

The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, November 6, 2025.

#### REGULAR MEETING

7: 00 P.M. Roll call took place.

#### *Present*

Ed McDonough, Chairman

Rich Geddis

Kristin Griswold

Jay Shover

#### *Absent*

Lettie Saheim

David Brennan, Town Attorney, and Elizabeth Hale, Clerk, were present.

7:00 P.M. Since only two of the four members present appeared at the October meeting and one member present in October was absent, a quorum was not met. Both the October and September minutes will be reviewed at the December Zoning Board meeting.

**Patricia Powers (Tax Map #61-1-18).** Pat Powers and her son, Marc Fusco appeared. Ms. Powers submitted an application to the Board. She is seeking area variances in order to subdivide two lots that were merged and currently have one tax map number. The lots, each 100' wide and 300' deep are located on a dead end street, at 6 Powers Lane. As a result of the merger, the lot currently measures 200' X 300' and has an existing dwelling located on one of the original lots. Ms. Powers would like to subdivide the double lot, reverting to the originally sized lots. The resulting subdivision will not meet the 3 acre density and setback regulations, required by the Town Zoning Code, thereby requiring an area variance to meet density regulations and a variance of 7' to meet the 30' required side yard setback. The \$150.- application fee, application and short for EAF were received.

Chairman McDonough stated that he had not received any queries via e-mail or phone. With no further business at hand, Chairman McDonough made a motion to adjourn the meeting at 7:15 p.m. Rich Geddis seconded.

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

Respectfully submitted, *date:*

Elizabeth Hale, Clerk