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OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
March 4, 2026

PUBLIC HEARINGS

There were none.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Kasey Casas, Elizabeth Hale, and Peter Klotz, Vince Ragone and Chris Reynolds. Dan Clow was absent. Dave Brennan, Town Attorney, was present.

A quorum was not present to review the minutes of the October 1, 2025 meeting; the minutes will be entertained at the April 1, 2026 PB meeting.

The minutes of February 4, 2026 were reviewed. Kasey Casas made a motion to approve the minutes. Chris Reynolds seconded.

Ayes: Kasas, Hale, Klotz, Ragone, Reynolds

Nays : None

Abstention: Alessandrini

McCoski Subdivision (Tax Map #30.-4-6.2). Jacob Keasbey, land surveyor, appeared to propose a 5 acre one lot subdivision from a 20.05± acre parcel located in an RA district at the junction of Hanson Road and Howland Ave. Extension. The property owner was John Carl Ptachick, deceased father of the applicant, Kelly McCoski. Ms. McCoski, executrix of the estate, purchased ¾ of the parcel. The 5± acre proposed lot has steep topographical frontage on Hansen Road. At the February meeting discussion ensued among the Board members with regard to the steep topography, the existing easement, possibility of shared driveways, and the switchback-access to the lot as delineated on the survey. At that time the Board tabled the discussion. Board member Kasey Casas reflected on the subdivision law and its purpose to allow for future development, seemingly at odds with this application. Further discussion ensued. Mr. Keasbey emphasized that the subdivision is being pursued only for settlement of the estate. Dave Brennan, Town Attorney, suggested that a note may be added to the survey map to indicate the requirement for the installation of a town road to enable further

development of the property to take place. Atty. Brennan will construct language for the survey notation and convey the note to the surveyor, Jake Keasbey, for addition to the survey map. The information will also appear on the deed to the property.

Vince Ragone made a motion to approve the McCoski application for subdivision of the Ptachik property, upon receipt of the application fee. Chris Reynolds seconded.

Ayes: Alessandrini, Hale, Kasas, Ragone, Reynolds

Nays : Klotz

Dollar General Special Use Permit (Tax Map #32.-3-29). No one appeared. To date, escrow has not been established; property violations have not been resolved with the owner, Brian Rohloff, where the proposed Dollar General Store, to be located at Lot #2, East Schaghticoke Rd. is being discussed for construction and operation.

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. Two of the six proposed lots are flag lots. Soil tests have been completed and RCHD approval was granted. Phase I was performed, approximately, in the year 2013, with no changes to the reserved conservation space. Discussion took place with regard to conservation space, which usually includes steep slopes and wet areas. Chairman Alessandrini noted that some of the conserved space was neither fluidly nor overall contiguously connected and suggested that changes be made to remedy the issue, especially for inclusion of the southernmost point within the conservation space. Both the property owner and surveyor agreed that the suggested geographical arrangement can be accomplished. A public hearing may be scheduled for the April 1, 2026 meeting.

McConnell Subdivision Waiver (Tax Map #50.-1-27.1 and #50.-1-27.21). Neither Vincent McConnell, applicant, nor anyone in his stead, appear. The proposal is for a subdivision waiver of a 3.29± acre lot to a 2.03± acre lot to create a 5.32 ± acre wooded, vacant parcel located on River Road and Calhoun Drive, County Rte. 122. There is a gravel driveway. Mr. McConnell intends to construct a residence on the property. All authorizations, including the warranty deed were included with the application.

No SEQRA or public hearing is required. Vince Ragone made a motion to approve the subdivision waiver, upon payment of the application fee. Kasey Casas seconded.

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

Nays : None

TopGen (Tax Map #20.13-1-3.11). Neither Kyle Hitchcock nor Cindy Bodner (Bodner Bay Enterprises) appeared concerning a large and long banner-sign that is attached to a fence-line on the northside of 7 Howland Avenue, NYS Route 67 in the HD of Hemstreet Park. Submission of an application for the signage has been requested by the Board and, ultimately, to meet Zoning requirements. There was no response from either Mr. Hitchcock or Ms. Bodner. Scott Frisino, Code Enforcement Officer will be notified of the matter.

Capital Pro Tree Removal Special Use Permit Pre-filing Conference. Daniel

Glogowski appeared to propose the parking of his various sized trucks, used for his tree removal service Capital Pro Tree, located behind the gym, Urban Fitness, located in a HD at 7 Howland Avenue in Hemstreet Park. Mr. Glogowski stated that his trucks leave the parking area between 6:30 and 7:00 a.m., returning around 4:30 or 5:00 p.m. He added that he stacks wood, loads the wood onto trucks and hauls it out of the area. He stated that the neither the activity nor the parked vehicles can be seen from the road. Chairman Alessandrini and Atty. Brennan stated that they could not find an applicable permitted use in the HD Zoning Code for a business of that nature and that the addition of a retail business (suggested by Mr. Glogowski) was specifically not allowed. Mr. Glogowski explained that the owner of the property may be Cindy Glogowski with whom Mr. Hitchcock is leasing-to-own. Mr. Glogowski was referred to the Zoning Board of Appeals where he might choose to seek a use variance in order to operate his business in a HD. Chairman Alessandrini provided Mr. Glogowski with copies of the appropriate pages from the Zoning Code which include allowable uses in a Hamlet District.

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 3.37± acres to the westerly side of NYS Route 40. There are some wetlands around the pond, adjacent to Lot #2. There is no intention to build. Application, Short Form EAF, Owner Authorization and the Agricultural Data Statement were received. The Board reviewed SEQR and found no issues.

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

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

Nays : None

A public hearing may be scheduled for the April meeting.

Kasey Casas made a motion to adjourn the meeting at 8:08 p.m. Peter Klotz seconded.

Ayes: Alessandrini, Hale, Kasas, Klotz, 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

ZBA – Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk, Planning Board, Town of Schaghticoke