
OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
November 5, 2025

PUBLIC HEARINGS

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.

7: 00 P.M. **Frann 697 Subdivision and Special Use Permit (Tax Map #14.-1-28).** Jake Keasbey, 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). There was no public comment. The public hearing was closed at 7:02 p.m.

REGULAR MEETING

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

A quorum was not present. The minutes of October 1, 2025 will be entertained and reviewed at the December meeting.

Frann 697 Subdivision and Special Use Permit (Tax Map #14.-1-28). Jake Keasbey, 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. A survey was exhibited. Proposal is for an 8.74± acre parcel to be divided into 3 lots- a 1.10± acre lot (Lot #1 where the construction of a duplex is being considered), a 0.75± acre (Lot #2) with an existing residence, and a mainly wooded 6.89± acre lot (Lot #3).

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. The 239-m review was submitted to the County, as required. A response was received, granting “local consideration” to the Board. An application fee of \$340.- was received. Vince Ragone made a motion to grant preliminary and final approval for a 3-lot subdivision and a Special Use Permit for the construction of a duplex on Lot #1. Elizabeth Hale seconded.

Ayes: Casas, Clow, Hale, Klotz, Ragone

Nays: None

Starlight Development Pre-filing Conference (Tax Map #70.56-1-6, Keith

Vandenburgh, owner of Starlight Development, LLC, appeared to propose a one lot .10 acre subdivision located in a HD on Hudson Avenue in Pleasantdale. The property at the end of Hudson Avenue is currently part of Starlight Development; however, the Town maintains the asphalt street and provides public water and sewer for the existing 4-5 dwellings, built possibly 70 years ago, within the .10 acre property. The Town is interested in gaining ownership of the .10 acres and Mr. Vandenburgh is willing to grant ownership of the “cul-de-sac” to the Town for no fee. MJ Engineering was engaged to survey and map the property. Town Supervisor, Tim Salisbury and Town Attorney, David Brennan, have discussed the proposal. The Board reviewed SEQR. Dan Clow made a motion to issue negative declaration of SEQR. Elizabeth Hale seconded.

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

Nays: None

A public hearing for the application is planned for the December meeting.

The application fee for subdivision will be waived.

OTHER

Code Enforcement Matters

Chairman Alessandrini informed the Board that *Dusenberry Winery* is interested in creating a tasting room within an already-constructed pole barn located on a 14± acre parcel in a HD off Fogarty Road. There is a vineyard on the property where the grapes (to create the wine) are located and grown. The property was originally a farm; however, agriculture in a Hamlet District does not meet the Zoning Code. The Board discussed how best to proceed to allow the tasting room and operation of the business. Attorney Scarborough will research the matter to determine if the operation may be considered agricultural or retail and present options to the Board at the December meeting.

Chairman Alessandrini stated that the gym fitness center, Urban Fitness, located in a HD at 7 Howland Ave., Hemstreet Park, has started a tree removal business, and is creating firewood on the 7 Howland Road site. The ZBA interpreted the cutting of wood as a 'manufacturing' process, not permitted in a Hamlet District.

Chairman Alessandrini noted that Constable Tree, NYS 40 and Genesis Vault, NYS 40 are still lacking compliance. Brian Rohloff's property was discussed. Both the excessive lighting and structures on his NYS Route 40 property do not meet the Zoning Code.

Elizabeth Hale mentioned the collection of vehicles and equipment at Valley Sealing, 8 Meadowview Drive. She pointed out that the approved site plan did not include the storage of large vehicles and equipment on the property.

Kasey Casas made a motion to adjourn at 7:40 pm. Peter Klotz seconded.

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

Nays: None

Abbreviations:

HD – Hamlet District

NYS – New York State

SEQR – State Environmental Quality Review Act

ZBA – Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke