



The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, NY 12121 on Thursday, August 1, 2019.

The meeting opened at 7:30 p.m. Roll call took place.

Present:

Ed McDonough, Chairman
Kristin Griswold
Lettie Saheim
Jason Shover

Absent:

Rich Geddis

Elizabeth Hale, Clerk, was present. Kristin Pratt, Deputy Town Attorney, was absent.

REGULAR MEETING

7:30 P.M. The Board reviewed the minutes from the meeting of July 11, 2019. Lettie Saheim made a motion to accept the minutes as submitted. Jason Shover seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

Frances Foley (Tax Map #41-1-77). The applicant, Frances Foley appeared to present an application for an area variance to allow the construction of a 30' X 40' steel storage building/ workshop/ garage on a 25± acre parcel located in an RA district at 73 Weatherwax Lane. John Passelacqua was also present. The building is proposed to be located 15' north of the existing pond and will be sited on a concrete slab. All setbacks will be met for the proposed steel building with the exception of a 25' front yard setback; the Zoning Code requires a 50' front yard setback in an RA district. Ms. Foley explained that there are wetlands on the property and that the land slopes to Weatherwax Lane, limiting the siting of the proposed building and, thereby, requiring the application for an area variance.

Ms. Foley stated that she did not understand sections of the application. Chairman McDonough assisted the applicant with the application. In addition, Mr. McDonough reviewed the appeal process, with Ms. Foley, for notifying those residents within 500' of the proposal. In addition, Mr. McDonough explained the sequence of the public hearing.

Ms. Foley stated that she would submit the application, short form EAF and the application fee of \$150. to the Town Clerk as soon as possible, as she would like to begin the project, should it be approved, as soon as possible.

Ed McDonough made a motion to hold a public hearing for Application #3-19, for the appeal of Frances Foley on September 5, 2019 at 7:35 p.m. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

OTHER

Chairman McDonough stated that he had received a phone call from Brittany McAndrews. Ms. McAndrews, representing Upstate Tiny Homes, wanted to know if the Zoning Code had been altered to include a provision allowing homes within the town to measure under 600 square feet. Mr. McDonough replied that no such change had taken place and that the location of tiny homes would require an applicant to apply to the ZBA for a variance.

A brief discussion took place concerning the Moses property located on Riley Road. Chairman McDonough stated that he had visited the site on multiple occasions and that, currently, the property appeared to be in a "worse state"-with a bigger collection of junk- than on prior visits.

Abbreviations

EAF – Environmental Assessment Form

RA - Residential Agricultural District

ZBA – Zoning Board of Appeals

Respectfully submitted,

date: September 5, 2019

A handwritten signature in black ink, reading "Elizabeth Hale". The signature is fluid and cursive, with the first name "Elizabeth" and the last name "Hale" clearly distinguishable.

Elizabeth Hale, Clerk

Zoning Board of Appeals, Town of Schaghticoke