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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 7, 2026.

REGULAR MEETING

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

Present

Ed McDonough, Chairman

Nick Bayly

Rich Geddis

Lettie Saheim

Jay Shover

Absent

None

Elizabeth Hale, Clerk, was present.

The Board reviewed the minutes of April 2, 2026. Jason Shover made a motion to approve the minutes as submitted. Rich Geddis seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

Ed McDonough made a motion to suspend the regular meeting and to open the public hearing for Andrew Clark, Application #3-26. Jason Shover seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

PUBLIC HEARING

7: 01 P.M. Chairman McDonough explained the sequence of the hearing and read the Notice of Hearing for Andrew Clark for an area variance necessary to construct a new, replacement, detached garage on property owned by Andrew Clark, located at 39 Northline Drive, Schaghticoke, New York, Tax Map #41.-1-37.2. The applicant is seeking an area variance pursuant to Section IV(F)(c)(2) of the Town Zoning Law requesting relief from the side setback requirements. The applicant requests to be

allowed a side setback of 5' when a setback of 18' is required, necessitating a variance of 13'.

Mr. Clark appeared and presented his proposal and explained that in February, 2026, his garage was lost by fire. He is proposing to replace the garage by building a new detached garage, a replacement, with the same footprint, while extending the height and adding a lean-to structure on the side of the garage. The Board reviewed and discussed the application at the April meeting and determined that considering the 5' side yard setback and the 18' high proposed garage, Mr. Clark would require a 13' area variance to meet the Zoning Code. Mr. Clark stated that he spoke with his neighbors and that no one is opposed to his proposal to construct a garage on his property at 39 Northline Drive.

There was no one present for the hearing and no public comment.

Ed McDonough made a motion to adjourn the public hearing at 7:10 p.m. Rich Geddis seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

REGULAR MEETING

Ed McDonough reviewed Section XI, B,2, b, 1-5 and the Board determined that:

1. there would not be any undesirable change to the character of the neighborhood or a detriment to any of the nearby properties due to the construction of a garage, that the new garage would be built upon the same footprint and that the new construction would be an asset to the neighborhood.
2. the benefit sought cannot be achieved by any other method and that there was no one present in opposition to the proposal.
3. the area variance sought is not substantial.
4. the proposed variance will not have an adverse effect upon the neighborhood. Once again, there was no objection expressed by the public. The only change would be a structure greater in height than the original and the addition of a lean-to.
5. the appeal for a variance was not self-created because the original garage was razed by fire.

Ed McDonough made a motion to grant approval for Application #3-26 of Andrew Clark. Jason Shover seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

Mr. McDonough stated that the Building Inspector, Scott Frisino will be notified of the approval. Mr. Clark replied that he will co-ordinate with Mr. Frisino and "will do it the

right way". Mr. McDonough advised Mr. Clark that he has one year to begin work on the project before expiration of the variance; however, should he not begin the construction within the year, an extension for the variance may be considered by the Board. Mr. Clark stated that he would like to commence construction in the Fall.

Chairman McDonough informed the Board the he received one phone call from Jacob Zennaiter, 111 South Linden St. He expects that he will need a variance to allow him to build a garage in order to meet the Zoning Code.

In addition, the Building Inspector, Scott Frisino, indicated that he received phone calls from a Bickford Lane resident who is disturbed by a neighbor's rooster.

Ed McDonough made a motion to adjourn the meeting at 7:25 p.m. Rich Geddis seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

Respectfully submitted, *date:*

Elizabeth Hale, Clerk