



The *Zoning Board of Appeals* of the Town of Schaghticoke met on Thursday, August 5, 2021.

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

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

Present:

Ed McDonough, Chairman
Rich Geddis
Lettie Saheim
Jason Shover

Absent:

Kristin Griswold

Kristin Pratt, Deputy Town Attorney, was present.

The Board reviewed the minutes from the meeting of July 1, 2021. Lettie Saheim made a motion to approve the minutes as submitted. Jason Shover seconded.

Ayes: McDonough, Geddis, Saheim, Shover

Nays: None

Anthony and Kristen Leonardi Area Variance Application

Anthony and Kristen Leonardi appeared to present an area variance application for a proposed 24' by 40' garage at 129 South Linden Ave., Mechanicville, NY, Tax Map Parcel #20.18-2-6, located in the Hamlet zoning district. The applicants submitted a written application in advance of the meeting and shared photographs of the property during the meeting. The Board discussed that under Section IV(F)(2)(c) of the Zoning Code, the accessory structure may not exceed the height of the principal structure and may not be set back less than 10 feet or the height of the accessory structure-whichever

is greater. The proposed garage is 12 feet in height. Therefore, as the proposed garage location is 4 feet from the rear property line, a rear yard variance of 8' is being sought.

Ed McDonough made a motion to schedule a public hearing on the Leonardi application at 7:35 during the September 2, 2021 meeting. Jason Shover seconded.

Ayes: McDonough, Geddis, Saheim, Shover

Nays: None

Pruiksma Area Variance Application

Kristin Pratt stated the Brian Holbritter, L.S. appeared for before the Planning Board during the August 4, 2021 meeting to present a two-lot subdivision application. Mr. Holbritter was unable to attend the Board meeting due to a conflict. The applicant's proposed subdivision map and Planning Board application were shared with the Board. The approximate width of the smaller parcel proposed to be subdivided is approximately 174' and the Zoning Code requires 200'. Brian Holbritter also inquired as to whether a variance was required for lot area. However, Mr. Holbritter was likely referring to the portion of the Code applicable to multifamily structures. Therefore, the Board determined that the only variance necessary is a lot width area variance. Kristin Pratt stated that she would advise Mr. Holbritter of the necessary application.

Ed McDonough made a motion to schedule a public hearing on the Pruiksma application at 7:50 during the September 2, 2021 meeting, pending receipt of a full application from the applicant by August 16, 2021. Jason Shover seconded.

Ayes: McDonough, Geddis, Saheim, Shover

Nays: None

Ed McDonough made a motion to adjourn at 8:05 p.m. Jason Shover seconded.

Ayes: McDonough, Geddis, Saheim, Shover

Nays: None

Respectfully submitted,

date: September 18, 2021

A handwritten signature in cursive script that reads "Kristin Laviolette Pratt". The signature is written in dark ink and includes a stylized flourish at the end.

Kristin Laviolette Pratt,
Deputy Town Attorney, Town of Schaghticoke