
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
April 2, 2025

PUBLIC HEARING

7:01 P.M. **Dumas One Lot Subdivision (Tax Map #50-1-2.1)**. Steven Dumas appeared to propose the subdivision of a 3.05± acre lot, rectangular in shape, with 350 ' of road frontage from a 106± acre parcel and located in an RA district at 2499 River Road. Mr. Dumas stated that the proposed 3.05± acre lot is intended for his son, Nicholas Dumas. There was no public comment. The hearing was closed at 7:03 p.m.

REGULAR MEETING

7: 03 P.M. Members present were: Frank Alessandrini, Kasey Casas, Dan Clow, Elizabeth Hale, Peter Klotz, and Chris Reynolds. Vince Ragone was absent. Dave Brennan, Attorney, was present.

The Board reviewed the minutes from the March 3, 2025 meeting. Kasey Casas made a motion to approve the minutes as submitted. Chris Reynolds seconded.

Ayes: Alessandrini, Casas, Hale, Klotz, Reynolds

Nays: None

Abstention: Clow

Genesis Vault Site Plan Review (Tax Map 41.-1-61). David Baker, applicant, appeared to submit the site plan for his burial vault business located in a HC district at 943 NYS Route 40. Mr. Baker submitted a proposed 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, considered the site plan and concurred that the hand-drawn plan was lacking detail and scale. Chairman Alessandrini circulated an update of the site plan –a survey of the lot, upon which Mr. Baker sketched a plan- which includes a dedicated employee parking area to the north, and at the rear of the building to the west, adequate parking for the trucks (in daily use by the employees), as well as a specific area for the vaults. In the front of the building and by the road is an area dedicated to the planting of a number of trees to screen the employee parking area and to improve the appearance of the lot. Mr. Baker remarked that although he had indicated a stand of arborvitae on his sketch, he reconsidered and will plant a row of

flowering pear trees which are more resistant to road salt exposure. Mr. Baker plans to build a berm with better soil where the trees are to be planted. Mr. Alessandrini stated that a handicapped parking space was mandatory. Mr. Baker replied that he would include a paved handicapped space to the right of the entrance door. Mr. Baker added that there is a 5'-6' wide skirt with no curb in front of the building. There is no shrubbery planned for the building's façade; Mr. Baker wants to avoid maintenance. In addition, he noted that the trucks cannot be parked in the designated area until installation of the water lines is complete.

Kasey Casas made a motion to grant approval of the site plan. Dan Clow seconded.

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

Nays: None

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The completed Agricultural Data Statement was submitted. The Board approved the SEQRA form at the March meeting. RCHD emailed a message indicating that approval for the septic system will follow subdivision approval.

Dan Clow made a motion to grant final subdivision approval. Kasey Casas seconded.

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

Nays: None

Acker One Lot Subdivision (Tax Map #57.-2-10.316). Brian Holbitter, land surveyor, appeared to propose a 3.5± acre subdivision from a 20.06± acre parcel with 230' of road frontage located in an R district at 95 Skyline Drive. The property is owned by James Acker Jr. Mr. Acker's daughter would like to build a residence on the proposed 3.5± acre lot with a 30' driveway for access to the proposed parcel. There will be residual acreage of 16.56± acres of vacant land to the east. RCHD approval was granted.

Preliminary subdivision was granted at the February meeting. Chris Reynolds made a motion to grant final approval. Kasey Casas seconded.

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

Nays: None

Blossom Beauty Spa Special Use Permit Pre-filing Conference (Tax Map 20.13-1-3.2).

Laura Brennan appeared to propose a spa to be located in a Hamlet District at 5 Holland Avenue, Hemstreet Park. Chairman Alessandrini stated that with application, application fee, short form EAF and an authorization form from the property owner by the 15th of the month, a public hearing may be scheduled the following month.

ASD Solar II and III (Landfill and Highway Garage) -Tax Map #21.-2-4.2). Chairman Alessandrini stated that he was onsite to review the revised screening and tree removal plan for the ActiveSolar projects located at the landfill and highway garage sites along the NYS Route 67 corridor. Mr. Alessandrini stated that the number of trees proposed to be removed (at Solar III) was reduced to approximately 7 trees, mainly large mature

cherry and oak trees, perhaps a pine. No trees will be removed outside the property lines. A small clump of trees, currently located by the shed on the landfill site, will be removed. ActiveSolar is proposing BEKAERT “rural fencing”, fixed knot with 600# roll weight, for the perimeter fencing. Information with regard to the fence was distributed to members of the Board for review. Chairman Alessandrini noted that ActiveSolar believes the fencing to be more appropriate for the rural environment and a better choice than chain link fence. The Board discussed perimeter fencing and tree removal as well as the Hemstreet Park Fire Department’s recommendation for additional access gates.

The Board agreed to grant the following revisions to the proposal: 1.) that the BEKAERT fence, as described above, is adequate and approved; that 2.) additional gates to the perimeter are not warranted; and 3.) that there should be no further tree removal for the life of the project without consultation with the Planning Board.

Dan Clow made a motion to approve the site plan revision with the above conditions (1-3). Elizabeth Hale seconded.

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

Nays: None

Chris Reynolds made a motion to adjourn the meeting at 8:05 p.m. Kasey Casas seconded.

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

Nays: None

Abbreviations:

EAF – Environmental Assessment Form NYS – New York State

HC – Highway Commercial

HD – Hamlet District

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke