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

In the absence of Chairman Frank Alessandrini, Kasey Casas acted as Chairman for the meeting.

PUBLIC HEARINGS

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 $\frac{3}{4}$ of the parcel. The 5± acre proposed lot has steep topographical frontage on Hansen Road. There was no public comment.

Powers Lane Subdivision (Tax Map #61-1-18). Jake Keasbey, land surveyor, appeared to represent the applicant, Pat Powers, who is proposing the subdivision of a 200' X 300' lot located on a dead end street, at 6 Powers Lane. Kasey Casas was recused. The firm, JONES STEVES GRASSI LLP, with whom Ms. Casas is employed, is representing the potential buyer. Elizabeth Hale assumed the position of Chairman for this application. Mr. Keasbey stated that Ms. Powers would like to subdivide the double lot, reverting to the originally sized lots, each measuring 100' X 300', in an older subdivision located on Powers Lane. Lot #5 is to be sold; Lot #6 is to be retained by the applicant. There was no public comment.

The hearings closed at 7:04 p.m.

REGULAR MEETING

7: 05 P.M. Members present were: Kasey Casas, Dan Clow, Elizabeth Hale, and Peter Klotz, Vince Ragone and Chris Reynolds . Frank ALessandrini was absent.

Dave Brennan, Town Attorney, was present.

The minutes of January 7, 2026 were reviewed. Dan Clow made a motion to approve the minutes. Peter Klotz seconded.

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

Nays : None

A quorum was not present to review the minutes of the October 1, 2025 meeting; the minutes will be entertained at the March 5, 2026 PB meeting.

The January 7, 2026 minutes were reviewed by the Board. Peter Klotz made a motion to approve the minutes as submitted. Vince Ragone seconded.

Ayes: Casas, Clow, Hale, Klotz

Nays: None

Abstention: Ragone, Reynolds

Starlight Development (Tax Map #70.56-1-6). The proposal was granted final approval at the January 7, 2026 meeting.

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 is John Carl Ptachick, deceased father of the applicant, Kelly McCoski. Ms. McCoski is executrix of the estate and purchased $\frac{3}{4}$ of the parcel. A survey was presented to the Board. The 5± acre proposed lot has frontage on Hansen Road with steep topography, rising from Hansen Road at a 5-10% grade, indicating the need for access to the lot from Howland Road. Mr. Keasbey stated that a driveway could be utilized from Hansen Road if designed in a switchback manner. The Board held a lengthy discussion with concern regarding the topography, the existing easement, possibility of shared driveways, and the access to the lot as delineated on the survey. Some Board members pointed out that the lots, Lot #1 and the so-called residual acreage, have an odd and undesirable configuration. It was suggested that the proposed configuration of the lot might require further consideration in order to meet a more traditional or conventional configuration in shape. The Board members were unable to come to a consensus of opinion and the matter was tabled until the March meeting.

Powers Lane Subdivision (Tax Map #61-1-18). Jake Keasbey, land surveyor, appeared to represent the applicant, Pat Powers for the subdivision of a 200' X 300' lot located on a dead end street, at 6 Powers Lane. Kasey Casas was recused. The firm, JONES STEVES GRASSI LLP, with whom Ms. Casas is employed, is representing the potential buyer. Elizabeth Hale assumed the position of chairman.

The applicant would like to subdivide the double lot, reverting to the originally sized lots, each measuring 100' X 300'. Area variances to meet the Zoning Code variances were granted by the ZBA. SEQR was reviewed and negative declaration was issued. The applicant was advised to seek the counsel of the Building Inspector prior to the time of construction.

Vince Ragone made a motion to grant preliminary and final approval for the subdivision. Chris Reynolds seconded.

Ayes: Hale, Klotz, Clow, Ragone, Reynolds

Nays: None

Dollar General Special Use Permit (Tax Map #32.-3-29). Andrew Masullo, Sr. Engineer with Lansing Engineering, appeared to propose 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. As owner of Ragone, Inc., Board member Vince Ragone expressed an interest in the construction of the proposal and recused himself.

Sufficiency of the current infrastructure to support additional traffic was discussed with regard, in particular, to the NYS Route 40 / 67. East Schaghticoke Rd. intersection. The Board concurred that a traffic study is warranted. Mr. Masullo displayed a map of the proposal and stated that access to the proposal is planned from East Schaghticoke Road, screening, lighting and parking slots are yet to be determined. The remaining two lots will be retained by the owner, Brian Rohloff.

An escrow letter from LaBerge Engineers, who will be retained to advise and act in the Town's interests, was received. A copy will be forwarded to Mr. Masullo.

It was noted that there is a current violation with regard to the property. David Brennan, Town Attorney, advised that the owner and the Town work together toward compliance in order that the proposal may continue to move forward. The proposal will remain included on future monthly agenda, unless there is no information or commentary to convey to the Board.

Fane 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. 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 planned from Warren Lane, as ingress and egress from NYS Route 40 would be impractical. There is public water and septic. Planning the newly proposed subdivision will entail an area variance for density of 0.19± acres over the two lots, 3 % short of the required density; a variance of 6.23' from the 50' requirement for frontage and 10.16' from the required 175' of total frontage on the proposed lot. Mr. Danskin was advised to submit an application to the Zoning Board of Appeals for the variances required to move forward with the proposal for the subdivision.

Code Enforcement Matters: There is a very long banner-style sign displayed and hung on a fenced area on Howland Avenue , NYS Route 67, west of the Hemstreet Park Bridge and Blossom Beauty Spa. The sign does not meet Zoning requirements. Scott Frisino, Code Enforcement Officer, will look into the matter and contact the property owner.

Chris Reynolds made a motion to adjourn the meeting at 8:18 p.m. Dan Clow seconded.

Ayes: Kasas, Clow, Hale, 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