



The *Zoning Board of Appeals* of the Town of Schaghticoke met, in accordance with 2021 amendments to the New York State Public Officers Law, via videoconferencing/teleconference utilizing the Zoom Application on Thursday, February 3, 2022.

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 Troy Record, 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. The use of the chat feature was recommended, should any technical questions arise during the meeting. Any comments were encouraged to be spoken in order to be recorded. In addition, Atty. Pratt advised that those present should remain muted unless speaking, in order that the speakers may be clearly heard.

Jason Shover opened the meeting at 7:30 p.m. with roll call.

Present:

Rich Geddis
Kristin Griswold
Lettie Saheim
Jason Shover

Absent:

Ed McDonough, Chairman

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

The Board reviewed the minutes from the meeting of January 6, 2022. Lettie Saheim made a motion to approve the minutes as submitted. Kristin Griswold seconded.

Ayes: Geddis, Griswold, Saheim, Shover

Nays: None

Mr. Shover noted that Ed McDonough received an inquiry from Les Peters who owns property at 100 Calhoun Drive. Mr. Peters is considering the subdivision of his 100

are a number of houses on River Bend Road that are located close to the shoreline of the Hudson River. In addition, Mr. Charde noted that there were houses in Troy and Cohoes sited close to the Hudson River.

Kristin Pratt replied Troy and Cohoes regulations are not known by the Board - and that as the property is located within the floodway, the application needs further engineering analysis before proceeding. Each municipality has the responsibility for preventing catastrophic flooding within each of their communities.

Jason Shover noted that the existing houses, close to the river, would be grand-fathered and would not necessarily affect the decision with regard to the application. Lettie Saheim stated that she would not care to jeopardize insurance coverage for others in the community.

Kristin Pratt stated that upon application by a Town, FEMA may make alterations to the FEMA maps, but that the submission and process of an application may be time consuming.

In review, Mr. Shover noted that the following would need to be submitted to the Board: a hydraulic analysis completed by a professional engineer, an application for front and rear yard area variances, and the establishment of an escrow account to cover the cost of a consulting engineer for the Town. Jason Shover added that the greatest concern (for the Board) was the result of the hydraulic study with regard to the building of a residence in a floodway.

It was noted that, currently, the submitted application is considered incomplete. Whether the application fee was received is unknown.

With no further business at hand, Lettie Saheim made a motion to adjourn at 8:22 p.m. Rich Geddis seconded.

Ayes: Geddis, Griswold, Saheim, Shover

Nays: None

Respectfully submitted,

date: March 6, 2022



Elizabeth Hale,
Zoning Board of Appeals, Town of Schaghticoke

Abbreviations:

FEMA – Federal Emergency Management Agency