



The *Zoning Board of Appeals* of the Town of Schaghticoke met, in accordance with the Governor's Executive Orders, via videoconferencing/ teleconference utilizing the Zoom Application on Thursday, February 4, 2021.

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

7:32 P.M. Kristin Pratt, Deputy Town Attorney, explained the Zoom Application. Attorney Pratt stated that the Zoom meeting notice was posted in the newspapers, that the meeting was being recorded, would be available on the website and would be transcribed at a later date. In addition, Atty. Pratt stated that minutes were being taken and recommended the use of the chat feature, should any technical questions arise during the meeting. Any comments were encouraged to be spoken in order to be recorded and addressed appropriately.

Chairman McDonough opened the meeting at 7:34 p.m. with roll call.

Present:

Ed McDonough, Chairman
Rich Geddis
Kristin Griswold
Lettie Saheim
Jason Shover

Absent:

None

Kristin Pratt, Deputy Town Attorney, and Elizabeth Hale, Clerk, were present.

The Board reviewed the minutes from the meeting of January 7, 2021. Jason Shover made a motion to approve the minutes as submitted. Kristin Griswold seconded.

Ayes: McDonough, Geddis, Griswold, Saheim, Shover

Nays: None

Mr. McDonough stated that he received an inquiry from Donald Jannicelli, who resides at 1150 River Road, near the Turnpike Rd. intersection. Mr. Jannicelli is interested in having pole-mounted solar panels erected on his land. Mr. Jannicelli was interested in the section of the Zoning Code which regulates solar panels and facilities. Kristin Pratt e-mailed Mr. Jannicelli links to the Zoning Code and the Solar Law so that he could

determine whether he needed to make an application for a variance. Mr. McDonough also provided Mr. Jannicelli with the link to tonight's meeting in order to discuss his inquiry further; however, he did not attend the meeting.

Chairman McDonough received an application form, left with the Town Clerk, from Carl Godfrey. Mr. Godfrey spoke with both Chairman McDonough and Attorney Pratt. Mr. Godfrey owns a company, Remodel Now, LLC, which he would like to locate in an RA district at 850 NYS Route 40, just north of the old railway trestle in Melrose. The building was formerly used commercially for a plumbing business owned by the Crandalls. The applicant does not intend to change the footprint of the building, but to utilize it for his remodeling business and create a parking lot for employees and customers. Mr. Godfrey in both previous discussions and in his application materials noted his intent is to obtain a re-zoning of the property. Therefore, Chairman McDonough advised Mr. Godfrey to reach out to the Town Board to discuss an application to re-zone the property from RA to HC. Kristin Pratt put Mr. Godfrey in contact with Supervisor Salisbury and Town Attorney Dave Brennan to initiate the application process.

On January 11th, Chairman McDonough received an inquiry from Phil Lanoue who resides at 2 Powers Lane, on a small cul-de-sac, off Calhoun Drive. Mr. Lanoue would like to construct a garage, attached to his house, 5' from his property line in an RA district which requires a 25' side yard setback. Since a 20' side yard area variance is substantial, Mr. McDonough asked if the garage could be sited elsewhere on the property or if additional land could be purchased from the adjacent landowner to reduce or eliminate the need for such a substantial variance.

Tom Chenaille contacted Chairman McDonough. Mr. Chenaille owns a 100' X 100' parcel of land on the Hudson River. Previously there was a building (possibly a garage) on the property which was lost by fire. He would like to construct a small house on the waterfront property. Mr. McDonough sent him the application and other materials pertinent to application to the ZBA.

Ed McDonough made a motion to adjourn the meeting at 7:50 p.m. Kristin Griswold seconded.

Ayes: McDonough, Geddis, Griswold, Saheim, Shover

Nays: None

Abbreviations

HC - Highway Commercial District NYS - New York State RA - Residential/Agricultural District ZBA - Zoning Board of Appeals

Respectfully submitted,

date: March 6, 2021



Elizabeth Hale, Zoning Board of Appeals, Town of Schaghticoke