

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 6, 2025.

REGULAR MEETING

Roll call took place.

Present

Ed McDonough, Chairman
Kristin Griswold
Jay Shover
Rich Geddis

Absent

Elizabeth Hale, Clerk
Lettie Saheim

REGULAR MEETING

7:00 PM. The Board reviewed the minutes from the meeting of January 2nd, 2025. Jason Shover made a motion to approve the minutes as submitted. Kristin Griswold seconded.

Ayes: all

Nays: none

There were no minutes for February 2025 as there was no quorum that evening.

NEW BUSINESS

1. Frank Alessandrini appeared before the ZBA with an application for an area variance. The proposed use is a 3 lot subdivision at 697 Master Street, Johnsonville, NY 12094. His request is for a variance for overall density and also for frontage on lot #3 which has 128 of the 200 feet required. The 3 lot subdivision is on 8.74 acres, requiring a .26 acre variance to meet the 3 acre density requirement.

Chairman McDonough made a motion to hold a public hearing on April 3rd at 7:00 pm. Jason Shover seconded the motion.

2. Chairman McDonough received a call from Michael Berry, who has purchased property at the corner of Fogarty and Wetsel Road. This is a vacant lot, a little over 3 acres in size. Mr. Berry would like to put a 400 square foot house on the property. Chairman McDonough informed Mr. Berry the house would need to be at least 600 square feet. Mr. Berry stated bigger would be a financial hardship. Chairman McDonough asked town attorney Dave Brennen what Mr. Berry would need to meet NYS building code and energy code requirements, etc. Mr. Berry would need architectural plans as well as meet new state wetland requirements.

3. Chairman McDonough received a call from Jenn Molesky. Ms. Molesky received a call from a Mr. Burton, at 253 Stillwater Bridge Road, tax map # 21.-1-22. Mr. Burton's

wife is in hospice and he would like to bury her on their property. Ms. Molesky contacted the health department. While understanding this is a time sensitive matter, a letter with the specifics is needed to move forward. Chairman McDonough checked code and "cemetery" is acceptable in Residential and Residential Agriculture districts. The Burton property is in a Residential Agriculture district and over 8 acres.

4. Building inspector Scott Frisino received a complaint concerning the property at 188 South Hudson, Hemstreet Park. The owner, Mr. Bisceglia, has a house on the river. He has erected a 16 X 14 foot platform along the property line at the river. Mr. Bisceglia never applied for a building permit. The building inspector is not comfortable with the structure. He is within 10 feet from the river bank. In addition, the building inspector believes he needs a rear setback. Chairman McDonough will meet with Mr. Bisceglia and the building inspector.

With no further business at hand, Chairman McDonough made a motion to adjourn the meeting at 7:16 pm. Rich Geddis seconded.

Ayes: all

Nays: none

Respectfully submitted, *date: 3/18/25*

Kristin Griswold