



The *Zoning Board of Appeals* of the Town of Schaghticoke met, in accordance with the Governor's Executive Order, via videoconferencing/teleconference utilizing the Zoom Application on Thursday, May 6, 2021.

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

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 Town of Schaghticoke 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.

Chairman McDonough opened the meeting at 7:30 p.m. with roll call.

Present:

Ed McDonough, Chairman
Kristin Griswold
Jason Shover

Absent:

Rich Geddis
Lettie Saheim

Chairman McDonough noted that Rich Geddis was currently at a village board meeting, but intended to join the meeting later.

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

The Board reviewed the minutes from the meeting of April 1, 2021. Jason Shover made a motion to approve the minutes as submitted. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Chairman McDonough stated that he received an inquiry from Zachary Bourdeau concerning a 14 acre parcel of property located at 238 Turner Road. The property

contains an existing, dilapidated structure which Mr. Bourdeau would like to raze prior to building a new residence. Mr. Bourdeau requested a letter from one of the Town Officials to submit to the mortgaging bank, stating that the Turner Road lot is a buildable lot. Kristin Pratt consulted with Chairman McDonough, Frank Alessandrini, Planning Board Chairman, and Scott Frisino, Building Inspector, concerning the request. Mr. Alessandrini pointed out that the road frontage is narrow, but it is a pre-existing lot, located at the end of Turner Road where there is no existing town road. Kristin Pratt spoke with Scott Frisino and will draft a letter to the bank for Mr. Frisino to forward to the potential buyer, Mr. Bourdeau, for submission to the bank, showing that the lot is buildable and has acceptable access.

Mr. Godfrey is appealing to the Town Board to re-zone 2 contiguous lots, one ¼ acre lot and one lot measuring almost ½ acre, both located in an R district on NYS Route 40 north of the old Melrose railroad bridge. Mr. Godfrey would like to conduct a renovation business out of the existing concrete block building. Mr. Godfrey submitted a request to the Town Board for the re-zoning of the property from Residential to Highway Commercial to allow the use of the property for the conduction of business, such as meeting with clients.

As a result, the Town Board is requesting the Planning Board's opinion with regard to the re-zoning matter.

A change in zoning of the district sparked some concern about "spot zoning". However, the Board did not find an inconsistency with the former use of the building (a plumbing supply business) and its current intended purpose, but it was noted that the proposed business is inconsistent with the surrounding residential properties. Atty. Pratt stated that she would draft an opinion on the part of the Board and initially send the letter with regard to the proposal to the ZBA for the Board's review. Once reviewed, the opinion would be drafted by Atty. Pratt and forwarded to the Town Board.

Ed McDonough made a motion to adjourn at 8:02 p.m. Jason Shover seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Abbreviations

HC – Highway Commercial District
PB – Planning Board
NYS – New York State

R – Residential District
RA – Residential/Agricultural District
ZBA – Zoning Board of Appeals

Respectfully submitted,

date: June 5, 2021


Elizabeth Hale,

Zoning Board of Appeals, Town of Schaghticoke