

The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, NY 12121 on Thursday, November 5, 2020.

REGULAR MEETING

7:30 P.M. Chairman McDonough opened the meeting with roll call.

Present:

Ed McDonough, Chairman
Rich Geddis
Kristin Griswold
Jason Shover

Absent:

Lettie Saheim

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

The Board reviewed the minutes from the meeting of the October 1, 2020. Ed McDonough made a motion to approve the minutes as submitted. Jason Shover seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Abstention: Geddis

Presentation of Application by Christina Serson, 241 Stillwater Bridge Road

Christina Serson (or "Applicant") appeared to present an application to keep fowl (chickens) on a parcel measuring approximately 1.21 acres in the Residential Agricultural zoning district, located at 241 Stillwater Bridge Road. The property owner, Debby Vandenburg also appeared. Ms. Searson stated that she was unaware that the Town of Schaghticoke Zoning Law required a minimum of 5 acres to keep fowl. Ms. Serson stated that she adopts some of the chickens as chicks after a local elementary school hatches eggs and that she continues to work with the local elementary school to provide educational material (videos of chicks hatching) to the local students.

The Board members had several questions for the Applicant including: how many chickens were located at the property; how many roosters were located at the property; what type of fencing was used for the chickens; how long the chickens have been located at the property and what the chickens were used for. Ms. Serson provided the following information: there are approximately 100 chickens total at the property; there are 5 roosters at the property; a 3' high electric poultry fence is located at the property to contain the chickens; the residents have had chickens at the property for approximately 6 years; and the chickens are pets and the residents sell the eggs for profit. Ms. Serson also stated that she has cut the flight feathers on the chickens to prevent the chickens from entering adjoining properties.

Deputy Town Attorney Kristin Pratt noted that the Town of Schaghticoke Zoning Law, Section V(N) requires that the building to house the chickens and any manure/compost area must be set back 150' from all side and rear property lines. Ms. Serson noted that she will likely need a variance from these setback requirements as well; however, the precise measurements still needed to be calculated.

Jason Shover made a motion to hold a public hearing at the December 3, 2020 meeting on the area variance application of Christina Serson to keep chickens on a parcel of land measuring less than the required 5 acres, pending receipt of setback measurements for the chicken building and manure area so that the public notice accurately reflects all variances needed. Ed McDonough seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

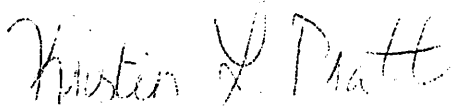
Ed McDonough made a motion to adjourn the meeting at 7:55 p.m. Kristin Griswold seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

Respectfully submitted,

date: 12/7/20



Kristin L. Pratt, Deputy Town Attorney
Zoning Board of Appeals, Town of Schaghticoke