

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS MINUTES
November 22, 2010**

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*.

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

Due to the absence of Board Members Barbara Faraone and William Moreau, Chairman Stephen Bodnar elevated Alternate John Deyoe to full voting status.

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

Approval of Minutes: **A motion was made by Clarence Fosdick and seconded by John Deyoe, to accept the minutes of the September 27, 2010 meeting.** Chairman Stephen Bodnar–aye, James Burke – aye, Barbara Faraone– absent, Thomas Carrangi - aye, Clifford Hanehan -aye, William Moreau - absent, Clarence Fosdick - aye, John Deyoe – aye.

Carried 6 – 0

Approved

Order of Business:

Area Variances

**Thomas C. Bowe #10-12
275 Wilbur Rd.
Schuylerville, NY 12871
S/B/L 208.-1-28 Rural**

Applicant would like to replace his mobile home with a larger mobile home and seeks a front setback variance of 4.25' and a two-side setback variance of 83' in order to be compliant with Town zoning regulations.

The Applicant appeared before the Board and explained he would like to remove his current 12' x 64' mobile home and replace it with a new 16' x 74' mobile home in the same location, and according to the Town Zoning Officer he needs a couple of variances to do this.

Chairman Stephen Bodnar questioned if that measurement includes the hitch and the Applicant responded it would be 78' with the hitch. Chairman Stephen Bodnar questioned Zoning Officer Gil Albert if the hitch has to be included in the measurement and he said no, so when you remove the 4' – 6' of hitch you have 74' in length and typically today when the mobile home is placed they remove the hitch. Chairman Stephen Bodnar then stated he doesn't believe the lot coverage will be much more than the Applicant currently has.

Chairman Stephen Bodnar asked Zoning Officer Gil Albert for his opinion; he stated he sees no problem with this. Chairman Stephen Bodnar then questioned why the 83' variance since he doesn't believe the Applicant needs the two-side setback variance and Zoning Officer Gil Albert responded that after re-reading the regulations, he found he was in error and the Applicant does not need the two-side

setback; he explained he had thought the Applicant needed 200' two-side setback, but according to our zoning regulations he needs only 100' and he has more than that. Zoning Officer Gil Albert apologized for the error.

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

After providing Proof of Notice in the Saratogian on November 11, 2010, and noting that this falls under the county waiver agreement with the Town, Chairman Stephen Bodnar opened the Public Hearing at 7:11 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 more questions; finding none, **Chairman Stephen Bodnar closed the Public Hearing at 7:12 p.m.**

Chairman Stephen Bodnar then read the Summary of Area Criteria and went through it line by line with the Board, and they found it proved in favor of the Applicant. He then asked if there were any other Board questions; there were none.

Chairman Stephen Bodnar made a motion, seconded by John Deyoe, to approve the 4.25' variance on lot width as requested. Chairman Stephen Bodnar—aye, James Burke—aye, Barbara Faraone—absent, Thomas Carrangi - aye, Clifford Hanehan -aye, William Moreau - absent, Clarence Fosdick - aye, John Deyoe – aye.

Carried 6 – 0

Approved

Old Business: None

New Business: None

Board Member Clarence Fosdick made a motion, seconded by Clifford Hanehan, to adjourn the meeting at 7:20 p.m. Chairman Stephen Bodnar—aye, James Burke—aye, Barbara Faraone—absent, Thomas Carrangi-aye, Clifford Hanehan-aye, William Moreau-absent, Clarence Fosdick-aye, John Deyoe – aye. **Carried 6 – 0**

Adjourned

The next Zoning Board of Appeals meeting will be held January 24, 2010.

Respectfully submitted,

Linda McCabe
ZBA Clerk