
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
August 6, 2025

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.

The Board reviewed the minutes from the July 2, 2025 meeting. Kasey Casas made a motion to approve the minutes as submitted. Peter Klotz seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

1011 2nd Avenue, Troy.(Tax Map #'s 70.56-1-6 & 70.64-1-1). The City of Troy is planning a 175-unit apartment complex to be located mainly within the City of Troy. A 1.07± acre triangle and 100 linear feet of the 10.9± acre site are located in the Town of Schaghticoke. Chairman Alessandrini advised the Board that there may be inquiries concerning the project. The PB is not an involved agency.

Anatriello Lot Line Adjustments Tax Map #'s 30.-4-5.11, 30.-4-5.2, & 30.-4-5.12. Brian Holbritter, land surveyor, appeared to present a proposal for lot line adjustments located in an RA district at the corner of NYS Route 67 and Howland Road. Mr. Holbritter submitted the application and survey on behalf of Lucille Busch as Trustee of the Anatriello Family Trust. Mr. Holbritter stated that the application is for two lot line adjustments. The adjustments are as follows: Tax Map #30.-4-5.11 formerly a 1.0± acre lot will measure a 6.24± acres; the southwesterly lot, Tax Map #30.-4-5.12 originally 17.68± acres will be revised to measure 9.49± acres and Tax Map #30.-4-5.2 lot, a 1.0± acre lot, will be revised to measure 4.22± acres. Total acreage of the project is 17.86± acres. All setbacks meet the Zoning Code requirements.

Mr. Holbritter stated that he will submit the application fee of \$100.- to the Town Clerk's office.

Dan Clow made a motion to grant approval for two lot line adjustments. Kasey Casas seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

Messick One Lot Subdivision (Tax Map 51.-2-11). Brian Holbritter, land surveyor, appeared to propose a one lot 3± acre subdivision from a 6.04± acre parcel located at 294 Skyline Drive and owned by Dorothy Messick. A pre-filing conference to entertain the proposal was held on March 3, 2025. The proposed 3± acre lot is being subdivided for Mrs. Messick's daughter who does not intend to build a dwelling until 2026. An application, short form EAF and survey maps were submitted at the March meeting. Mr. Alessandrini circulated survey maps of the proposal to the Board members. The Board completed the short form EAF for the Messick application. Kasey Casas made a motion to issue negative declaration of SEQR. Elizabeth Hale seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

Dan Clow made a motion to grant preliminary approval. Peter Klotz seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

A public hearing to entertain the application will be held on September 3, 2025.

Frank Alessandrini, as an interested party in the following pre-filing conference, recused himself. Elizabeth Hale acted as chairman exclusively for the Frann 697 application.

Frann 697 Subdivision and Special Use Permit Pre-filing Conference (Tax Map #14.-1-28). Brian Holbritter, land surveyor, appeared to present an application for a 3 lot subdivision and a Special Use Permit for a 2 family dwelling located in an RA district at 697 Master St. in the Town of Schaghticoke. Proposal is for an 8.74± acre parcel to be divided into 3 lots- a 1.10± acre lot (Lot #1), a 0.75± acre (Lot #2) with an existing residence, and a 6.89± acre lot (Lot #3). Mr. Holbritter stated that, in addition, the applicant is requesting a Special Use Permit for the construction of a duplex on Lot #1. A survey of the proposal was exhibited. The application, survey, Agricultural Data Statement, and Owner Authorization for PB Action were submitted. At the May 1, 2025 meeting the ZBA granted the applicant two area variances for this proposal in order to meet the requirements of the Zoning Code. At that time the ZBA conducted an *un-coordinated* SEQR (negative declaration issued). The PB will address SEQR, as well. Additional material will be submitted at the September meeting.

Burniche Pre-filing Conference Special Use Permit (Tax Map #60.-2-7). Christina and Joe Burniche, owners of the property at 151 Turner Road, Troy, NY 12121, appeared. Mr. Burniche stated that he is seeking a Special Use Permit to construct a 36' X 47' garage with a second story accessory apartment at 151 Turner Road. To meet the zoning requirements the ZBA granted an area variance at the July 3, 2025 meeting. Mr. Burniche submitted folders to each Board member. Included in each folder are the completed application form, survey, short form EAF, building permit application, and building plans.

Chairman Alessandrini advised the applicant that RCHD would require the septic system to be adequate for the additional living space. Mr. Burniche stated that Steve Dean, engineer, designed the system and that it will sufficiently support the number of bedrooms and the accessory apartment. A \$100. application fee was submitted. A public hearing will be scheduled for next month.

OTHER

Code Enforcement Matters

Scott Frisino, Code Enforcement Officer, informed Chairman Alessandrini that Mr. Constable of Constable Tree planted some trees in accordance with the site plan. Carl Godfrey of Remodel Now is the process of reducing the berm to meet compliance. Eastside Marina Mr. Frisino reported that he received a number of complaints from the neighbors concerning East Side Marina in Pleasantdale. Complainants stated that the marina is a “mess”, disorderly and cluttered. The number of boats has increased. An appearance ticket to the owner of the marina was issued.

Chairman Alessandrini received an inquiry from Dollar General with regard to establishing a brick and mortar business on NYS Route 40. The property is currently owned by Brian Rohloff. Lansing Engineering may be retained to do the engineering plans for the project.

Kasey Casas made a motion to adjourn at 7:57 pm. Elizabeth Hale seconded

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

Abbreviations:

EAF – Environmental Assessment Form

HC – Highway Commercial District

NYS – New York State

PB – Planning Board

RA - Residential/Agricultural District

SEQRA – State Quality Review Act

ZBA – Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke