

The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, October 2, 2025.

REGULAR MEETING

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

Present

Lettie Saheim

Kristin Griswold

Jay Shover, Vice Chairman

Absent

Rich Geddis

Ed McDonough, Chairman

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

7:01 P.M. Since only two of the three members present appeared at the September meeting, a quorum was not met. The September minutes will be reviewed at the November Zoning Board meeting.

Patricia Powers (Tax Map #61-1-18). Pat Powers did not appear. She spoke with both Elizabeth Hale, ZBA Clerk and Ed McDonough, Chairman and explained that she was not prepared to submit an application and supporting materials to the ZBA for area variances at 6 Powers Lane.

Powers Lane, a dead end street, consists of a subdivision created in the 1950's, with lots measuring 100' wide X 300' deep. Ms. Powers owns two subdivided lots that were merged (at some point in time) and currently have one tax map number. As a result of the merger, the lot 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 at 100' X 300' each. The resulting subdivision would not meet the 3 acre density and setback regulations, required by the Town Zoning Code and would require substantial area variances to meet density regulations and side yard setbacks. Ms. Powers expects that she may be ready to submit an application and appear, with her son, at the next scheduled meeting in November.

With no other business at hand, Jason Shover made a motion to adjourn the meeting at 7:06 p.m. Lettie Saheim seconded.

Ayes: Griswold, Saheim, Shover

Nays: None

Respectfully submitted, *date:*

Elizabeth Hale, Clerk