

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS MINUTES
May 19, 2014**

Standing Chairman Clifford Hanehan called the meeting to order at 7:00 p.m. and led the flag salute.

Standing Chairman Clifford Hanehan explained the *Rules of the Board*.

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

Also present: Town Attorney William Reynolds, Mr. Sisco and other interested persons. (Sign-in sheet is on file in the Clerk's office)

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

Carried 5 - 0

Approved

Order of Business:

Area Variance

**Mr. George T. Sisco #14-02
1264 Rt. 9P
Saratoga Springs, NY 12871
S/B/L 193.14-1-21 Lake Residential**

Returning Applicant seeks a 5' side variance and a 3.8' area variance in order to remove and replace his existing two-car garage and apartment.

The returning Applicant appeared before the Board and reviewed his amended proposal for the new garage and apartment. He stated that he has relocated the garage in compliance with the 15' setback from the property line that was agreed upon at last month's meeting. He also said they will be renovating the house and living in the garage apartment throughout the renovation. He is hoping to have that completed within two years.

Standing Chairman Clifford Hanehan stated that the 15' is the agreed upon property line setback and the Board is happy the Applicant is in agreement. He then asked if there were any Board questions; there was a brief discussion concerning the attachment of the garage to the house and the possibility of a conditional granting of the variance.

Town Attorney William Reynolds stated that it is up to the Board to determine, and to be consistent with, the interpretation of a two-family vs. a single family unit. He also stated the Board can do a conditional granting.

Standing Chairman Clifford Hanehan stated that, looking at the long term, the Applicant is

going to be attaching the garage to the house. The Applicant stated that is correct.

Building Inspector/Zoning Officer Gil Albert stated this project requires two permits - one for Phase I; the garage and apartment and another for Phase II which is for the house. He would like to give the Applicant a year to present him with the completed valid plans for Phase II as well as acquiring the required building permit. He explained the work doesn't have to be completed, but the plans have to be submitted within that time frame.

Standing Chairman Clifford Hanehan asked if there were any other questions of the Board; there were none. He then stated the letter from the Saratoga County Planning Board states there are no significant county wide or intercommunity impacts.

Clarence Fosdick made a motion, seconded by Chris Benn to approve the variances as presented, conditional upon attachment of the house and garage, and valid Phase II plans and building permit being acquired within 12 months. Chairman Stephen Bodnar – absent, Clifford Hanehan -aye, Thomas Carrangi - aye, William Moreau – aye, Clarence Fosdick - aye, John Deyoe – absent, Chris Benn - aye. **Carried 5 - 0**
Granted

Old Business: none

New Business: none

A motion was made by Standing Chairman Clifford Hanehan, seconded by Clarence Fosdick, to adjourn the meeting at 7:27 p.m. Chairman Stephen Bodnar – absent, Clifford Hanehan -aye, Thomas Carrangi - aye, William Moreau – aye, Clarence Fosdick - aye, John Deyoe – absent, Chris Benn - aye.

Carried 5 - 0

Adjourned

The next Zoning Board of Appeals meeting will be held June 23, 2014.

Respectfully submitted,

Linda McCabe
ZBA Clerk