

ZBA Board Meeting Minutes

Village of Ballston Spa

Held on November 6, 2019

The meeting was called to order at 7:06 by acting chairman Paul Laskey.

Chairman absent: Kevin McDonough

Members present: Anna Stanko, James Jurcsak, John Luciani

Alternate present: Ed Fernau

Board members went over the previous meeting's minutes. Member Stanko motioned for approval, Member Jurcsak seconds the motion. Minutes were approved by all.

New Business:

Member Laskey was standing in as chairman in Chairman McDonough's absence.

The matter before the board was an application for a setback variance by Linnea DiNallo.

Acting chairman Laskey read the legal notice that was posted in the Daily Gazette.

Ms. DiNallo presents her proposal to the board. She would like to build an addition that includes a garage with additional living space for her growing family. In her proposal, there is mention of 8' setbacks, but the board believes that should read as 12'. After reviewing code 205-27, section B (2), it appears that due to the age of the home, code will allow 8' setbacks, as long as everything else is compliant. She resides in a R-1 zone.

The home currently has 2 bedrooms and 1 bathroom. Ms. DiNallo would like to make it a 5-bedroom, 2 bath home. This will stay a single-family residence.

Ms. DiNallo did not have a specific set of plans to present to the board. She wanted to see if she was awarded the approval before spending money on plans. She explains that the addition would be on the west side of the property and would consist of a single car garage with space above. She doesn't know the exact dimensions of the addition; it would depend on how wide she's allowed to go.

Members Fernau and acting chairman Laskey explain to Ms. DiNallo that the board can't give blanket approvals. The board needs to see a set of plans to know specifically what she is requesting.

Attorney Ferradino informs Ms. DiNallo that there are a few more items that she would need to bring with her for the board to be able to vote on her proposal. One of those items is a survey showing the current house and proposed addition. This will show them where everything falls with the setbacks.

Member Fernau recommends to Ms. DiNallo that she meets with her architect to go over all this with him, and to determine what size addition is actually needed.

Member Stanko asks Ms. DiNallo to also consider using some other open space on her lot to build back more instead of going so wide. She's also concerned with the building height, the only information that was given to the board was that it would be 2-3 stories high. The maximum allowed height is 36'.

Acting chairman Laskey, Attorney Ferradino and Ms. DiNallo spend some time looking over the proposal in detail and the property lines.

Attorney Ferradino asks Ms. DiNallo which neighbors would be impacted by this variance. Ms. DiNallo states just the neighbors on the western side, and she has not spoken to them about this.

The board then begins discussion regarding bulk coverage. The current home footprint takes up 16% of the lot, which falls below the allowed 20%. Member Stanko is concerned that what Ms. DiNallo is proposing would be well over 20%, and this is something her architect should look at as well. If her proposal is over the allowed amount, there would have to be a variance granted for that as well as the setbacks.

Stormwater management is then discussed. Ms. DiNallo had come to the board for a variance approximately 2 years ago that was never approved. At that time, she had drainage issues on the property. Member Stanko mentions this, and states that with the size of the addition she's now proposing, stormwater management is definitely an issue that would need to be addressed.

The board discusses the options moving forward with Ms. DiNallo. She would like to table the proposal for now and come back once she has more information to present to the board. The board also requests that she bring her architect with her next time, as he will be beneficial to the discussion. Ms. DiNallo is going to get a survey and a set of plans before she comes back to the board. Acting chairman Laskey has agreed to be a point of contact between the board and Ms. DiNallo before their next meeting. She will present all her information to him and he will help her with any missing information that may be required so she is prepared for the next meeting.

There is a discussion amongst everybody regarding when the next meeting can be. The scheduled date is Wednesday, November 27th, but that is the night before Thanksgiving. Some members will be out of town, and Ms. DiNallo won't be able to have her information in by the two-week prior mark. They discuss moving it to the end of December, but that is Christmas evening. They agree to find out from Ms. DiNallo when her architect can get the requested items to her, and then they'll determine a date. They are willing to call a special meeting to help her move things along if needed.

Acting chairman Laskey opens the discussion to the public at 8:07. Resident Liz Kormos just reviews what the board has discussed and agrees with everything that had been said.

Public discussion closed at 8:08.

Ms. DiNallo is dismissed at 8:08, as the board has some internal items to discuss. Attorney Ferradino has spent some time reviewing our ZBA application and has determined it is extremely outdated. She believes they need to update their application to adapt to the new

standards. Member Luciani has volunteered to work on updating it. Acting chairman Laskey offered to help him with it as well.

Acting chairman Laskey asks if there is any new business to discuss. There is not.

Member Luciani motions to adjourn, Member Stanko seconds the motion. All ayes.

The meeting is adjourned at 8:20.

Respectfully submitted,

Shari Kanarek

Secretary