

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

PUBLIC HEARINGS

7: 00 P.M. **Messick One Lot Subdivision (Tax Map 51.-2-11).** Brian Holbritter, land surveyor, appeared to propose a 3± acre one lot subdivision from a 6.04± acre parcel located at 294 Skyline Drive, owned by Dorothy Messick . The proposed 3± acre lot is being subdivided for Mrs. Messick's granddaughter. There was no public comment. The public hearing was closed at 7:02 p.m.

Burniche Special Use Permit (Tax Map #60.-2-7). Christina and Joe Burniche, owners of the property at 151 Turner Road, Troy, NY 12121, appeared. Mr. Burniche stated that he is seeking a Special Use Permit to construct a 36' X 47' garage with a second story accessory apartment at 151 Turner Road. To meet the zoning requirements the ZBA granted an area variance at the July 3, 2025 meeting. There was no public comment. The public hearing was closed at 7:03 p.m.

REGULAR MEETING

7: 04 P.M. Members present were: Frank Alessandrini, Kasey Casas, Dan Clow, Elizabeth Hale, Peter Klotz and Chris Reynolds. Vince Ragone was absent. Dave Brennan, Town Attorney, was present.

The Board reviewed the minutes from the August 6, 2025 meeting. Kasey Casas made a motion to approve the minutes as submitted. Dan Clow seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

Abstention: Reynolds

Messick One Lot Subdivision (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 granddaughter. At the August meeting the Board issued negative declaration under SEQR and granted preliminary approval. RCHD approval has been granted. The application fee of \$180.- was received.

Dan Clow made a motion to grant final approval for the one lot subdivision. Elizabeth Hale seconded.

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

Nays: None

Burniche Accessory Apartment Special Use Permit (Tax Map #60.-2-7). Christina and Joe Burniche, owners of the property at 151 Turner Road, Troy, NY 12121, appeared. Mr. Burniche stated that he is seeking a Special Use Permit to construct a 36' X 47' garage with a second story accessory apartment, for his daughter, at 151 Turner Road. To meet the zoning requirements the ZBA granted an area variance at the July 3, 2025 meeting. The PB reviewed the short form EAF; no environmental issues were identified. The application fee of \$100.- was received at the August meeting. Kasey Casas made a motion to issue negative declaration under SEQR. Elizabeth Hale seconded.

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

Nays: None

With all requirements met, Chris Reynolds made a motion to grant final approval.

Kasey Casas seconded.

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

Nays: None

Administrative Item

A discussion took place with regard to the designation of an alternative chairperson in the absence of Chairman Frank Alessandrini. Mr. Alessandrini stated that he discussed the topic with Tim Salisbury, Town Supervisor. The appointment is not within the purview of the Town Board, but within the discretion of the Planning Board. The Planning Board recommended Kasey Casas to assume the position of alternate Chairperson and agreed to act in that position in the absence of Mr. Alessandrini. Frank Alessandrini made a motion to appoint Kasey Casas as alternate PB chairperson. Dan Clow seconded.

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

Nays: None

Frank Alessandrini, as an interested party in the following agenda item, recused himself and exited the meeting room. Kasey Casas acted as chairperson exclusively for the Frann 697 application.

Frann 697 Subdivision and Special Use Permit (Tax Map #14.-1-28). Brian Holbritten, land surveyor, appeared to present an application for a 3 lot subdivision and a Special Use Permit for a 2 family dwelling located in an RA district at 697 Master St. in the Town of Schaghticoke. Proposal is for an 8.74± acre parcel to be divided into 3 lots- a 1.10± acre lot (Lot #1), a 0.75± acre (Lot #2) with an existing residence, and a mainly wooded 6.89± acre lot (Lot #3 which includes a 100' wide National Grid easement). Mr. Holbritten stated that, in addition, the applicant is requesting a Special Use Permit for the construction of a duplex on Lot #1. A survey of the proposal was exhibited. The application, survey, Agricultural Data Statement, and Owner Authorization for PB Action were received. At the May 1, 2025 meeting the ZBA granted the applicant two area variances for this proposal in order to meet the requirements of the Zoning Code.

At that time the ZBA conducted an *un-coordinated* SEQR (negative declaration issued). In addition, the PB conducted its un-coordinated SEQRA review and found no issues. Dan Clow made a motion to issue negative declaration of SEQR. Elizabeth Hale seconded.

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

Nays: None

An application fee of \$340.- was received. A public hearing will be scheduled for the October PB meeting.

OTHER

Code Enforcement Matters

There were no updates from Scott Frisino, Code Enforcement Officer. Chairman Alessandrini stated that code violations relative to Eastside Marina, Pleasantdale, are due to be addressed by the local Town Court. Additionally, Scott Frisino, Code Enforcement Officer, David Brennan, Town Attorney and a representative from DEC are planning to meet to discuss the code violations -lack of adherence to those contingencies set forth within the PB approval and are required in order to operate Eastside Marina.

Peter Klotz made a motion to adjourn at 7:39 pm. Kasey Casas seconded.

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

Nays: None

Abbreviations:

DEC - Department of Environmental Conservation	PB - Planning Board
EAF - Environmental Assessment Form	RA - Residential/Agricultural District
HC - Highway Commercial District	SEQRA - State Quality Review Act
NYS - New York State	ZBA - Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk

Planning Board, Town of Schaghticoke