

The ***Zoning Board of Appeals*** of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose NY 12121 on Thursday, March 2, 2023.

REGULAR MEETING

Chairman Ed McDonough opened the meeting at 7:00 p.m. with roll call.

Present:

Ed McDonough, Chairman
Kristin Griswold
Jason Shover

Absent:

Rich Geddis
Lettie Saheim

Kristin Pratt, Deputy Town Attorney, and Elizabeth Hale, Clerk, were present. There were two officers from the Rensselaer County Sheriff's Department present.

REGULAR MEETING

The Board reviewed the minutes of the February 2, 2023 meeting. Kristin Griswold made a motion to accept the minutes as submitted. Jay Shover seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Inquiry -Jackson. Chairman McDonough stated that he received a phone call from John Jackson, 400 NYS Route 40. Mr. Jackson is interested in keeping chickens; however, his property measures less than 1 acre. Chairman McDonough advised Mr. Jackson that 5 acres or more were required to meet the Zoning Law for the keeping of chickens in the Town of Schaghticoke and that an application for an area variance would need to be submitted. Mr. McDonough sent the application materials to Mr. Jackson.

Proposed Zoning Change (Tax Map #71.09-1-11). Chairman McDonough distributed a letter from the Town Board requesting an opinion from the ZBA. The Town Board is seeking an opinion with regard to the re-zoning, from Residential to Hamlet District, of Hilltop Bowl located in a Residential District on a 4.67± acre parcel at Hillview Road. The property owners are seeking re-zoning from an R to an HD district in order to make the 4.67± acre parcel more marketable. Atty. Pratt stated that the Planning Board suggested that a broader area of properties might be included in the re-zoning from R to HD.

The Board discussed the proposed re-zoning. Jay Shover chose not to comment, as he not only resides in the area, but knows the Stevens family,

owners of Hilltop Bowl. Mr. Shover asked if an opinion from the ZBA might be delayed for public comment to be heard at the Town Board's next meeting in order to make a better informed opinion.

Chairman McDonough asked Atty. Pratt to draft a response to the Town Board, reflecting the Board's decision to wait for the public's comments prior to forming a decision with regard to the re-zoning issue.

Chairman McDonough noted that the interpretation related to Al's Towing was filed with the Town Clerk and a copy was sent to the business owner and Planning Board. A brief discussion took place with regard to the possibility of litigation as a result of the Board's decision that the business was not classified as a motor vehicle repair/service station.

Ed McDonough made a motion to adjourn at 7:35 p.m. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Abbreviations

HD- Hamlet District

NYS - New York State

R - Residential District

ZBA - Zoning Board of Appeals

Respectfully submitted,

date:

Elizabeth Hale, Clerk

Zoning Board of Appeals, Town of Schaghticoke