

TOWN OF SARATOGA
ZONING BOARD OF APPEALS DRAFT MINUTES
October 26, 2015

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, William Moreau – absent, Thomas Carrangi – present, Clarence Fosdick – present, John Deyoe - present, Chris Benn – present.

Also present: Town Attorney William Reynolds, Paul and Debbie Carkner. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Chris Benn, seconded by Tom Carrangi, to accept the meeting minutes of August 24, 2015.** Chairman Stephen Bodnar - aye, Clifford Hanehan -aye, Thomas Carrangi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 6 - 0

Approved

Area Variance

Paul A. & Debbie Carkner #15-10
162 Franklin Beach Rd.
Saratoga Springs, NY 12866
S/B/L 180.17-1-19 Lake Residential

Due to FEMA elevation requirements, a front porch was added to the building plans for safety ingress/egress of the Applicant's home. The Applicants seek a 2' 2" front setback variance for their front porch because it is situated too close to the road.

The Applicants appeared before the Board and reviewed their application. They explained that they received a building permit to raise their house in order to put in a basement. Original entry into the house was just two steps up, but with the height requirements of the first floor, as well as the required FEMA elevation certificate, a new porch and stairs of eight risers/steps, had to be added to accommodate a safe entryway. The Applicants stated Building Inspector Gil Albert had told them they needed to reposition the location of the stairs to navigate safely into the house. Due to that, it ended up being 2'2" closer to the road. They also stated they removed the trailer that was on the property, which decreased their coverage from 29% down to 26%. They then reviewed photos of their home as well as their neighbor's, proving their neighbor's porch is closer to the road than theirs.

John Deyoe stated the only difference is the rise and run of the stairs.

The Applicants responded correct; it used to be a two- step up into the house, but with the current elevation the need arose for the placement of the stairs.

Chris Benn stated it's keeping within the surrounding neighborhood and others are much closer to the road than this one.

Chairman Stephen Bodnar asked if they could have gone off the side of the house instead of straight out.

The Applicant replied they considered it but the well is there and there wasn't enough room due to the placement of the two grinder pumps.

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

Chairman Stephen Bodnar asked if the Town Attorney had any comment; he did not.

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

After providing Proof of Notice in the Saratogian on October 14, 2015, Chairman Stephen Bodnar opened the Public Hearing at 7:15 p.m. asking those wishing to speak to please stand and state their name and address. Seeing as no one wished to speak, **Chairman Stephen Bodnar closed the Public Hearing at 7:16 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 Clifford Hanehan, seconded by Chris Benn, to grant the 2'2" setback variance as proposed since the Applicants reduced their lot coverage and it creates no harm to the neighborhood. Chairman Stephen Bodnar - aye, Clifford Hanehan -aye, Thomas Carringi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 6 - 0

Approved

The Applicant thanked the Board.

Old Business:

New Business: Joint Board meeting will be Oct. 29, 2015 at 7:00 p.m.

A motion was made by John Deyoe, seconded by Clarence Fosdick to adjourn the meeting at 7:46 p.m. Chairman Stephen Bodnar - aye, Clifford Hanehan -aye, Thomas Carringi - aye, William Moreau – absent, Clarence Fosdick - aye, John Deyoe – aye, Chris Benn - aye.

Carried 6 - 0

Meeting Adjourned

The next Zoning Board of Appeals meeting will be held November 23, 2015.

Respectfully submitted,

Linda McCabe
ZBA Clerk