

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

REGULAR MEETING

Roll call took place.

Present

Rich Geddis

Kristin Griswold

Lettie Saheim

Jay Shover

Absent

Ed McDonough, Chairman

Austin Scarborough, Attorney, and Elizabeth Hale, Clerk, were present.

REGULAR MEETING

7:00 PM. The Board reviewed the minutes from the meeting of July 11, 2024. Kristin Griswold made a motion to approve the minutes as submitted. Rich Geddis seconded.

Ayes: Geddis, Griswold, Shover

Nays: None

Abstention: Saheim

In the absence of Chairman Ed McDonough, Jay Shover acted as Chairman.

Malm Estate (Tax Map #41.-1-20). John and William Malm appeared to submit an application, short form EAF, survey and application fee of \$150.- for area variances required, prior to application to the PB for the proposed subdivision of a 2.99± acre parcel. John Malm, a Valley Falls resident, the executor of his mother's estate, stated that the parcel includes two 50 yr. old houses that are both located on a 2.99± acre parcel in an RA district at 1171 and 1177 NYS Route 40. Mr. Malm's brother, William, resides in one of the two dwellings. William Malm has indicated that he would like to continue to live where he is currently settled. John Malm would like to subdivide the property and sell the remaining residence and property. In order to achieve the desired results,

John Malm plans to propose a subdivision of the parcel, each lot measuring 1.81± acres (to the south) and 1.13± acres (to the north), each lot retaining one of the two dwellings. John Malm, applicant and estate executor, is seeking a 10' side yard area variance for the proposed southerly lot and area variances to meet the minimum lot density, as required by the Zoning Code.

Currently each property has its own well, but share a septic system. John Malm informed the Board that a septic system has been designed, a percolation test completed and that he awaits RCHD approval.

Mr. Shover explained the sequence of the public hearing to the applicant.

Rich Geddis made a motion to hold a public hearing for the Malm Application #1-24 at the next scheduled meeting, September 5, 2024 at 7:05 p.m. Kristin Griswold seconded.

Ayes: Geddis, Griswold, Saheim, Shover

Nays: None

With no further business at hand, Rich Geddis made a motion to adjourn the meeting at 7:31 p.m. Kristin Griswold seconded the motion.

Ayes: Geddis, Griswold, Saheim, Shover

Nays: None

Abbreviations

EAF - Environmental Assessment Form

PB – Planning Board

Respectfully submitted,

Date:

Elizabeth Hale, Clerk