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

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Kasey Casas, Dan Clow, Elizabeth Hale, Peter Klotz and Chris Reynolds. Vince Ragone was absent. Austin Scarborough, Attorney, was present.

The Board reviewed the minutes from the June 4, 2025 meeting. Dan Clow made a motion to approve the minutes as submitted. Kasey Casas seconded.

Ayes: Alessandrini, Casas, Clow, Hale, Klotz

Nays: None

Abstention: Reynolds

DLC Electric Site Plan Amendment Review (Tax Map #61-1-14.115). Ralph Cioffi, owner of DLC Electric Service, appeared. Mr. Cioffi is proposing an addition to the DLC Electric building office located in an HC at 479 NYS Route 40. Mr. Cioffi presented the Board with a survey showing the existing 5.55± acre subdivision and the proposed 300 square foot addition. The site is within a public water and sewer district and meets all setback requirements. The proposed addition is planned to encompass conference and lunch rooms. Also proposed is new siding and roofing materials for the addition and existing building. Additional employees are not being entertained. A garage and warehouse are located to the rear of the business office. There is sufficient parking. Dan Clow made a motion to grant approval for the amendment to the site plan. Chris Reynolds seconded.

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

Nays: None

PUBLIC HEARING

Timber Harvest Special Use Permit (Tax Map 13.-1-42). No one appeared. There were no interested parties present. The Board chose to move forward with the application

as sufficient information with regard to the timber harvest was submitted by David Keel, licensed Vermont forester with L&S Veneer, at the June PB meeting.

REGULAR MEETING

Proposal is for the harvest of timber from 32± acres out of a 205± acre parcel at Paula's Broad Meadows, LLC, located in an RA district at 425 Master St., adjacent to St. Croix Farm. The plan does not include a clear cut, but a selected thinning of mixed hardwoods, including maples, pignut and shagbark hickory. There will be no stream crossings and a 50' "no-equipment" buffer will be established. The access and landing is not within the public view. The estimated completion date is April 1, 2026.

Elizabeth Hale made a motion to grant approval for the Special Use Permit. Kasey Casas seconded.

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

Nays: None

1011 2nd Ave., Troy, Special Use Permit. (Tax Map #'s 70.56-1-6 & 70.64-1-1). The City of Troy is planning a 175-unit apartment complex to be located mainly within the City of Troy. Since a 1.07± acre triangle and 100 linear feet of the 10.9± acre site are located in the Town of Schaghticoke, the City of Troy is seeking a response to determine if the Board, as an interested party, would like to assume SEQRA Lead Agency status. The Planning Board agreed to allow the City of Troy to act as Lead Agency.

There was no update concerning compliance and enforcement of the Zoning Law from the Code Enforcement Officer.

Chris Reynolds made a motion to adjourn at 7:21 p.m. Kasey Casas seconded.

Abbreviations:

HC – Highway Commercial District
PB – Planning Board

RA - Residential/Agricultural District
SEQRA – State Quality Review Act

Respectfully Submitted,

date:

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke

