

The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, April 3, 2025.

REGULAR MEETING

Roll call took place.

Present

Ed McDonough, Chairman
Kristin Griswold
Lettie Saheim
Jay Shover

Absent

Rich Geddis

The Board reviewed the minutes from the meeting of March 6, 2025. Jason Shover made a motion to approve the minutes as submitted. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Shover

Nays: None

Abstention: Saheim

Ed McDonough made a motion to suspend the regular meeting and open the public hearing to entertain Application #1-25 of Frank Alessandrini. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

PUBLIC HEARING

7: 01 P.M. Ed McDonough read the Notice of Hearing for Application #1-25 of Frank Alessandrini for two area variances. The proposed use is a 3 lot subdivision at 697 Master Street, Johnsonville, NY 12094. The request is for a variance for overall density. The 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.

Chairman McDonough explained the sequence of the hearing.

The applicant, Frank Alessandrini, appeared, having submitted an application for two area variances. He displayed a survey for the proposed 3 lot subdivision at 697 Master Street, Johnsonville, NY 12094, Tax Map #14-1-28 and explained that he is requesting a .26± acre area variance for overall density, as the property does not meet the Zoning Code regulations, requiring 9 acres to meet the 3 acre density requirement. In addition,

Mr. Alessandrini seeks an area variance for frontage on lot #3 which has 128' of the 200 feet required. The proposed 3 lot subdivision is on an 8.74± acre parcel. The applicant stated that he believes that, should the variances be granted, the subdivision reflects the surrounding properties and, will not alter the character of the neighborhood. A pre-filing conference took place at the March 6th meeting.

There were 5 people present for the hearing.

Public Comment

Michael MacDonald 677 Master St., Mr. MacDonald stated that he looked at 50 houses prior to purchasing his current residence. He purchased his property because of its location. Furthermore, he currently has neighbors around him and having more nearby residents is problematic for him. He said that he had never dealt with a project like this and that he felt "blind-sided". He expressed concern about the effect the subdivision would have on property valuation and his privacy. In addition, he stated that he was in attendance to "figure out" what was happening. He feels that the impact of the subdivision will be great.

Dorothy Beulac 715 Master St., Ms. Beulac stated that she was a 28 year resident. She asked if the construction of a house was planned for Lot #3. She wanted to know where the proposed house would be sited on the acreage as well as the resulting setback distances.

-Mr. Alessandrini pointed out a proposed residence and setbacks on the survey. In addition, the applicant explained the roles of the Zoning Board, Planning Board and Building Inspector with regard to the process for subdivision of land and building of a residence. He noted that the largest lot may be reserved for his son and that he is currently uncertain about future plans for the lots. However, he noted that in the future he may build a duplex or a one family dwelling or sell the lot outright.

Dacia Putnam 701 Master St., expressed concern about having a house within her view. She added that she bought her Master St. 2 bedroom ranch-style home because of the surrounding beautiful environment and lack of over-crowding. She added that she enjoys her yard and fireplace. Sufficient well water is also a concern.

-Chairman McDonough replied that proposed lot #3, measuring 6.89± acres, would adjoin her property; however, owing to the size of Lot #3, a dwelling would most likely not encroach on her property.

In addition, Mr. McDonough noted that at this time the specific location of a future residence or building is unknown; any response to that question would be entirely hypothetical.

- Frank Alessandrini stated that the 3 proposed lots could not be further subdivided.

Jackie Stellone, a citizen of Schaghticoke, noted that property owners have rights, that "things" are not going to remain the same, that the property cannot be further divided and that if privacy is desired, more land needs to be purchased.

-Jason Shover pointed out that planning is necessary to determine if the proposal is a buildable lot.

Gerry Gregg, 38 Akin Rd., asked the applicant if the National Grid easement was within the proposed subdivision. Mr. Gregg expressed concern about the woodland, the location of the driveway, increasing population and well water problems. Mr. Gregg stated that he has owned his property for 40 yrs. and has "kept his woods". He has explored and hunted on his property and doesn't want trespassers. He added that he does respect what each person does with his own property and that he did not have time to prepare or research the proposed subdivision.

Jennifer Cook-MacDonald, 677 Master St., asked what lot she owned and stepped forward to view the survey.

Discussion took place with regard to tabling the decision until the May meeting.

Michael MacDonald, 677 Master St., asked what the outcome would be, should the variances be denied. Mr. MacDonald stated that, should the application be tabled for a month, the additional time would allow him to research and gain greater knowledge.

-Chairman McDonough replied that should the decision for Application #1-25 be postponed until next month, the plan for the subdivision would not change nor would the location of the Lot #3 dwelling be known. He added that required setbacks could be met on a lot of that size.

The chairman explained the steps of the procedure for subdivision and stated that the ZBA hearing and decision is only the first step in the process and that denial of the application by the ZBA would mean that the proposal "stops here".

Lettie Saheim made a motion to continue the hearing for Application #1-25 until the next scheduled meeting, May 1, 2025. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

Four people (Beaulac, Gregg, MacDonald, Putnam) provided Elizabeth Hale, Clerk, with their e-mail addresses to receive an electronic survey of the proposal.

Ed McDonough circulated the application of Steven Grassmann. Mr. Grassmann is proposing to build a detached garage at his residence at 106 S. Linden St., Hemstreet Park. The proposed 32' X 40' construction will require a 15' side yard setback and a 15' rear yard setback to meet the zoning requirements. The application and EAF were submitted.

Ed McDonough made a motion to hold a public hearing to entertain Application #2-25 of Steven Grassmann for side and rear yard area variances. Kristin Griswold seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

Ed McDonough made a motion to adjourn the meeting at 8:07 p.m. Jason Shover seconded.

Ayes: McDonough, Griswold, Saheim, Shover

Nays: None

Respectfully submitted, *date:*

Elizabeth Hale, Clerk