

TOWN OF SARATOGA
ZONING BOARD OF APPEALS MINUTES
April 28, 2025

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

Chairman William Moreau welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman William Moreau – present, Clifford Hanehan – present, Steve Mehan – present, Christopher Benn – present, Alternate Andy Ellis – present, Thomas Carrangi – absent, Mark Solan – absent, Rick Burke – absent.

Due to the absence of a few members, Alternate Andy Ellis was elevated to full voting member status.

Also present: Zoning Officer Gil Albert, Joshua Baranowski. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Steve Mehan, to accept the minutes of February 24, 2025 as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Thomas Carrangi – absent, Mark Solan – absent, Rick Burke – absent.
Carried 5 - 0

Area Variance

Joshua Baranowski #25-03
300 NYS Rt. 32
Schuylerville, NY 12871
S/B/L 182.-1-61 Rural District

Returning Applicant seeks a 10% building coverage variance and a 9' back setback variance in order to construct a deck to the rear of his existing garage.

Applicant Joshua Baranowski appeared before the Board and asked if the Board was okay with the new drawings that he'd submitted, as he tried to redraw being mindful of the Board's suggestions from his last appearance.

Chairman William Moreau stated this is how the Board recommended. He then asked if there were any Board comments or questions.

Steve Mehan stated building it as the redraw shows keeps him out of having to build with noncombustible materials.

The Board was happy with the submission as the applicant took to heart the Board's suggestions. Seeing as there were no further comments from the Board, Chairman William Moreau stated he go forward with the public hearing.

Proof of Notice having been furnished by newspaper on April 18, 2025, Chairman

William Moreau opened the Public Hearing at 7:04 p.m., asking those wishing to speak to please stand at the podium, state their name and address and direct their comments to the Board.

Seeing as no one wished to speak, **Chairman William Moreau closed the Public Hearing at 7:05 p.m.**

Chairman William Moreau went through the Balancing Test for Area Variance, line by line with the Board, to balance benefit to the Applicant with detriment to health, safety & welfare of the community:

1. *Whether benefit can be achieved by other means feasible to applicant* – Christopher Benn said no, the lot doesn't allow for much. Chairman William Moreau added the applicant worked with the Board and took their suggestions to heart; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Clifford Hanehan said no, especially since he's building behind the garage and it backs up to the woods. The Board agreed.
3. *Whether request is substantial* – Board members all said no.
4. *Whether request will have adverse physical or environmental effects* – Board members said no.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Clifford Hanehan said it's a preexisting, nonconforming lot and he reduced the size in good faith. Board members agreed.

Chairman William Moreau asked if there were any further questions or comments; there were none. He then asked for the Zoning Officer's opinion.

Zoning Officer/Building Inspector Gil Albert stated he's complying with the Board.

A motion was made by Clifford Hanehan, seconded by Steve Mehan, to accept the new submitted drawings and to grant the 10% area variance and 5' setback variance, to construct a deck behind his garage. The applicant has complied with the Board's previous request to build smaller and to mitigate the previous issues. Chairman William Moreau – aye, Clifford Hanehan – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Thomas Carrangi – absent, Mark Solan – absent, Rick Burke – absent.
Carried 5 - 0

Old Business: None

New Business: None

A motion was made by Christopher Benn, seconded by Andy Ellis, to adjourn the meeting at 7:08 p.m. Chairman William Moreau – aye, Clifford Hanehan – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Thomas Carrangi – absent, Mark Solan – absent, Rick Burke – absent.
Carried 5 - 0

Meeting Adjourned

The next regular meeting will be May 19, 2025, at 7:00 p.m.

***All submittals must be to the Clerk's office no later than 8:45 a.m. May 5, 2025, to be on the agenda.**

Respectfully submitted,

Linda McCabe
Zoning Clerk