



The **Zoning Board of Appeals** of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose NY 12121 on Thursday, November 3, 2022.

PUBLIC HEARINGS

A hearing for Application #2-22 of St. Croix Solar Farm was scheduled, but not held as the applicant has not yet received a SEQR determination from the lead agency, the Town of Schaghticoke Planning Board.

REGULAR MEETING

Chairman Ed McDonough opened the meeting at 7:02 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 of the October 6, 2022 meeting. Jason Shover made a motion to accept the minutes as submitted. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Abstention: Geddis, Saheim

Ed McDonough stated that he received a call from Joe Delamater who has purchased property which includes a single family residence located at 1492 NYS Route 40. Mr. Delamater is proposing to raze the current building and construct a two family duplex. Chairman McDonough referred Mr. Delamater to the Building Inspector and/or the Planning Board as the appropriate official before moving ahead with the project.

A public hearing for Application #2-22 of St. Croix Solar Farm project was scheduled for the November 3, 2022 ZBA meeting. The project is to be located in an RA district on Ridge Road. The application is a Type I Action. The Planning Board was unable to

complete and make a SEQRA determination during the November 2, 2022 meeting as additional submittals were required from the Applicant. Therefore, the application for an area variance of 6' from the Town Solar Law requirement for a maximum height of 12' for the proposed panels measuring 18' in height is going to be placed on the December ZBA agenda for a public hearing. Additionally, as the December ZBA meeting falls the week prior to the Planning Board meeting in December, in an effort to accommodate the Applicant for the St. Croix Solar project, the ZBA will hold the regular meeting on December 8, 2022. The change in date will enable the Planning Board (meeting the first Wednesday of the month on December 7th) to complete the SEQRA, a step in the process, necessary for the ZBA to entertain the area variance. Ed McDonough made a motion to reschedule the Zoning Board of Appeals meeting to Thursday, December 8, 2022 and to hold a public hearing for the St. Croix Solar Farm, Application #2-22, on that same date. Rich Geddis seconded.
Ayes: McDonough, Geddis, Griswold, Saheim, Shover
Nays: None

Attorney Pratt stated that a notice will be published to notify Town Officials and the public that the monthly ZBA meeting will be scheduled to take place on Thursday, December 8, 2022 and not December 1st.

A member of the community, Jackie Stellone was present. Ms. Stellone complained that the website for the Town is "horrible". In addition, Ms. Stellone remarked that she would volunteer to re-design it.

Ed McDonough made a motion to adjourn the meeting at 7:15 p.m. Jason Shover seconded.

Ayes: McDonough, Geddis, Griswold, Saheim, Shover
Nays: None

Abbreviations

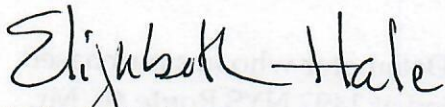
NYS – New York State

SEQRA – State Environmental Quality Review Act

ZBA – Zoning Board of Appeals

Respectfully submitted,

date: December 10, 2022



Elizabeth Hale, Clerk

Zoning Board of Appeals, Town of Schaghticoke