

The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, September 4, 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.

7:01 P.M. The Board reviewed the minutes from the last scheduled Board meeting held on August 7, 2025. Ed McDonough made a motion to approve the minutes as submitted. Jason Shover seconded.

Ayes: McDonough, Geddis, Shover

Nays: None

Abstention: Griswold

Patricia Powers (Tax Map #61-1-18). Pat Powers appeared with her son, Mark Fusco. Ms. Powers submitted an application for area variances for her property located in an RA district at 6 Powers Lane (formerly Olga 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.

The Board reviewed and considered the application, finding the application incomplete. The applicant was advised to sketch a footprint of the proposed dwelling to be located on the proposed subdivided lot in order to establish the setbacks to allow the application to be entertained by the Board and to move forward. Septic design was discussed. In addition, a percolation test of the soil was advised to determine whether adequate soils and lot size exists to allow for both a conventional septic system and a dwelling in order to confirm that the proposed lot is buildable. The applicant agreed to submit a revised, detailed application for the Board's consideration by the next month's meeting. Once the completed application is submitted and reviewed by the Board, a public hearing may be scheduled.

It was pointed out that subdivision of the Powers' property would be in keeping with the character of the neighborhood.

Chairman McDonough explained the sequence of the application process and public hearing, including the requirement for the Board to review Section XI, B,2,b of the Zoning Code. Mr. McDonough advised the applicant to speak with neighboring residents to garner support for the application.

In addition to submission of the revised application, the short form EAF, and application fee must be submitted.

Nick Cuttleback, of 195 Stillwater Bridge Road, who appeared at the August meeting, has withdrawn his application for an area variance to construct a 12' X 28' addition to his single story home at 195 Stillwater Bridge Road.

Ed McDonough made a motion to adjourn the meeting at 7:53 p.m. Rich Geddis seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

Respectfully submitted, *date:*

Elizabeth Hale, Clerk