



The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, May 1, 2025.

REGULAR MEETING

Roll call took place.

Present

Ed McDonough, Chairman
Kristin Griswold
Lettie Saheim
Rich Geddis

Absent

Jay Shover

7:01 P. M. The Board reviewed the minutes from the meeting of April 3, 2025. Kristin Griswold made a motion to approve the minutes as submitted. Lettie Saheim seconded.

Ayes: McDonough, Griswold, Saheim

Nays: None

Abstention: Geddis

Ed McDonough made a motion to close the regular meeting and re-open the public hearing for Application #1-25 of Frank Alessandrini. Rich Geddis seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

PUBLIC HEARING

Alessandini Tax Map #14-1-28. The public hearing for the application of Frank Alessandrini, for two variances to permit a 3 lot subdivision at 697 Master Street, Johnsonville, NY 12094, was suspended at the April meeting in order to allow the public more time to consider and study the application. The proposed 3 lot subdivision is on 8.74± acres, requiring a .26± acre variance to meet the 3 acre density requirement. In addition, proposed Lot 3 requires a variance for frontage as it has 128 feet of the 200 feet required for frontage.

The applicant, Frank Alessandrini, was present. Mr. Alessandrini delivered the survey of the proposal to the neighboring residents. In addition, Elizabeth Hale, Clerk, sent electronic copies of the survey to the neighbors who expressed concerns at the April meeting (MacDonald, Cook, Beaulac and Putnam).

Chairman McDonough stated that all questions had been resolved with regard to the application. With the granting of the variances, all zoning requirements would be met. No one from the public was in attendance and no further comments were received via letter, text, email or by phone.

Ed McDonough made a motion to close the hearing and re-open the regular meeting. Rich Geddis seconded.

REGULAR MEETING

Ed McDonough reviewed Section XI, B, b, 1-5 of the Zoning Ordinance with the Board. It was determined:

1. that no undesirable change would be produced in the character of the neighborhood nor would there be a detriment to nearby properties.
2. that the benefit sought by the applicant could not be achieved by any other method.
3. that the requested area variances were not substantial. Chairman McDonough noted that Lot #3 has sufficient road frontage measuring 129' where 300' is required and that the density (1/4 acre short for a 9 acre lot) is not notable.
4. that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There is sufficient area for septic systems for two additional structures.
5. that the alleged difficulty was self-created due to the applicant's intention to subdivide the parcel.

It was noted that the neighbors, who expressed concerns at the April meeting, were absent and, therefore, believed to be currently satisfied with the proposal.

Chairman McDonough made a motion to issue negative declaration of SEQR and to grant approval for Application #2-25 of Frank Alessandini. Kristin Griswold seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

Ed McDonough made a motion to suspend the regular meeting and open the public hearing for Application #2-25 of Steven Grassmann. Lettie Saheim seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

PUBLIC HEARING

Grassmann Tax Map #20.13-2-10. The applicant, Steven Grassmann, appeared.

Ed McDonough read the Notice of Hearing for Application #2-25 of Steven Grassmann for two area variances. The proposed use is a detached garage at 106 South Lincoln St., Hemstreet Park, Town of Schaghticoke. The request is for a variance for lot line setbacks. The garage is proposed to be 7' from the rear and southerly boundary lines.

The Zoning Law requires a setback of no less than the height of the garage or 10 feet, whichever is greater.

Mr. Grassmann explained that he is proposing the construction of a 32' X 40' detached garage at his property which is located in a HD district at 106 South Linden St. in Hemstreet Park. The proposed construction will require a 10' side yard setback to meet the zoning requirements. The application, EAF, and application fee were submitted. Mr. Grassmann stated that the architectural plans for the garage are currently being drawn by an engineer, that he has cleaned up the border on the southerly side of his property, that the garage is for personal use, and that a driveway from the garage to S. Linden Street will be established. Mr. Grassmann added that the adjacent southerly lot is vacant and that, if available, he will entertain purchasing the property. Mr. Grassmann stated that he spoke with his neighbors with regard to the proposal and that everyone was "on board". Being familiar with the application, the Board had no further questions.

Lettie Saheim made a motion to close the hearing and open the regular meeting at 7: 29 pm. Kristin Griswold seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

REGULAR MEETING

Ed McDonough reviewed Section XI, B, b, 1-5 of the Zoning Ordinance with the Board. It was determined:

1. that no undesirable change would be produced in the character of the neighborhood nor would there be a detriment to nearby properties. The chairman noted that he visited the site and found that the addition of a garage to the property was in keeping with the character of the neighborhood.
2. that the benefit sought by the applicant could not be achieved by any other method. In addition, the applicant may purchase additional property, adjacent and to the south.
3. that the requested area variances were not substantial.
4. that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. that the alleged difficulty was self-created due to the applicant's intention to build an additional structure on the property.

Ed McDonough made a motion to grant approval for Application #2-25 to allow construction of a 22' high garage -not more than 25' high- and to be 7' from the rear and southerly boundary lines. Lettie Saheim seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

Chairman McDonough stated that the Building Inspector would be notified that the variances were granted.

Chairman McDonough advised the Board that he had not received any inquiries via text, phone call, letter or email.

Rich Geddis made a motion to adjourn at 7:35 pm. Rich Geddis seconded.

Ayes: McDonough, Geddis, Griswold, Saheim

Nays: None

Respectfully submitted, *date:* June 8, 2025

A handwritten signature in black ink, appearing to read "Elizabeth Hale". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Elizabeth Hale, Clerk