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OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
May 7, 2025

PUBLIC HEARING

7:01 P.M. **Blossom Beauty Spa Special Use Permit (Tax Map 20.13-1-3.2)**. Laura Brennan appeared to propose a beauty spa to be located in a HD at 5 Holland Avenue, Hemstreet Park in the Town of Schaghticoke. 'Bob' (chose not to share his surname; identified himself as the property owner at the April meeting) was present. There was no public comment. The hearing was closed at 7:02 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, Town Attorney, was present.

The Board reviewed the minutes from the April 2, 2025 meeting. Chris Reynolds made a motion to approve the minutes as submitted. Kasey Casas seconded.

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

Nays: None

Blossom Beauty Spa Special Use Permit (Tax Map 20.13-1-3.2). Laura Brennan appeared to propose the operation of a beauty spa to be located in a Hamlet District at 5 Holland Avenue, Hemstreet Park in the Town of Schaghticoke. It was noted by the Chairman that the use of the premises is essentially the same as the prior business. Ms. Brennan stated that although the Notice of Hearing listed the address as number 7 Holland Ave., the property is located at 5 Holland. Ms. Brennan explained that one unlighted 4' X 4' black and white sign is planned to be located on the fence at the front of the property. There was a discussion with regard to the EAF Mapper Summary Report, question 20 (Remediation Site) of the EAF, indicating that the site was the subject of remediation for hazardous waste. As explanation, Atty. Brennan identified the property location as lying within 500' of a Super Fund site –the Hudson River. The Board expressed no further concern. Notification from Rensselaer County Bureau of

Economic Development and Planning was received, leaving the decision to local consideration.

Application, application fee (cash), short form EAF, and notification from owner to act on the application were received.

Kasey Casas made a motion to issue negative declaration under SEQR. Peter Klotz seconded.

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

Nays: None

Chris Reynolds made a motion to grant approval for the Special Use Permit, Site Plan and signage for the operation of Blossom Beauty Spa. Dan Clow seconded.

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

Nays: None

Outpost 40 Restaurant Site Plan Review. Nils Cederstrom, business manager, and Joe Cardinale, owner of the property at 1544 NYS Route 40, appeared. Outpost 40 is the former Prospector's restaurant located in an HC district at the corner of NYS Route 40 and East Schaghticoke Rd. A Special Use Permit was granted in 2015 and amended in 2017 for the operation of Prospector's restaurant. Mr. Cederstrom plans to manage Outpost 40 with 20 interior tables and 10 outdoor tables and including two bars (one indoors and one outdoors). Chairman Alessandrini informed the restaurant operator and the owner that the approval and conditions detailed within the approved April 13, 2017 decision for the Special Use Permit apply to the current operation of Outpost 40. Chairman Alessandrini provided Msrs. Cederstrom and Cardinale with copies of the 2015 and 2017 decisions.

The chairman noted that there is not a change in usage, but a change solely in ownership.

There is less parking than beforehand, as the property at the southerly corner of East Schaghticoke and Route 40 is no longer available for use. Therefore, the Board considered the number of possible diners and staff (8-12) per number of available parking spaces. Currently, there are 47 spaces, including 5 handicapped parking slots. The Board approved a reduction of handicapped spaces to 3 spaces, gaining an additional 3 common parking spaces creating an overall total of 48 parking spaces. With those adjustments and consideration of 85% of anticipated diners at peak demand, the Board regarded the number of parking spaces as sufficient. Should additional parking be needed during exceptionally busy periods of time, street parking will be allowed exclusively on East Schaghticoke Rd. -noting that during inclement weather November to April, parking on alternate sides of the street must be observed.

Signage includes two displays, smaller than the former signs, and situated in the same locations -one mounted on the building and one free-standing sign facing NYS Route 40.

Dan Clow made a motion to grant approval for the amended site plan to permit the operation of the restaurant to proceed with 48 public parking spaces including 3 handicapped parking spaces. Kasey Casas seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz, Reynolds
Nays: None

There were no updates with regard to code enforcement issues from the Code Enforcement Officer, Scott Frisino.

OTHER BUSINESS

Pleasantdale Driving School. Chairman Alessandrini was contacted by Ms. Skaarup who is interested in operating a driving school. Her office will be located in her home in Pleasantdale. No action from the Board is necessary.

Berniche M-I-L Apartment. Chairman Alessandrini met with Joe Berniche prior to the PB meeting. Mr. Berniche is proposing to construct a mother-in-law apartment above a detached garage. Chairman Alessandrini reviewed the proposal with Mr. Berniche and determined that an area variance would be required. Mr. Berniche was directed to seek an appeal from the ZBA.

Inquiry re: Cannabis Production Facility. Chairman Alessandrini stated that he received an inquiry with regard to cannabis production within the Town. Such production is considered light 'manufacturing', and is only allowed within Highway Commercial districts. David Brennan, Town Attorney, advised the Board that, depending on the production process, strong negative odors may be created.

Inquiry: re: Battery Storage. Atty. Brennan stated that he received an inquiry from a Syracuse attorney concerning the establishment of a battery storage facility within the Town.

Chris Reynolds made a motion to adjourn at 7:50 p.m. Kasey Casas seconded.

Abbreviations:

EAf – Environmental Assessment Form	NYS – New York State
HC – Highway Commercial	SEQR – State Environmental Quality Review
HD – Hamlet District	ZBA – Zoning Board of Appeals

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke

