 200-400 gallons of water per day; however, the proposed store will require far less and a hydrological study is not needed. It was noted that RCHD will oversee the quality of the water. To decrease truck traffic along East Schaghticoke Road and reduce speed, a "Turn Left Only" sign will be posted at the exit from the proposal, directing the traffic towards the traffic light at the Routes 40 and 67 intersection. Lighting along the roadway was discussed, determining that another downward light would be added as well as additional vegetative screening, particularly along the perimeter of Lot #1. The applicant's representatives examined the screening to ensure that the neighboring residences have adequate protection from the proposed lighting. Chris McCune stated that awnings and windows were added to the plans and that the architecture meets the requirements of the Zoning Code.

Peter Klotz interjected that a flat roof does not meet Section V of the Zoning Code regulations. Mr. Klotz also remarked that there was a height difference in the lighting. Mr. Masullo countered that only 30% of the roof is flat. Mr. McCune stated that the roof is pitched, for ease of rain and snow removal, and that the applicant is trying to develop a suitable design to meet the rural character of the town. Changes to the lighting are to be expected, depending on the development of Lots #1 and #3.

Dan Clow inquired if the function of the parapet was to keep the mechanicals hidden.

Lighting will be turned off one hour after closing and the spacing of the lights will be adjusted. Elizabeth Hale requested a mock-up of the signage and was informed that the information would be forthcoming.

Atty. Brennan reviewed Section V, E, 2, a, b, 1-9 with the Board in order to target the Board's concerns. Peter Klotz noted that, according to the Zoning Code, roofs are required to be gabled; the proposed roof appears to be flat. Mr. McCune stated that a full gable cannot be achieved. Elizabeth Hale stated that she felt that the architectural design did not quite reflect the rural nature of the town. In addition, she said that horizontal clapboards would be more in-keeping with the historical structures within the town, rather than vertical vinyl and that the trim could be more generous to reflect the many local Greek Revival residences.

It was suggested that Chris McCune, Andrew Masullo, the architect, Atty. Brennan and Mr. Klotz and Ms. Hale, as designated PB members, meet virtually to work through some of the suggested details for the "final brushwork". A workshop schedule will be scheduled for next week.

The Board reviewed the short form EAF, subject to architectural details.

Dan Clow made a motion to issue negative declaration of SEQR and conditional final approval, contingent upon architectural details, such as siding, signage and detailed drawings of the entrance. Chris Reynolds seconded the motion.

Ayes: Clow, Hale, Martin, Reynolds.

Nays: Klotz

The final drawings, upon presentation, may be approved by the Board at the September meeting.

ProLine Power Special Use Permit and Site Plan Review (Tax Map #32.-3-47). Deanna Rohloff, applicant, appeared before the Board to request a Special Use Permit for an existing business, ProLine Equipment Storage, located in a HC district at 1506 NY State Route 40. The owner of the equipment and business was not present. Ms. Rohloff stated that a crusher-run pad is to be created for the storage of all the ProLine Power equipment currently on the property. The pad is to be located at the southerly property line, behind Lot #3 and will accommodate the current accumulation of vehicles, equipment and storage units. There will be no office space or building and no water available. Ms. Rohloff stated that access to the area will be off NYS Route 40 where there is currently a gate. Lighting, at 18' high, will be adjusted and will be downward facing to avoid disturbance to neighbors and traffic. Elizabeth Hale asked if screening, such as landscaping, was planned. Ms. Rohloff stated that any landscaping would die, since there is no access to water and that the ProLine business would only be at that location temporarily. Dan Clow asked what 'temporary' meant. Ms. Rohloff replied that the staging area would be needed and would exist until the completion of the job. Vince Ragone made a motion to grant approval for the Special Use Permit and Site Plan Review. Dan Clow seconded.

Ayes: Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Dog Grooming and Daycare. Jacob Keasbey, land surveyor appeared to provide the Board with an update with regard to the proposal for a Dog Grooming and Doggie Daycare facility in the Scriven building, an operating print-shop, located at the corner of Eastover Road and NYS Route 40 in a HD at 100 Eastover Road. Megan Foxvog, the applicant, was present. Mr. Keasbey informed the Board that an interpretation of dog grooming and doggie daycare facility was interpreted by the ZBA to be a “personal service shop” and; therefore, an allowable use in a Hamlet District. Mr. Keasbey stated that the neighborhood was agreeable to the presence of the business. Mr. Keasbey requested a public hearing for Special Use Permit and Site Plan Review.

Vince Ragone made a motion to schedule a public hearing at the next PB meeting on September 4, 2026. Dan Clow seconded.

Ayes: Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Monast Subdivision Pre-filing Conference (Tax Map #30.-3-11.11). Gerald Monast appeared to propose the subdivision of a 7± acre parcel located on River Road. Mr. Monast would like to subdivide 2.5± acres located on the Hudson River side of the road, and 100’ from the flood plain, to construct 1,000 square foot dwelling. Mr. Monast has spoken with Steve Dean with regard to the septic system design. Perk tests have been done and are acceptable. Mr. Monast was advised to complete the short form EAF, application and to provide the application fee to schedule a public hearing.

Vince Ragone made a motion to schedule a public hearing for the September 4th meeting. Chris Reynolds seconded.

Ayes: Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Madigan Subdivision Pre-filing Conference (Tax Map #42.-1-12). Thomas Madigan appeared to propose a 4.29± acre subdivision, for a building lot, from a 70± acre parcel. Mr. Madigan stated that this is the first subdivision from the 70± acre parcel. Mr. Madigan plans to hire Steve Dean, P.E., to design the septic system. With the submission of an application, application fee, and short form EAF, a public hearing may be scheduled for the September 4, 2026 meeting,

Vince Ragone made a motion to schedule a public hearing for the September 4th meeting. Dan Clow seconded.

Ayes: Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Dan Clow made a motion to adjourn the meeting at 9:12 p.m. Vince Ragone seconded.

Ayes: Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Abbreviations

EAF – Environmental Assessment Form

HD – Hamlet District

NYS – New York State

PB – Planning Board

RA – Residential/Agricultural District

SEQR – State Environmental Quality Review

*TDE Town Designated Engineer
ZBA – Zoning Board of Appeals*

Respectfully Submitted,

date:

Elizabeth Hale, Clerk,
Planning Board