
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
January 7, 2026

PUBLIC HEARINGS

There were none.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Kasey Casas, Dan Clow, Elizabeth Hale, and Peter Klotz. Vince Ragone and Chris Reynolds were absent. Dave Brennan, Town Attorney, was present.

A quorum was not present to review the minutes of the October 1, 2025 meeting; the minutes will be entertained at the February 4, 2026 PB meeting.

The December 3, 2025 minutes were reviewed by the Board. Peter Klotz made a motion to approve the minutes as submitted. Vince Ragone seconded.

Ayes: Alessandrini, Casas, Hale, Klotz

Nays: None

Abstention: Clow

Starlight Development (Tax Map #70.56-1-6, Keith Vandenburg, owner of Starlight Development, LLC, appeared to propose a one lot .10 acre subdivision located in a HD on Hudson Avenue in Pleasantdale. A survey, completed by MJ Engineering, was presented to the Board. The property at the end of Hudson Avenue is currently part of Starlight Development; however, the Town maintains the asphalt street and provides public water and sewer for the existing 4-5 dwellings, built possibly 70 years ago, within the .10 acre parcel of property. The Town is interested in gaining ownership of the .10 acres and Mr. Vandenburg is willing to grant ownership of the “cul-de-sac” to the Town for no fee. Town Supervisor, Tim Salisbury and Town Attorney, David Brennan, have discussed the proposal. The Board reviewed the short form EAF and issued negative declaration under SEQR at the November 2025 meeting. The application fee was waived. The Board had no further questions.

Kasey Casas made a motion to grant preliminary subdivision approval. Dan Clow seconded.

Ayes: Alessandrini, Clow, Hale, Casas, Klotz

Nays: None

Dan Clow made a motion to grant final subdivision approval. Kasey Casas seconded.

Ayes: Alessandrini, Clow, Hale, Casas, Klotz

Nays: None

McCoski Subdivision (Tax Map #30.-4-6.2). Jacob Keasbey, land surveyor, appeared to propose a 5 acre one lot subdivision from a 20.05± acre parcel located in an RA district at the junction of Hanson Road and Howland Ave. Extension. The property owner is John Carl Ptachick, deceased father of the applicant, Kelly McCoski. Ms. McCoski is executrix of the estate and purchased $\frac{3}{4}$ of the parcel. The 5± acre proposed lot has frontage on Hansen Road with steep topography, rising from Hansen Road at a 5-10% grade, indicating the need for access to the lot from Howland Road. Discussion ensued with regard to topography of the acreage, the existing easement, possibility of shared driveways and access to the lots as delineated on the survey. The Agricultural Data Statement, application, owner authorization form and short form EAF were submitted. The Board reviewed the EAF.

Kasey Casas made a motion to issue negative declaration of SEQ. Peter Klotz seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

In September of 2024, Brian Holbitter, L.S., appeared with regard to this proposal a 4 lot subdivision from the 20.05± acre parcel and explained that Mr. Ptachick, upon his death, left the 20.05± acre property to 3 daughters and a son with the expectation that each of his four heirs would receive a 5 acre lot from the 20.5± acre parcel. At that September meeting, due to the steep topography, access to the property for development was considered untenable without the development of a town-built road or an engineered, professional drawing showing that the driveways could be engineered to provide access to the proposed lots.

Dave Brennan, Town Attorney, identified current and possible future issues with further subdivision for lack of access to additionally created lots, due to inadequate ingress and egress to each lot. In addition, it was mentioned that shared driveways are discouraged within the Town.

A public hearing may be scheduled for the February PB meeting.

Powers Lane Subdivision (Tax Map #61-1-18). Pat Powers and her son, Christopher Fusco appeared to propose the subdivision of a 200' X 300' lot located on a dead end street, at 6 Powers Lane. Kasey Casas was recused. The firm, JONES STEVES GRASSI LLP, with whom Ms. Casas is employed, is representing the applicant.

Ms. Powers would like to subdivide the double lot, reverting to the originally sized lots, each measuring 100' X 300'. The resulting subdivision would not meet the 3 acre density and setback regulations, required by the Town Zoning Code. Area variances to meet density regulations and a variance of 7' to meet the 30' required side yard setback were granted by the ZBA at the December meeting, enabling Ms. Powers to move forward to submit an application to the Planning Board for subdivision. The application, short

form EAF and copies of older maps referring to the subdivision on Powers Lane as “John J. Rasmussen Farm/Green Meadows” were submitted, as well as the 2026 Rensselaer County property tax bill.

The EAF was reviewed by the Board and no issues were noted.

Dan Clow made a motion to issue negative declaration under SEQR, seconded by Elizabeth Hale.

Ayes: Alessandrini, Clow, Hale, Klotz

Nays: None

To review and entertain the application for subdivision, a survey is required by the PB. In addition, submission of an RCHD septic design is required. Since this development is homogenous with same-sized lots, all with septic systems, the Board may choose to circumvent the regulation, providing the County is in accord. The surveyor, Jacob Keasbey, plans to reach out to the County to determine if this may be an option. In addition, for inclusion on agenda and to schedule a public hearing at the next regularly scheduled meeting on February 4, 2026, the applicant was advised to submit a survey of the property by mid-January.

Dollar General Special Use Permit (Tax Map #32.-3-29). Andrew Masullo, Sr. Engineer with Lansing Engineering, appeared to propose 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. Chairman Alessandrini stated that he, President of FH Alexander, Inc, was in discussion with Dollar General staff concerning the possible construction project of the proposal. Therefore, he recused himself from discussion and entertainment of the application.

Kasey Casas acted as chairperson and expressed concern with regard to the sufficiency of the current infrastructure to support additional traffic. Board members stated that NYS Route 40 and that the intersection, fitted with a traffic light, has been the location of serious accidents and that a traffic study is warranted. Mr. Masullo stated that he did not anticipate an increase in traffic.

The property currently is owned by Brian Rohloff. It was noted that there is a current violation with regard to the property and that resolution must be reached prior to addressing the Special Use Permit. David Brennan, Town Attorney, recommended the hiring of an engineering consultant, such as LaBerge Engineering, to represent the Town’s interest as the Board moves forward with the proposal. The proposal will be included on next month’s agenda.

Scott Frisino, Building Inspector, did not submit a Code Enforcement report to the Board. Chairman Alessandrini provided the Board with an update with regard to code enforcement.

-Eastside Marina, Pleasantdale. A few boats have been removed; existing enforcement matters are moving towards resolution.

-ConstableTree, NYS Route 40. Mr. Constable has planted trees on the commercial property.

-Remodel Now, NYS Route 40. Containers have been moved to the rear of the property.

With no further business at hand, Kasey Casas made a motion to adjourn the meeting at 8:31 pm. Dan Clow seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

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

ZBA – Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke