
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
March 3, 2025

PUBLIC HEARING

There were no public hearings.

REGULAR MEETING

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

The Board reviewed the minutes from the February 5, 2025 meeting. Kasey Casas made a motion to approve the minutes as submitted. Peter Klotz seconded.

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

Nays: None

Genesis Vault Special Use Permit and Site Plan Review (Tax Map 41.-1-61). David Baker, applicant, appeared to submit one copy of a site plan for his burial vault business located in a HC district at 943 NYS Route 40. Mr. Baker submitted an application for a Special Use Permit and Site Plan Review for the operation of his current business at the October 2, 2025 PB meeting. The Board reviewed the application and considered the site plan and concurred that the hand-drawn plan was lacking detail, scale and specificity. At the October meeting the Board requested the submission of a more detailed and better defined site plan for review.

Mr. Baker submitted one survey of an updated site plan. Chairman Alessandrini informed Mr. Baker that, for review and discussion, additional copies were required for each member of the Board. Copies will be made for the Board to review at the next scheduled meeting in April.

Messick One Lot Subdivision Pre-filing Conference (Tax Map 51.-2-11). Brian Holbritter, land surveyor, appeared to propose a one lot 3± acre subdivision from a 6.04± acre parcel located at 294 Skyline Drive and owned by Dorothy Messick. The proposed 3± acre lot is being subdivided for Mrs. Messick's daughter. An earlier subdivision to the east was created for Paul and Vicki Messick in 1965. Application,

short form EAF and survey maps were submitted. Mr. Holbitter stated that he would appear again when the engineering work was complete.

Patrick Girard, an interested citizen and neighbor to Liberty Ridge Farm, 29 Bevis Rd. located off the Stillwater Bridge Road, appeared. Mr. Girard expressed concern about non-compliance issues with regard to Liberty Ridge Farm. Chairman Alessandrini explained that the Planning Board is not an enforcement board and that currently the Board is reviewing other projects.

With regard to compliance and enforcement of the Town Zoning Law, Chairman Alessandrini; Scott Frisino, Code Enforcement Officer; Dave Brennan, Town Attorney; and Austin Scarborough, Atty. will meet to discuss code enforcement matters. Scott Frisino submitted an updated report outlining non-compliant businesses within the Town including Constable Tree, East Side Marina, Remodel Now, Liberty Ridge Farm, Dan the Gutter Man and a Power Line Company.

ASD Solar III (Highway Garage -Tax Map #21.-2-4.2). Chairman Alessandrini stated that he met with Paul Kruger, Director of Development for Active Solar Development, and the Project Manager as well as the forester (who timber marks trees to be removed) at the highway garage site to discuss the treed screening for the proposed solar facility to be located along the corridor of NYS Route 67. The Board determined that the previous marking indicated that there was an excessive number of trees slated for removal. As a result, the red markers were removed and a new selection of fewer trees will be timber marked with red ties by the end of the week. Mr. Alessandrini was informed that a study to raise the proposed solar site located lower than road and screening level was complete. The study showed that the grade of the bowl-like depression could not be raised. To enhance the quality of screening ASO Solar plans to provide lower growing evergreen bushes to fill in with the hardwoods. Chairman Alessandrini advised the Board members to visit the site and observe those trees scheduled to be removed in order to discuss the screening topic at the next meeting.

Abbreviations:

EAF – Environmental Assessment Form
HC – Highway Commercial
NYS – New York State

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke