

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
June 3, 2026

PUBLIC HEARING

There were none.

REGULAR MEETING

7: 02 P.M. Members present were: Frank Alessandrini, Elizabeth Hale, Dan Clow, Vince Ragone, Chris Reynolds and Peter Klotz. Kasey Casas resigned from the Board. The Board welcomed Tom Martin as a new member.
Dave Brennan, Town Attorney, was present.

The minutes of the May 6, 2026 meeting were reviewed. Dan Clow made a motion to accept the minutes with a correction. Dan Levesque of Dan Dan the Gutter Man is located at Wetsel Road, not Pleasantdale as written. Vince Ragone seconded.

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

Nays: None

Abstention: Martin

Pro-Line Power Pre-filing Conference (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 stated that a crusher-run pad is to be created for the storage of all the equipment currently on the property. The pad is to be located at the southerly property line 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 the access to the area will be off East Schaghticoke Road and will be shared with the proposed Dollar Store. An application, short form EAF and rudimentary map were submitted. Atty. Brennan will submit the 239-m review to Rensselaer County. A public hearing may take place at the July 1, 2026 meeting.

Frank Alessandrini and Vince Ragone recused themselves, each intending to bid on both the Melrose Firehouse and Dollar Store projects. Tom Martin assumed the position of Alternate Chairman.

Melrose Firehouse Site Plan Review. Courtney Davis, civil engineer with LaBella Engineering, appeared. Michael Ouimet, Secretary/Treasurer, Melrose Fire District, was present. Ms. Davis exhibited the updated site plan and stated that the plan for the

construction of a firehouse to be located in an HD at 784 NYS Route 40 in Melrose has not changed since last month's presentation. She added that DOT determined that changes to the culvert will be the responsibility of the fire district. Permits, required for the wetlands, are being addressed, and RCHD approval was granted. Construction of the firehouse was delayed necessitating the current site plan application. The application fee of \$100.- was submitted to the Town Clerk's office.

Chris Reynolds made a motion to grant site plan approval for the Melrose Firehouse. Peter Klotz seconded.

Ayes: Martin, Clow, Hale, Klotz, Reynolds

Nays: None

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 design of the building façade and the addition of windows, awnings and a gable. Lighting is planned for along the driveway with additional lighting along the private driveway and entrance. Lights will be turned off "at a certain hour". Screening is planned to extend along the driveway. Store hours are proposed from 7 a.m. to 9 p.m., with delivery trips held at a minimum. The TDE review for Lot #2 was completed. A reply has been received from NYS DOT with suggestions for 'dark sky' lighting (to maintain rural character), additional landscaping and a bicycle rack was advised. DOT also noted that the project should be closely monitored.

The Board suggested that the applicant consider additional screening for the 3 lot subdivision.

Dan Clow made a motion to hold a public hearing on July 1, 2026. Chris Reynolds seconded.

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

Nays: None

OTHER

Timber Harvest. Chairman Alessandrini stated that he received a call from Dan Izzo with regard to a timber harvest proposed for harvesting approximately 100 trees from 15± acres on the Gifford property, Liberty Ridge Farm. The location of the proposal is on the northerly side of the Stillwater Bridge Road. The harvest will affect 20.77± acres. The harvest is close to the minimum harvest size requiring an application for a permit. The Board discussed the proposal and determined that, due to the size of the yield, the submission of an application for a timber harvest permit and public hearing were not required.

Atty. Brennan advised the review of solar farm decommissioning bonds. The bonds should be reviewed periodically to determine whether the current bond funds are sufficient, considering the rate of inflation, (calculated at 2%). There is no financial return on salvage. The bonds are in place to clean-up and restore the farmland, should a solar facility be abandoned and not assume responsibility for removal of the project.

Code Enforcement Matter. Atty. Brennan informed the Board that Dan Levesque of the business, Dan Dan the Gutterman, located at 50 Wetsel Road, appeared in court for non-compliance. The travel trailer, the cause for non-compliance, was removed from his property.

Chris Reynolds made a motion to adjourn the meeting at 7:56 p.m. Vince Ragone seconded.

Ayes: Alessandrini, Clow, Hale, Klotz, Martin, Ragone, 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 – Technical Engineering Design

Respectfully Submitted,

date: July 5, 2026



Elizabeth Hale, Clerk,
Planning Board