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OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
May 6, 2026

PUBLIC HEARING

Fane Two Lot Subdivision (Tax Map #61.-1-33). Mark Danskin, land surveyor, appeared to represent the applicant, Gregory Fane, to propose the subdivision of a 5.81± acre parcel located at 5 Warren Lane, off NYS Route 40, creating a 3.14± acre lot and a 2.67± acre lot. Mr. Danskin displayed a survey of the proposal and added that the subdivision will support a proposed residence with access from Warren Lane. There is public water available. There was no public comment. The public hearing was closed at 7:02 p.m.

REGULAR MEETING

7: 02 P.M. Members present were: Frank Alessandrini, Kasey Casas, Elizabeth Hale, Dan Clow, Vince Ragone, Chris Reynolds and Peter Klotz.
Dave Brennan, Town Attorney, was present.

The minutes of the April 1, 2026 meeting were reviewed. Dan Clow made a motion to accept the minutes as submitted. Vince Ragone seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz, Reynolds

Nays: None

Abstention: Ragone

Fane Two Lot Subdivision (Tax Map #61.-1-33). Mark Danskin, land surveyor, appeared to represent the applicant, Gregory Fane, to propose the subdivision of a 5.81± acre parcel located at 5 Warren Lane, off NYS Route 40, creating a 3.14± acre lot with an existing house and a vacant 2.67± acre lot. Access to the lot is proposed from Warren Lane, a town-maintained road, as ingress and egress from NYS Route 40 would be impractical. Construction of a residence is planned for the newly created 2.67± acre lot. There is public water and sewer. Three area variances were granted by the ZBA. The Board reviewed the EAF at the April meeting; a negative declaration under SEQR was issued. The Board had no further questions. A check for \$180.- was received to cover the application fee.

Vincent Ragone made a motion to grant preliminary approval. Chris Reynolds seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz, Ragone, Reynolds

Nays: None

Mr. Danskin will deliver RCHD approval to Chairman Alessandrini. Once received, the Board can/will move forward with final approval.

OTHER

Chairman Alessandrini explained to the Board that there are existing violations/lack of compliance (with the Zoning Code) on Brian Rohloff's property located on NYS Route 40. The violations need to be rectified prior to the Board reaching a decision with regard to the subdivision of an 8.17± acre parcel into 3 lots and prior to the construction of a retail store (namely, the Dollar General Store). Frank Alessandrini spoke with Deanna Rohloff and reviewed the requirements necessary to meet the Zoning Code for the existing ProLine Power (Tax Map #32.-3-47) business, 3 lot subdivision and development of Lot #2, measuring 2.18± acres. Ms. Rohloff agreed to submit an application for a Special Use Permit and Site Plan Review for the existing business, ProLine Power located on the property. Chairman Alessandrini noted that currently two SEQR's will need to be completed and reviewed –one for each business location, ProLine Power and Dollar General. Atty. Brennan stated that he would research in order to determine whether proposed Lots #1 and #3, adjacent to Lot #2, located at the corner of NYS Route 40 and East Schaghticoke Road, will require individual SEQR reviews. In addition, Mr. Alessandrini informed the Board that there is a plan to re-locate ProLine Power closer to the southerly property line on the Rohloff parcel.

Chairman Alessandrini and Vince Ragone recused themselves from the Dollar General Special Use Permit agenda item. Kasey Casas assumed the position of Alternate Chairman.

Dollar General Special Use Permit (Tax Map #32.-3-29). Andrew Masullo, Sr. Engineer with Lansing Engineering, appeared to update the Board with regard to the proposal 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. Additional renderings were presented to each member of the Board, showing a change in the screening on the easterly side of the lot. Evergreens are being entertained for the screening with down-lit lighting positioned sporadically among the greenery to adequately light the parking lot. No lighting is planned for the roadside to avoid visual disturbance to the neighborhood. Ms. Casas received a letter from TDE; she stated that she would distribute copies to Board members. There was a discussion concerning parking along the East Schaghticoke roadside. The Board permitted Outpost 40 (the restaurant located at the northerly corner of NYS Route 40 and East Schaghticoke Road)

patrons to park along East Schaghticoke Road (should additional parking be necessary), narrowing the width of the road and possibly creating traffic issues. Discussion ensued with regard to scheduling a public hearing in June for the Dollar General Store proposal.

Dan Clow made a motion to hold a public hearing for the Dollar General Store proposal at the June meeting. Chris Reynolds seconded.

Ayes: Casas, Clow, Reynolds

Nays: Hale, Klotz

To hold a public hearing the Board's vote is required to be unanimous; therefore, the vote did not pass. As a result, a public hearing will not be held in June.

Atty. Brennan mentioned that another Dollar General store is being constructed on Oakwood Avenue. The store has architectural detail lacking in the illustrations presented to the Board for a potential Schaghticoke store. Possibilities to enhance and improve the façade were discussed to encourage the planners to upgrade the architecture to better reflect the character of the Town.

It was agreed that it would be advantageous to have the proposed Dollar Store information, including all plans, posted on the town website to allow for public viewing and transparency.

Frank Alessandrini and Vince Ragone recused themselves, each intending to bid on the project.

Melrose Firehouse Site Plan Review. Courtney Davis, civil engineer with LaBella Engineering, appeared. Michael Ouimet, Secretary/Treasurer, Melrose Fire District, was present. Ms. Davis appeared to present an updated site plan for the construction of a firehouse to replace the existing firehouse located in an HD at 784 NYS Route 40 in Melrose. Both the original and revised site plans were presented to the Board. Ms. Davis explained that there are no major changes to the plan and that the footprint is the same with an apron in front and parking to both the east and west of the building. The revised site plan includes a culvert replacement, relocation of the training pad, re-delineation of wetlands on the property and a new septic site. In addition, the SWPPP has been revised to meet the requirements of the 2025 SPDES. The permit to construct from RCHD was granted in October 2027. More than a year has passed; therefore, approval has expired and cannot be extended.

A Special Use Permit is not required, as the use of the firehouse is municipal. Atty. Brennan will submit the 239-m review, and additional pertinent information to Rensselaer County Planning. The Planning Board will entertain approval of the site plan at the June meeting.

Code Enforcement Matter. Atty. Brennan informed the Board that Dan Levesque of the business, Dan Dan the Gutterman, located in a HD district in Pleasantdale-on-Hudson, will be appearing in court for non-compliance. He has an inhabited travel trailer on his property.

Chris Reynolds made a motion to adjourn the meeting at 8:15 p.m. Vince Ragone seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Kasas, Klotz, Reynolds

Nays: None

Abbreviations

EAF – Environmental Assessment Form

HD – Hamlet District

NYS – New York State

SWPPP – Stormwater Pollution Prevention Plan

ZBA – Zoning Board of Appeals

PB – Planning Board

RA – Residential/Agricultural District

SEQR – State Environmental Quality Review

SPDES – State Pollution Discharge Elimination System

TDE – Temperature Difference Energy

Respectfully Submitted,

date:

Elizabeth Hale, Clerk,
Planning Board