



The Zoning Board of Appeals of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, on Thursday, March 3, 2022.

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

Present: Rich Geddes, Kristin Griswold, Jason Shover, Lettie Saheim, Ed McDonough, and Attorney Kristin Pratt.

The meeting was called to order at 7:30 P.M. by Chairman Ed. McDonough. A motion was made by Kristin Griswold and second by Rich Geddes to accept the minutes presented from the February 3, 2022 meeting.

Ayes: Geddes, Griswold, Shover, Saheim

Nays: None

Abstention: Ed McDonough

Mr. Dennis Kulzer, 9 Braken Road, Schaghticoke, NY appeared before the board to discuss an application pertaining to a piece of property he owns, located at 317 River Bend Road, Pleasantdale, NY. Mr. Kulzer indicated that he is seeking an area variance as well as a variance to build within 100 feet of the Hudson River. Chairman McDonough and Kristin Pratt explained to Mr. Kulzer that they reviewed the FEMA maps along with the Town Code Enforcement Officer and the property appears to be partially located within the FEMA floodway. Another portion of the property appears to be located in the flood plain. Mr. Kulzer was under the impression that his property was not in the floodway but in the flood plain. Kristin Pratt advised Mr. Kulzer that she consulted with the Town's consulting engineer regarding the application; however, an escrow is required before the Town's consulting engineers are able to complete any work-related application. Chairman McDonough and Kristin Pratt advised Mr. Kulzer that a hydraulic engineering analysis is required before the board can move forward with this application due to the preliminary determination that the property is partially located in the FEMA floodway under Code Section 69-15. However, Mr. Kulzer was advised that he may obtain an engineering analysis at his expense to share with the Board depicting the FEMA boundaries if he disagreed with the preliminary floodway/flood plain determination. Mr. Kulzer's neighboring lot, owned by Mr.

Charde had presented a similar application at the February Board meeting. After Mr. Charde consulted with an engineer pertaining to the hydraulic analysis necessary to determine that construction on his property would demonstrate a "no-rise" condition, Mr. Charde estimated that it would cost more than \$20,000 for the engineering study with unknown results. Therefore, Mr. Charde withdrew his application. Chairman McDonough told Mr. Kulzer that he could stop by the Town Hall to collect the application fee as the Town would not charge him in light of the withdrawal. The meeting was adjourned at 8:15 P.M.

Abbreviations:

FEMA-Federal Emergency Management Agency

Respectfully Submitted,

date: April 10, 2022

Lettie Sahiem ^{et}

Lettie Sahiem