

**TOWN OF SARATOGA  
ZONING BOARD OF APPEALS MINUTES  
November 26, 2012**

Chairman Stephen Bodnar called the meeting to order at 7:00 p.m. and led the flag salute.

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

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

Also present: Town Zoning Officer/Building Inspector Gil Albert, Town Attorney William Reynolds, Glen & Heather Brundige. (Sign-in sheet is on file in the Clerk's office)

Approval of Minutes: **A motion was made by John Deyoe and seconded by Clarence Fosdick, to accept the minutes of the August 27, 2012 meeting.** Chairman Stephen Bodnar – aye, Clifford Hanehan -absent, James Burke – aye, Thomas Carrangi - aye, William Moreau – aye, Clarence Fosdick - aye, John Deyoe – aye. **Carried 6 - 0**  
**Approved**

**Order of Business:**

**Area Variance**

**Glen & Heather Brundige  
43 Brown Rd.  
Stillwater, NY 12170  
S/B/L 206.-1-23.2 Rural District 2  
Location: 45 Brown Rd.**

Applicants are seeking a front setback variance of 43' in order to put an addition onto an existing building.

The Applicant appeared before the Board and explained that he wants to build an addition onto the existing building on his property. The addition will be bedrooms, living room, dining room and a bathroom; a ranch house. The Applicant wants to preserve the integrity of the existing building, which is a bar/tavern that has been in their family for many years, and turn it into their home. The Applicant reiterated that the bar/tavern will not be used commercially. The Applicant stated he knows the setback requirement is 75 feet back from the road and he had measured with a rule tape and came up with 43 feet. That is why he is seeking the variance.

Chairman Stephen Bodnar stated it isn't 43' that is needed, it's a 32' variance that the Applicant needs. He explained that the requirement is 75', the Applicant has 43' and once you subtract that, it leaves 32'. He also noted that the corner of the existing building is in the right-of-way, but it was pre-existing long before the Town had zoning in place. He then asked if this addition was to have a basement and the Applicant replied no, it will be on a slab. Chairman Stephen Bodnar asked if there were any Board questions; there were none.

**After providing Proof of Notice in the Saratogian on November 16, 2012, Chairman Stephen Bodnar opened the Public Hearing at 7:23 p.m. asking those wishing to speak to please stand and state their name and address; no one spoke.**

**Chairman Stephen Bodnar closed the Public Hearing at 7:24 p.m.**

Chairman Stephen Bodnar asked if there were any questions from the Board; there were none.

Chairman Stephen Bodnar asked Zoning Officer Gil Albert for his opinion. Zoning Officer Gil Albert stated he sees no problem in granting the variance.

**A motion was made by James Burke and seconded by Chairman Stephen Bodnar, to grant the 32' variance as requested for the one story ranch addition to the existing building.**

Chairman Stephen Bodnar – aye, Clifford Hanehan -absent, James Burke – aye, Thomas Carrangi - aye, William Moreau – aye, Clarence Fosdick - aye, John Deyoe – aye. **Carried 6 - 0  
Granted**

The Applicant thanked the Board.

**Old Business:** Zoning Officer Gil Albert asked if the Board wanted to set a date to continue the review of certain Zoning Regulations. After a brief discussion it was decided that Monday, December 3<sup>rd</sup> was a good date for that review and they asked the Clerk to please invite the Planning Board members to that meeting as well.

**New Business:** None

**A motion was made by John Deyoe and seconded by Clarence Fosdick to adjourn the meeting at 7:53 p.m.** Chairman Stephen Bodnar – aye, Clifford Hanehan - absent, James Burke – aye, Thomas Carrangi - aye, William Moreau - aye, Clarence Fosdick - aye, John Deyoe – aye.

**Carried 6– 0**

**Adjourned**

The next Zoning Board of Appeals meeting will be held January 28, 2013.

Respectfully submitted,

Linda McCabe  
ZBA Clerk