

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
August 25, 2014**

Chairman Stephen Bodnar called the meeting to order at 7:02 p.m. and led the flag salute.

Chairman Stephen Bodnar explained the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman Stephen Bodnar – present, Clifford Hanehan – absent, G. William Moreau – absent, Thomas Carrangi – present, Clarence Fosdick – present, John Deyoe - present, Chris Benn – present.

Also present: Zoning Officer Gil Albert, Town Attorney William Reynolds. (Sign-in sheet is on file in the Clerk's office)

Approval of Minutes: **A motion was made by Clarence Fosdick, seconded by Tom Carrangi to accept the meeting minutes of July 28, 2014.** Chairman Stephen Bodnar - aye, Clifford Hanehan -absent, Thomas Carrangi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye. **Carried 5 - 0**
Approved

Order of Business:

Area Variance

Gregory Pinto & Natalie Adler #14-08
1338 Rt. 9P
Saratoga Springs, NY 12871
S/B/L193.10-1-3
Location: 1336 Rt. 9P

Applicants seek a 29.5' two-sides setback and a 10' side setback variances in order to remove the existing camp and construct a new garage.

The Applicants did not appear.

James Schriefer #14-09
3 Palmer's Maple Shade
Saratoga Springs, NY 12866
S/B/L 206.9-2-67 Lake Residential

Applicant seeks numerous variances in order to build an addition of a bedroom and bathroom onto the first floor of their existing home.

The Applicant appeared before the Board, reviewed his application and stated that he owns the parcel next to this lot and, if need be, he will merge them together in order to obtain approval for his project. He has completed the paperwork for merging the properties and it's now in the hands of the zoning officer to give to the assessor, if that's what it will take to go forward with the project.

Clarence Fosdick questioned what the dimensions were for the addition.

The Applicant responded 680 sq. ft. He said the bedroom will be 20' x 30', bath 10' x 6' and the bump out will be 4' x 10'. The existing house is 1800 sq. ft. of living space; with the deck it is roughly 1900 sq. ft.

Clarence Fosdick stated he can't tell what he's to approve or not approve without knowing the distances from the home to the boundary lines or the dimensions; there are no dimensions or distances on the survey.

John Deyoe stated he agreed with Clarence and felt they couldn't proceed without further information, adding if the lots are combined the sideline variances go away altogether.

Chairman Stephen Bodnar said that's correct. He then questioned Zoning Officer Gil Albert if the process to merge was in motion. Zoning Officer Gil Albert responded he has the papers to give to the assessor.

The Applicant added he will merge the lots only if the Board is going to grant approval once they're merged; if that will not be possible then he won't merge them.

After a lengthy discussion it was determined that the Applicant must bring in a survey showing the dimensions and distances; the Board also determined that the lots do need to be merged in order to consider any approvals for the project. At the request of Town Attorney William Reynolds, the Applicant will be required to produce a new deed showing that the properties have been merged prior to the next meeting, with review of said deed by Town Attorney William Reynolds.

Chairman Stephen Bodnar then reviewed the Area Criteria Balancing Test and went through it line by line with the Board; the Board felt as long as the Applicant merges the two properties and provides an updated survey and deed, they will be good to go.

A motion was made by Chairman Stephen Bodnar, seconded by Chris Benn to postpone a decision until further information is provided by the Applicant. Chairman Stephen Bodnar - aye, Clifford Hanehan -absent, Thomas Carrangi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye. **Carried 5 - 0**

Postponed

Old Business: none

New Business: none

A motion was made by Chairman Stephen Bodnar, seconded by Chris Benn, to adjourn the meeting at 7:43 p.m. Chairman Stephen Bodnar - aye, Clifford Hanehan -absent, Thomas Carrangi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye. **Carried 5 - 0**

Adjourned

The next Zoning Board of Appeals meeting will be held September 22, 2014.

Respectfully submitted,

Linda McCabe
ZBA Clerk