

**TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
July 27, 2015**

Chairman Stephen Bodnar called the meeting to order at 7:09 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, William Moreau – absent, Thomas Carringi – absent, Clarence Fosdick – present, John Deyoe - present, Chris Benn – present.

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

Approval of Minutes: **A motion was made by Clarence Fosdick, seconded by Chris Benn, to accept the meeting minutes of June 22, 2015.** Chairman Stephen Bodnar - aye, Clifford Hanehan -absent, Thomas Carringi - absent, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 4 - 0

Approved

Area Variance

**Anthony & Lori Scalera #15-07
2701 Doelner Circle
Castleton, NY 12033
S/B/L 206.9-2-37
Location: 9 Palmer's Maple Shade**

Applicants seek to revise their previously approved variance (July 28, 2014) for a single family residence.

Lorie Scalera appeared before the Board and reviewed their application. She explained that once the contractor met with Building Inspector Gil Albert, they found that small changes were required in order to obtain the required permits. The concrete contractor told them that they couldn't pour a 54'9" foundation; it had to be an even footage number so it is now at 56'. On the other side, the architect had neglected to take into account the required tread and riser height for the stairs. That has now been shifted over and up a bit for a better fit, as Building Inspector Gil Albert had suggested.

The Board reviewed the measurements with the applicant and Building Inspector Gil Albert. The Board agreed these are minimal changes.

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

Chairman Stephen Bodnar then read the letter from the Saratoga County Planning Board which indicated no significant county wide or intercommunity impacts.

Chairman Stephen Bodnar then asked for Town Attorney William Reynolds opinion; he had no opinion.

After providing Proof of Notice in the Saratogian on July 17, 2015, 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. Seeing as no one spoke, **Chairman Stephen Bodnar closed the Public Hearing at 7:24 p.m.**

Chairman Stephen Bodnar reviewed the Summary of Area Criteria Balancing Test and went through it line by line with the Board; the Board found in favor of the Applicant.

A motion was made by Clarence Fosdick, seconded by John Deyoe, to grant the amended variances as proposed. Chairman Stephen Bodnar - aye, Clifford Hanehan - absent, Thomas Carrangi - absent, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 4 - 0

Approved

The Applicant thanked the Board.

Old Business: none

New Business: none

A motion was made by Chris Benn, seconded by Chairman Stephen Bodnar, to adjourn the meeting at 7:33 p.m. Chairman Stephen Bodnar - aye, Clifford Hanehan - absent, Thomas Carrangi - absent, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 4 - 0

Meeting Adjourned

The next Zoning Board of Appeals meeting will be held August 24, 2015.

Respectfully submitted,

Linda McCabe
ZBA Clerk