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OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
July 1, 2026

REGULAR MEETING

Chairman Frank Alessandrini addressed the public and explained that the purpose of a public hearing is to allow residents the opportunity to raise questions and to express concerns with regard to the proposed project, in this case the Dollar Store General application, allowing the Board to further evaluate the proposal.

Frank Alessandrini and Vince Ragone recused themselves, each intending to bid on the Dollar Store project. Tom Martin assumed the position of Alternate Chairman.

PUBLIC HEARING

Dollar General Special Use Permit (Tax Map #32.-3-29). Elizabeth Hale, Clerk, read the Notice of Hearing. Andrew Masullo, Senior Engineer with Lansing Engineering, appeared to present the proposal for 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. Mr. Masullo stated that Lots #1 and #3 will remain under the ownership of Brian Rohloff. A rendering of the building's façade was displayed with the addition of windows and awnings, access to the proposed store off East Schaghticoke Road and the site with two entrances to the proposed building. A traffic analysis has been completed and approved by the TDE. Other approvals have been granted. Currently, architectural design is being considered for the entrance design, such as a gable which was displayed on the rendering. Private well and septic are planned.

Comments

Rich Geddis, 31 Meadowview Drive, asked where the entrance would be located. He expressed concern about screening, as there are no trees to buffer his residence (on Meadowview Drive) from the beeping of horns and the light emanating from the

commercial project. Mr. Geddis also asked for the potential hours of operation. He is in favor of another store in town as competition for Stewart's.

Mr. Geddis asked if there was a tax incentive, exemption, or tax abatement for Dollar General. In addition, he asked expected amount of water consumption required by the proposed retail space.

Attorney Brennan stated that he would research the issue of taxation.

Mr. Masullo replied that it is anticipated that the water usage would amount to 50 gallons per day, 1/2 the amount that the average family home consumes.

Jake Keasbey, 156 East Schaghticoke Rd., a land surveyor, stated that he has reviewed all of the plans for the proposal. He stated that he owns property on both sides of East Schaghticoke Road and; therefore, has ownership of 75% of the road. He pointed out that the town maintains the road and that the road has required paving twice within 10 years since the road is not designed to withstand tractor trailer traffic. Upon re-paving the road, the road height becomes greater each time, causing an excess of water run-off onto his property. He does not want tractor trailer traffic using East Schaghticoke Road as a short-cut to access NYS Route 67. Mr. Keasbey suggested closing East Schaghticoke Road beyond the driveway to the proposal and re-routing the traffic, through appropriate signage, to Meadowview Drive.

Secondly, he understands that there is a contaminated well behind the project (perhaps rumor) and that "everyone" has trouble with wells and fears the lack of sufficient water. Furthermore, he stated that the 'contaminated well' is the source of water for the nearby restaurant, Outback 40, requiring the restaurant to install a greater technological filtration system. Mr. Keasbey suggested that hydrological studies should be considered.

Lynne Wilson, 731 Old Schaghticoke Road, expressed concern about sufficient water which she considers a very serious issue. With no source of municipal water, she stated that we have to think about resources. She would like to see the availability of municipal water. In addition, she mentioned that traffic and lighting are a concern. She is located on Old Schaghticoke Road and car lights are an issue. Ms. Wilson added that 96 Dollar General stores have closed within the last number of years.

Mr. Masullo noted that the TDE requires screening and that a row of evergreens is planned for the roadway and will also be introduced to the lot.

Attorney Brennan pointed out that there are plans to reconfigure ProLine Power, moving it closer to the southerly property line. A discussion of lighting aspects is expected to take place at the August meeting. It appears that the Ratoon residence would be most impacted, since it is located at the north-westerly corner of NYS Route 67 and 40.

Mr. Brennan announced that the public hearing will be open for written comments for 14 days following the hearing and that the proposal will be included on the August 5th agenda.

Chris Reynolds made a motion to suspend the hearing at 7:33 p.m. Dan Clow seconded.

Ayes: Martin, Clow, Hale, Klotz, Reynolds

Nays: None

REGULAR MEETING

Dollar General Special Use Permit (Tax Map #32.-3-29). The Board considered the application for the construction of a Dollar General Store to be located on a 1.95± acre lot from an 8.17± acre parcel on the corner of East Schaghticoke and NYS Route 40. Andrew Masullo, Sr. Engineer with Lansing Engineering, appeared. Mr. Masullo stated that one delivery per week at 7 a.m. is expected.

Concerning traffic from large vehicles, Attorney Brennan stated that the town has no police control and that enforcement is available through the mechanism of code enforcement and the town court. Screening was discussed by the Board. Elizabeth Hale suggested planting both evergreen and deciduous trees along the roadway for a more natural appearance. Plans include a flat roof for the greater percentage of the 10,600 square foot building. Consequently, Ms. Hale recommended that the review of the Zoning Code, Section V, E, 2, b, 4 would be advisable. Lighting was discussed; regulations for lighting are found within the Zoning Code. Mr. Masullo stated that a 18' maximum height for street lighting was proposed to accommodate trailers.

Peter Klotz asked whether the Lansing Engineering June 22, 2026 correspondence is part of the official record, since it was not included in the materials for the meeting. Within the aforementioned correspondence the following statement is found: "The applicant has discussed the additional requested screening with the planning board, it was determined that additional screening is not required." Mr. Klotz noted that the statement is inaccurate. Furthermore, Mr. Klotz wanted to ensure that the minutes include that statement in order to prevent the appearance of Violating Town Law 271. In addition, Mr. Klotz requested, for the fourth consecutive time, that the design layout include adequate screening for the surrounding residential areas. In addition, Mr. Klotz noted that the height of the proposed pole lighting was higher than the permitted height, that the flat roof needed to be further discussed as it was in opposition to the Zoning Code, and that the Board had not agreed that further screening was unnecessary (as indicated in the Lansing letter dated June 29, 2026). Thus far, the Board has not voted on any of the project's conflicts with Section V.

Elizabeth Hale provided Mssrs. Martin and Masullo with a photo of a grey clapboard Dollar General with a pitched roof and attractive entrance. The example of the Dollar General is located in Rhode Island, but Ms. Hale believed that the façade design would be appropriate and fitting for the rural character of Schaghticoke.

Members present were: Frank Alessandrini, Elizabeth Hale, Dan Clow, Peter Klotz, Tom Martin, Vince Ragone, and Chris Reynolds.
Dave Brennan, Town Attorney, was present.

The minutes of the June 3, 2026 meeting were reviewed. Vince Ragone made a motion to approve the minutes as submitted. Tom Martin seconded.

Ayes: Alessandrini, Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Dog Grooming and Daycare Pre-filing Conference. Jacob Keasbey, land surveyor appeared to propose a Dog Grooming and Doggie Daycare facility in the Scriven building, an operating print-shop, located at the corner of Eastover Road and NYS Route 40 in a HD at 100 Eastover Road. Megan Foxvog, the applicant, was present to provide the Board with a “heads-up” with regard to her plans to apply to the Zoning Board of Appeals for a “use” variance and interpretation of the term “kennel” on June 2, 2026 in order to begin the process to open the facility. Ms. Foxvog stated that she has approached the neighbors with the proposal and “all went well”; she believed that she eased the neighbors’ concerns. In addition, she stated that she would like her potential business to have a good impact on the community.

Chairman Alessandrini replied that he would like to see the building sold; however, the bar for a use variance application is set very high and would require proof that the building cannot be used for any other purpose other than the use Ms. Foxvog is proposing. The Board agreed that a dog grooming/dog daycare service is not defined as a veterinary service. The ZBA meets July 2nd to discuss and determine the appropriate classification for a dog grooming and doggie daycare service in order to determine whether the business is permitted in a Hamlet District. In addition, at the July meeting the ZBA may discuss a use variance, determining that a use variance is required for the business to operate at the 100 Eastover Road location. Until the ZBA acts upon this request, the PB cannot move forward with an application to the Planning Board.

Code Enforcement Matter. Atty. Brennan informed the Board that the marina in Pleasantdale-on-Hudson has one remaining boat on the premises and that the Town Judge ruled, as a settlement, that all boats were to be removed.

Elizabeth Hale made a motion to adjourn the meeting at 8:17 p.m. Tom Martin seconded.

Ayes: Alessandrini, Clow, Hale, Klotz, Martin, Ragone, Reynolds

Nays: None

Abbreviations

EAF – Environmental Assessment Form

HD – Hamlet District

NYS – New York State

SWPPP – Stormwater Pollution Prevention Plan

ZBA – Zoning Board of Appeals

PB – Planning Board

RA – Residential/Agricultural District

SEQR – State Environmental Quality Review

SPDES – State Pollution Discharge Elimination System

TDE Town Designated Engineer

Respectfully Submitted,

date:

Elizabeth Hale, Clerk,
Planning Board