

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
April 1, 2026

PUBLIC HEARINGS

Bruno Farms Subdivision Phase III (Tax Map #20-1-111). Jake Keasbey, land surveyor, appeared to represent the applicant, Martin Morizio, who is proposing a 6 lot subdivision to be located in an RA district on Knickerbocker Road. Mr. Morizio was present. Mr. Keasbey exhibited a survey of the subdivision. There was no public comment. The hearing was closed at 7:03 p.m.

Donna Murray Two Lot Subdivision (Tax Map #41-1-17.22 and 41-1-21-21). Jake Keasbey, land surveyor, appeared to represent the applicant, Donna Murray who is seeking a 2 lot subdivision located on NYS Route 40 north of the intersection of Bracken Road. Lot #1 is planned to measure 6.16± acres to the east of NYS Route 40 and 5.0± acres to the westerly side of NYS Route 40. Currently there are no plans to build. There was no public comment. The public hearing was closed at 7:06 p.m.

REGULAR MEETING

7: 07 P.M. Members present were: Frank Alessandrini, Kasey Casas, Elizabeth Hale, Dan Clow, Chris Reynolds and Peter Klotz, Vince Ragone was absent. Dave Brennan, Town Attorney, was present.

The minutes of the October 1, 2025 meeting were reviewed. Kasey Casas made a motion to accept the minutes as submitted. Elizabeth Hale seconded.

Ayes: Alessandrini, Casas, Clow, Hale

Nays: None

Abstention: Klotz, Reynolds

The minutes of March 4, 2026 were reviewed. Peter Klotz requested an addition to the minutes reflecting the McCoski Subdivision Tax Map #30.-4-6.2, as follows: the applicant was asked to modify the shape of the lots to avoid future issues, the applicant refused (three times) to alter her proposed subdivision layout. The subdivision is located at the corner of Hansen Road and Howland Road extension. With the former additional information, Kasey Casas made a motion to approve the minutes. Chris Reynolds seconded.

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

Nays: None

Bruno Farms Subdivision Phase III (Tax Map #20-1-111). Jake Keasbey, land surveyor, appeared to represent the applicant, Martin Morizio, who is proposing a 6 lot subdivision from a 49.02± acre parcel located in an RA district on Knickerbocker Road. Mr. Keasbey exhibited a survey of the subdivision. Two of the six proposed lots are flag lots. Soil tests have been completed and RCHD approval was granted. Phase I took place, approximately in 2013, including the establishment of the reserved conservation space. At the March 2026 meeting a modification was advised to connect conservation spaces located at the southern-most point of the parcel. Mr. Keasbey altered the conservation area, now measuring approximately 14.82± acres, adequately meeting the conservation requirement. The EAF was completed during Phase I of the project. RCHD approval for septic designs for each lot was granted. Chris Reynolds made a motion to grant preliminary approval for the subdivision. Kasey Casas seconded.

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

Nays: None

Chris Reynolds made a motion to grant final approval contingent upon the receipt of RCHD approval via e-mail or hard copy. Dan Clow seconded.

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

Nays: None

Donna Murray Two Lot Subdivision (Tax Map #41-1-17.22 and 41-1-21-21). Jake Keasbey, land surveyor, appeared to represent the applicant, Donna Murray who is seeking a 2 lot subdivision located on NYS Route 40 north of the intersection of Bracken Road. Since last month's meeting Mr. Keasbey carved out minor lot lines adjustments, resulting in a modification of lot sizes. Lot #1 has been amended to measure 6.16± acres to the east of NYS Route 40 and Lot #2 was modified to measure 5.0± acres on the westerly side of NYS Route 40. Currently there are no plans to build. Owner Authorization and the Agricultural Data Statement were received at the March meeting. The Board reviewed SEQR and found no issues.

Dan Clow made a motion to grant preliminary approval. Chris Reynolds seconded.

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

Nays: None

With lots measuring more than 5 acres each, there is no requirement for RCHD approval. Kasey Casas made a motion to grant final subdivision approval. Peter Klotz seconded.

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

Nays: None

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 3.41± acre lot and a 2.67± acre lot. Mr. Danskin noted that the topography is relatively flat with the exception of a "knob" on the newly proposed 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. Mr. Klotz expressed concern with regard to the close proximity of the two proposed driveways and suggested access from NYS Route 40, especially if further subdivision is considered. Mr. Danskin replied that the grade is not reasonable for access. In addition, there is a "tongue" or ridge that would interfere with access from NYS Route 40 and that any further subdivision would not meet density requirements. Mr. Danskin added that there is no further subdivision planned. Fire protection was discussed.

There is public water and sewer. Area variances were granted by the ZBA. The Board reviewed the EAF and found no issues.

Chris Reynolds made a motion to issue negative declaration under SEQRA. Kasey Casas seconded.

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

Nays: None

Chairman Alessandrini recused himself 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. There are two wells on the property, one unused. Phil Koziol, P. E., Project Manager, the Laberge Group, and consultant for the Town (Dollar General proposal), was present. Mr. Masullo circulated several plans, including a concept rendering, site plan, landscaping plan, lighting plan, erosion and sediment control and layout and materials plans as well as prototypes of the building. A sign is planned for NYS Route 40. Separation of wells, discharge and stormwater were mentioned as concerns by Board members. Individual wells and septic designs for each lot are planned.

The Board reviewed a hard copy of a concept plan review, from Philip Koziol, Laberge Group. Kasey Casas covered the project narrative with the Board and entertained the concerns with the Board. Topics included wetlands, soils, proposed water and sewer, and stormwater management. With regard to SEQRA, the project is an unlisted action. The Board determined that as such, the Board would like to act as lead agency; therefore, lead agency status needs to be established. Atty. Brennan stated to initiate SEQRA, he and Mr. Koziol would begin to create and mail correspondence to interested parties. The Board chose to declare the action as coordinated.

Dan Clow made a motion to move ahead with a coordinated review. Elizabeth Hale seconded.

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

Nays: None

A SWPPP is required and information relating to the presence of Threatened and Endangered Species as well as documentation from the State Historical Preservation Office for the possible presence of cultural resources, and approval and permits from SPDES and Town MS4 acceptance. Further information is needed with regard to traffic impact and layout of the site, including setbacks, lot depths, frontages, and parking setbacks.

Members of the Board expressed concerns involving the proposed architecture of the (prototype) building, having a flat roof and lacking in character. It was noted that the architectural design does not represent the rural character of the town or any aspect of the Greek Revival buildings which are commonly found in the township.

Elizabeth Hale asked Atty. Brennan for the status of the violations against the above property, owned by Brian Rohloff.

Jackie Stellone distributed a pamphlet entitled "Capital Region Comprehensive Climate Action Plan and Local Guidance for Data Center Development."

Chris Reynolds made a motion to adjourn the meeting at 8:37 p.m. Dan Clow seconded.
Ayes: Alessandrini, 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

Respectfully Submitted,

date: May 16, 2026



Elizabeth Hale, Clerk,
Planning Board