

Minutes

Village of Ballston Spa

Zoning Board Meeting

August 31, 2016

The meeting was called to order at 7:00 p.m. by Chairman Kevin McDonough

Members Present: Bruce Couture, Anna Stanko, Paul Laskey

Alternate Member Present: Ed Fernau

Approval of Minutes

Motion made by Member Couture, seconded by Member Stanko, to approve the minutes of the previous meeting, held on June 29, 2016.

Member Couture: yes

Alternate Member Fernau: yes

Member Stanko: yes

Chairman McDonough: yes

Member Laskey: abstained

Old Business:

The application of residents Patricia Stack and Janette Schmitt, tabled at the July 27, 2016 meeting, was the only business of the meeting.

Applicants propose to build a 1-story, 12-foot high attached carport at their home at 26 Crestline Drive, Ballston Spa. The building application was denied because it would have less than the required 12-foot side yard setback required by village code.

Chairman McDonough read the appeal to the Zoning Board stating the homeowners are finding it difficult in the winter months to maintain their driveway and vehicles. The structure would cover a portion of the driveway and also shelter vehicles.

Applicants are requesting an 8-foot, 3-inch variance to build the carport.

Mr. David Pentowski, representing Ms. Stack and Ms. Schmitt, said the structure would not interfere with neighboring lots, and that no neighbors on Crestline Drive were present at the meeting to air their concerns. He said the carport would be attached to the house and the roof will match the house.

Mr. Laskey told applicants he appreciated the detailed map presented by the residents.

Chairman McDonough stated applicants require an 8-foot, 3-inch variance. He asked the applicants if they had considered putting the structure on any other place on their property so a variance would not be needed.

Mr. Pentkowski replied that the lot is limited and there is a shed in the back of the property.

Ms. Schmitt said there are several houses in the neighborhood that have carports and garages in the same location on driveways.

Mr. Pentkowski stated the carport would only be used for vehicles. For example, power tools would not be used inside the structure.

Ms. Schmitt said the carport has been designed to fit two cars side by side.

Chairman McDonough asked applicants if the eave on the south side wall would have a gutter or a direct flow of rain water and ice melt.

Mr. Pentkowski stated that water won't flow off on that side of the structure.

Member Stanko said she drove Crestline Drive to view the homes there and that there are many other buildings and sheds close to the property line, and that the applicants' home is very well-kept.

Chairman McDonough opened the meeting to members of the public at 7:15. There were no residents in attendance. Chairman McDonough closed the public hearing part of the meeting at 7:15.

Member Couture presented a motion for discussion:

"The Village of Ballston Spa Zoning Board of Appeals does hereby grant a side yard setback relief of 8-feet, 6-inches for the purposes of constructing a carport at 26 Crestline Drive as shown in Exhibit A."

Motion made by Member Couture, seconded by Member Laskey.

On the motion:

Member Couture: yes

Alternate Member Fernau: yes

Member Stanko: yes

Chairman McDonough: yes

Member Laskey: yes

Meeting adjourned at 7:22 p.m.

Respectfully Submitted,


Cari Scribner
Deputy Village Clerk