

The ***Zoning Board of Appeals*** of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday February 1, 2024.

REGULAR MEETING

Roll call took place.

Present

Ed McDonough, Chairman
Rich Geddis
Kristin Griswold
Lettie Saheim

Absent

Jay Shover

Elizabeth Hale, Clerk, was present.

7:00 PM. As there wasn't a quorum of members present at the meeting that attended the December 7, 2023 meeting and the January 4, 2024 meeting, the Board was unable to consider or approve the minutes of the December 7, 2023 and the January 4, 2024 meetings. The minutes will be reviewed by the Board at the March meeting.

Chairman McDonough stated that he received an e-mail from MaryAnn Haughney who is considering the construction of a residence on property that her son bought located on Haughney Road. Ms. Haughney did not know the size of the property or the proposed size of the residence to be built; however, she plans to look into the property acreage and the dimensions of the proposed dwelling.

There were four people in attendance, a student (who was required, by a Hoosic Valley High School teacher) to attend a Town meeting, Jackie Stellone, Pat Powers and Chris Fusco, Mrs. Powers' son.

Pat Powers, 6 Powers Lane, Troy 12182, Town of Schaghticoke, addressed the Board. Ms. Powers stated that she is a caregiver for her 105 yr. old adjacent neighbor, Edith Krupanski. Ms. Powers indicated that Mrs. Krupanski would like to give a 100' X 300' portion of her property, previously a subdivided lot and adjacent to property of Ms. Powers, to Ms. Powers for her years of care. In addition, Ms. Powers stated that Ms. Krupanski's grandchildren agreed to the arrangement. Property along Powers Lane, in the past, was subdivided into 100' X 300' lots. The Krupanskis bought 2 adjacent lots. At an unknown later date, the Krupanskis' lots were merged on

the tax map, reflecting one parcel measuring 200' X 300', with one tax map number. In contrast, the deed refers to the Krupanski parcel as 2 separate adjacent lots. Ms. Powers maintained that she spoke with Planning and was referred to the ZBA for advice and direction on how to proceed in order to acquire the adjacent 100' X 200' property that currently belongs to Ms. Krupanski. As the parcel sought to be acquired is no longer a conforming lot or an existing lot under the Town Zoning Law, substantial variances would be required prior to application for a subdivision or lot line adjustment. Chairman McDonough stated that he would reach out to the Deputy Town Attorney, Kristin Pratt, for further direction and options. Following consultation with Atty. Pratt, Chairman McDonough will contact Ms. Powers.

With no further business at hand, Ed McDonough made a motion to adjourn the meeting at 7:20 p.m. Kristin Griswold seconded the motion.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

Respectfully submitted,

Date:

Elizabeth Hale, Clerk