

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
September 2, 2026

PUBLIC HEARINGS

7:01 P.M. **Pink Room Grooms Special Use Permit and Site Plan Review (Tax Map #71.1-1-1)**. The applicant, Megan Foxvog, and Karla Foxvog, proposed owner and Emileigh Putnam were present. Jake Keasbey, land surveyor, provided an overview of the project. Ms. Foxvog is proposing the operation of a Dog Grooming business and Doggie Daycare operation to be located at the Scriven Press building at 100 Eastover Road in the HD of Speigletown at the corner of NYS Route 40 in the Town of Schaghticoke. The ZBA held a public hearing at their regularly scheduled meeting where public comment was received. An additional meeting, a continued hearing, was held on July 20, 2026 to accept further public comment and deliberate on the matter. The ZBA concluded that the proposed use was appropriately classified as a personal service shop, a permitted use in a Hamlet District consistent with the Town Zoning Code. A number of people signed in to speak; however, there were no public comments. The hearing was closed at 7:11 p.m.

Monast Subdivision (Tax Map #30.-3-11.11). Gerald Monast appeared to propose the subdivision of his property at 2892 River Road. The Monasts own 9± acres of property, 7± acres on the easterly side of River Road and 2± acres on the westerly side adjacent to the Hudson River. The proposal would enable the Monasts to “downsize” by building a smaller dwelling on the riverside, measuring 2± acres. There were no public comments. The hearing was closed at 7:13 p.m.

Madigan Subdivision (Tax Map #42.-1-12). Thomas Madigan appeared to propose a 4.29± acre subdivision, for a building lot, from a 70± acre parcel. Mr. Madigan stated that he plans to build a residence on the 4.29± acre subdivided lot. There was no public comment. The hearing was closed at 7:15 p.m.

REGULAR MEETING

7:16 P.M. Members present were: Frank Alessandrini, Dan Clow, Elizabeth Hale, Peter Klotz, Thomas Martin, Vince Ragone, and Chris Reynolds. David Brennan, Town Attorney, was present.

The Board reviewed the minutes from the August 4, 2026 meeting. Peter Klotz remarked that a correction was needed. He stated that, under the Dollar General heading, the parapet and roof slopes were inaccurate. Mr. Klotz agreed to check the accuracy of the measurements for a correction, if warranted. Chris Reynolds made a motion to approve the minutes. Peter Klotz seconded.

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

Nays: None

Abstention: Alessandrini

Monast Subdivision (Tax Map #30.-3-11.11). Gerald Monast appeared to propose the subdivision of his property at 2892 River Road. The Monasts own 7± acres with a residence, on the easterly side of River Road and 2± acres on the westerly side (in total a 9 acre parcel) adjacent to the Hudson River. The proposal would enable the Monasts to "downsize" by building a smaller construction on the riverside, measuring 2± acres of property, for a residence. Mr. Monast requested that Jake Keasbey, land surveyor, forward a digital map to Steve Dean, P.E. for septic design. There is a right-of-way, for the use of Warren Fane, that runs through the Monast property. Mr. Monast has spoken to Warren Fane Jr. with regard to the easement which is no longer in use. Mr. Fane Jr. indicated (to Mr. Monast) that the right-of-way originally was used to allow the pumping of water to the Fane property; however, it is no longer required. The Board reviewed the survey and will take further action when the matter of the easement is settled. Mr. Monast was advised that the house may need to be relocated away from the easement. The matter of the easement will be referred to an attorney to settle.

Madigan Subdivision (Tax Map #42.-1-12). Thomas Madigan appeared to propose a 4.29± acre subdivision, for a building lot, from a 70± acre parcel. Mr. Madigan stated that he plans to build a residence on the 4.29± acre subdivided lot using the existing driveway. He stated that he was in touch with Steve Dean, P.E. for septic design. Mr. Madigan was advised that RCHD approval is required prior to PB subdivision approval. Submission of an Agricultural Data Statement was requested. The Board reviewed the short form EAF and found no issues.

Vince Ragone made a motion to issue negative declaration of SEQR. Dan Clow seconded.

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

Nays: None

Mr. Madigan submitted the application fee of \$180. in cash.

Pink Room Grooms Special Use Permit and Site Plan Review (Tax Map #71.1-1-1.

The applicant, Megan Foxvog, and Karla Foxvog, proposed owner and Emileigh Putnam were present. Jake Keasbey, land surveyor, provided an overview of the project. Ms. Foxvog is proposing the operation of a Dog Grooming business and Doggie Daycare operation to be located at the Scriven Press building at 100 Eastover Road in the HD of Speigletown at the corner of NYS Route 40 in the Town of Schaghticoke. The ZBA held a public hearing on July 2, 2026 where public comment was received. An additional meeting, a continued hearing, was held on July 20, 2026 to accept further public comment and deliberate on the matter. The ZBA concluded that the proposed use was appropriately classified as a personal service shop, a permitted use in a Hamlet District consistent with the Town Zoning Code. At that time the Board requested that

Atty. Brennan write the Notice of Determination. The notice was distributed to and reviewed by members of the Planning Board.

The ZBA notice included various operational details. However, operational concerns are within the purview of the Planning Board and, therefore, noise, parking, hours, disposal of waste, fencing and traffic concerns were discussed.

Ms. Foxvog stated that a trial period for doggie daycare would be implemented (a clear plan was not offered), outside time would be limited to potty breaks with constant supervision for all dogs, the fenced-in area is planned to be 6' high, and composed of solid vinyl, waste material will be disposed of via a dumpster. There will be no outside play-time and one supervisor to every 10-15 dogs. There will be crates available for "breaks". Hours for the facility are 7:30 a.m.-6 p.m. Monday through Saturday. There will be no doggie daycare on Saturdays and no hours at all on federal holidays. Ms. Foxvog is planning to renovate the interior and exterior of the building. The image of the exterior renovation shows a white building with black trim and doors, lighting at each door, and additional exterior lighting. Thirteen parking spots are planned, including three in front, one being a handicapped space. The posting of "No Parking" roadside signs were discussed in order to avoid parking of vehicles along Eastside which would result in narrowing the road and impeding traffic. The following agencies may be contacted to accomplish the posting of signs: the Town Highway Department, the County and NYS DOT.

The following section from the Notice of Determination will be adopted upon approval:

Chris Reynolds made a motion to issue negative declaration under SEQR. Vince Ragone seconded.

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

Nays: None

Vince Ragone made a motion to grant Special Use Permit and Site Plan Review with the above noted conditions. Dan Clow seconded.

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

Nays: None

Genesis Vault Site Plan Amendment (Tax Map #41.-1-61). Mr. Baker, owner of the Genesis Vault business, appeared to propose the modification of an approved site plan for the construction of a building, either 40' X 80', 50' X 100' or 50' X 80', to house his trucks at his vault business located in a HC district at 932 NYS Route 40. He added that, as seen on his original site plan, he planted flowering pear trees parallel to NYS Route 40; however, by Spring the trees were dead. He stated that he believed that the trees could not withstand the road salt used along Route 40. Mr. Baker stated that he planned to plant grass instead. The applicant was advised that he needed to decide on the size of the building to be constructed, to include setbacks on his plan and to determine the classification of the stream that is located on the property prior to submitting an application for a public hearing. An application, site plan, short form EAF and an

application fee of \$100, must be submitted prior to the 15th of the month in order to be included on the next month's agenda.

Cukrovany Lot Line Adjustment (Tax Map #41.-1-34.2 and -49). Jake Keasbey, land surveyor, appeared to represent Bernard Cukrovany. Mr. Cukrovany, is proposing to annex a .98± acre triangularly shaped lot (TMP #41-1-34.2) to a 14.7± acre parcel (TMP #41-1-49) in an RA district at 153 Northline Drive, with a residual lot measuring 1.10± acres and including a dwelling from the original 16.78± acre parcel. Chris Reynolds made a motion to grant the lot line adjustment. Vince Ragone seconded. Ayes: Alessandrini, Clow, Klotz, Hale, Martin, Ragone, Reynolds

Kustom Addiction Special Use Permit Pre-filing Conference (Tax Map #51.01-1-6). No one appeared. Chairman Alessandrini explained to the Board that the applicant was proposing to operate a metal finishing business located near the NYS Route 40 and Melrose Valley Falls Road in Melrose at the former Melite-owned building. It was noted that a metal finishing business, considering the spraying of powder and baking processes, could be a potential cause of malodorous fumes.

Marina in Pleasantdale. The chairman was contacted by a realtor who was interested in knowing whether the marina property could be subdivided. There is a potential buyer who is interested in improving the view from his/her home.

ProLine Power. Mr. Alessandrini stated that he received an e-mail from the owner, Mike Kulick, of ProLine Power. Mr. Kulick is interested in using an unfinished building located on NYS Route 40 as an office. The building and lot is adjacent to property that Mr. Kulick is currently using for the storage of his trucks and equipment.

Karen Moore. Ms. Moore spoke with Chairman Alessandrini and stated that she has inherited 2 adjacent lots, each with a residence in Hemstreet Park. Ms. Moore is interested in combining the lots and connecting the two houses to create one residence. Chairman Alessandrini plans to consult with Ed McDonough, ZBA Chairman, and Dave Brennan, Town Attorney, with regard to the proposal.

Chris Reynolds made a motion to adjourn the meeting at 9:00 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

PB – Planning Board

RA – Residential/Agricultural District

SEQR – State Environmental Quality Review

TDE Town Designated Engineer

ZBA – Zoning Board of Appeals

Respectfully Submitted,

date: October 12, 2026

A handwritten signature in cursive script that reads "Elizabeth Hale". The signature is written in black ink and is positioned above the printed name.

Elizabeth Hale, Clerk,
Planning Board