



The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, March 5, 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

James LaValle, Attorney, and Elizabeth Hale, Clerk, were present.

The Board reviewed the minutes of February 5, 2026. Jay Shover made a motion to approve the minutes as submitted. Lettie Saheim seconded.

Ayes: McDonough, Bayly, Geddis, Shover

Nays: None

Abstention: Saheim

PUBLIC HEARING

7: 01 P.M. Ed McDonough read the Notice of Hearing for Application #2-26 of Gregory Fane, who proposes a two lot subdivision of a 5.81± acre parcel located at 5 Warren Lane, off NYS Route 40, Tax Map # 61.-1-33 in the R - Residential Zoning District. The application requires three variances: (1) a variance from the Zoning Law Schedule of Area and Height Requirements which requires a density of 1 dwelling unit per three acres. A variance of 0.19± acres (3% short of the required density) is required; (2) a variance of 6.23' from the 50' requirement for frontage on a cul-de-sac as required by Zoning Law Section IV(G)(2)(b)(4); and a variance the Zoning Law Zoning Schedule of Lot Dimensions and Bulk Requirements of 10.16' from the required 175' of total frontage/lot width on the proposed lot.

Mark Danskin, land surveyor, appeared to represent the applicant, Gregory Fane, for area variances required to propose the subdivision of a 5.81± acre parcel located at 5 Warren Lane, off NYS Route 40. In order to submit an application to the Planning Board for the subdivision, three area variances are required. Mr. Danskin noted that the

topography is relatively flat with the exception of a “knob” on the newly proposed lot and that access to the lot is planned from Warren Lane, as access from NYS Route 40 would be impractical. Planning the newly proposed subdivision, on the easterly side of the lot, will entail an area variance for density of 0.19± frontage and area variances of 6.23’ from the 50’ requirement for frontage and 10.16’ from the required 175’ of total frontage on the proposed lot. As a consequence, the driveway to the subdivision will lose 6.2’ of road frontage. There were no comments from the public. The public hearing closed at 7:05 p.m.

Ed McDonough made a motion to close the hearing and re-open the regular meeting. Jay Shover seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

REGULAR MEETING

The Board concluded that such was the familiarity with the information for the variances, there were no further questions to be entertained. However, Section XI, B, 2, b, 1-5 was reviewed with the Board in order that the Board members consider the above section of the law to make a determination with regard to the appeal. The Board agreed:

1. that an undesirable change will not be produced in the character of the neighborhood, causing a detriment to the neighborhood, since the area of the newly created lots are only short 3% of the required size. In addition, the proposed lot is remote to the existing dwellings within the neighborhood and the proposed house is planned to be 150’ from the existing neighboring residence.
2. that the benefit sought could be achieved by another method, requiring greater variances, but, instead, a most minimal variance was requested.
3. It was agreed that the appeal for the variances was not substantial.
4. The Board concurred that the proposed variance would not have an adverse effect on the environmental conditions in the neighborhood. In fact, the Board concurred that the requested variances worked with the land, rather than opposed to it.
5. And that the alleged difficulty was self-created.

Ed McDonough made a motion to grant the requested area variances for Application #2-26 of Gregory Fame. Lettie Saheim seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

Daniel Glogowski, 15 Bennington Ave., Mechanicville, NY, appeared with regard to the parking of his trucks for his business, Capital ProTree Removal, located in a HD on 7 Howland Road in Hemstreet Park. Mr. Glogowski appeared at the Planning Board meeting on March 4, 2026 with regard to “not having a parking permit” to allow the parking of his trucks behind the gym building Urban Fitness, Howland Ave,

Mehanicville, NY. Mr. Glogowski does not own the property. It appears that the property is owned by Cindy Bodner of Bodner Bay Enterprises. However, the property may be in the process of being sold to Kyle Knickerbocker who is, perhaps, leasing to purchase in the future. The area used for parking is land-locked with ingress and egress only from Howland Ave. Trucks of various sizes are out early in the morning. Some trucks are used to bring in wood, where it is then transferred to another truck to be transferred off the property. Currently, there is firewood at the site, which is delivered to the buyer directly. Mr. Glogowski stated that he has been conducting the business for a year. Jason Shover expressed concern about the use of the property in a HD where usage and regulations are more limited.

Frank Alessandrini spoke directly with Ed McDonough about the matter and information was also relayed to Atty. LaValle.

Board members would like to view and examine the site at 7 Howland Avenue and confer with the attorneys to discuss the possible means for the Capital Pro Tree Removal business to co-exist and operate legally within a Hamlet District. Mr. Glogowski was advised that, should this matter move forward, he will be required to have approval or a release from the owner.

Ed McDonough made a motion to adjourn the meeting at 7:47 p.m. Jay Shover seconded.

Ayes: McDonough, Bayly, Geddis, Saheim, Shover

Nays: None

Respectfully submitted, *date: April 4, 2026*



Elizabeth Hale, Clerk