

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
March 25, 2013**

Chairman Stephen Bodnar called the meeting to order at 7:03 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, Thomas Carrangi – present, Clarence Fosdick – present, G. William Moreau – absent, James Burke – present, John Deyoe – present.

Also present: Town Zoning Officer Gil Albert and John Still. (Sign-in sheet is on file in the Clerk's office)

Approval of Minutes: **A motion was made by Clarence Fosdick and seconded by Thomas Carrangi, to accept the minutes of the November 27, 2012 meeting.** Chairman Stephen Bodnar – aye, Clifford Hanehan -absent, James Burke – aye, Thomas Carrangi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye. **Carried 5 – 0**
Approved

Order of Business:

Area Variance

**John Still #13-01
257 Clinton St.
Saratoga Springs, NY 12866
S/B/L 168.3-13 &14 Conservancy
Location: Fire Lane 8 Rt. 29**

Applicant would like to remove the old structures on this parcel and replace it with a new building. In order to do this he is seeking a lot area variance of 72,450 sq. ft., building coverage variance of 3.3%, front setback variance of 25', back setback of 25', a two-sides setback variance of 64', side setback variance of 21'. He also seeks a lot width variance of 127' and a frontage variance of 127'.

The Applicant appeared before the Board and reviewed his survey map, deed, easement on his property, photos of his property and a sketch plan for the new building he would like to construct. He stated it's a seasonal place but the current trailer and structure are so old he cannot allow anyone in it. He would like to improve the property in order to use and enjoy it. He also stated that he has spoken with his neighbors in the past year concerning what he'd like to do and one neighbor, Mr. John Nazarenko, is against it. He believes Mr. Nazarenko is against this project because Mr. Nazarenko uses the Applicant's easement to gain access to his own property instead of using his own easement and because the Applicant believes Mr. Nazarenko had his well dug after the Applicant's septic was in place and that it was dug too close to the Applicant's septic.

Chairman Stephen Bodnar questioned the height of the proposed building.

The Applicant responded he didn't have the exact measure, but it will be a three-car garage with living space above, consisting of a large open space with a bath and kitchen. He stated he has one like it on the alley between Pearl St. and Green St. in the Village of Schuylerville and it will be the same as that.

Chairman Stephen Bodnar asked when the last time anyone stayed at the camp was. The Applicant replied 4 years ago; it's not a safe place in its current condition.

Board discussion with the Applicant continued.

Chairman Stephen Bodnar asked if there were any other questions; there were none.

Chairman Stephen Bodnar then asked Town Zoning Officer Gil Albert for his opinion.

Town Zoning Officer Gil Albert stated he thinks it will be an improvement to the property and that the Applicant is keeping as compliant as he possibly can.

Chairman Stephen Bodnar asked for the opinion of the Saratoga County Planning Board and Clerk Linda McCabe stated we have not yet received an opinion from them.

After providing Proof of Notice in the Saratogian on March 15, 2013, Chairman Stephen Bodnar opened the Public Hearing at 7:26 p.m. asking those wishing to speak to please stand and state their name and address. No one came forward.

Chairman Stephen Bodnar asked the Board if there were any other questions; finding none
Chairman Stephen Bodnar closed the Public Hearing at 7:27 p.m.

Chairman Stephen Bodnar then read comments from the neighbors; all were in favor of the project except for one, Mr. John Nazarenko, who provided no explanation of why he is against it.

A motion was made by Clarence Fosdick and seconded by Thomas Carringi, to approve the variances and setbacks as submitted, as it will improve the property significantly and will not change the quality of the neighborhood. Chairman Stephen Bodnar – aye, Clifford Hanehan -absent, James Burke – aye, Thomas Carringi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye.

Carried 5 – 0

Approved

Old Business: None.

New Business: Clarence Fosdick stated that he is working on another agriculture map for the Town.

Chairman Stephen Bodnar made a motion, seconded by John Deyoe, to adjourn the meeting at 7:47 p.m. Chairman Stephen Bodnar – aye, Clifford Hanehan - absent, James Burke – aye, Thomas Carringi - aye, William Moreau - absent, Clarence Fosdick - aye, John Deyoe – aye.

Carried 5 – 0

Adjourned

The next Zoning Board of Appeals meeting will be held April 22, 2013.

(Opinion was received from the Saratoga County Planning Board on March 26, 2013: No significant county wide or inter-community impact; it is on file in the Clerk's office)

Respectfully submitted,

Linda McCabe
ZBA Clerk