

ZBA Board Meeting Minutes

Village of Ballston Spa

Held on January 29, 2020

The meeting was called to order at 7:05 by chairman Paul Laskey.

Chairman present: Paul Laskey

Members present: Anna Stanko, James Jurcsak, John Luciani

Member absent: Kevin McDonough

Board members went over the previous meeting's minutes. Member Luciani motioned for approval, Member Stanko seconds the motion. Chairman Laskey abstains. Member Jurcsak approves.

New Business: None

Old Business

Linnea DiNallo has returned after meeting the board last month with her setback variance requests.

Ms DiNallo presents to the board her amended application and a new site plan with the corrected dimensions from last month's meeting. The board looks over the information and points out that the bulk area number she calculated is off a little bit, she hadn't pulled the square footage from the official survey. This doesn't change her numbers very much.

Upon reviewing everything, the board confirms the numbers for each variance request. Ms DiNallo is requesting a 6'1" west side variance, a 6'6" east side variance, and a bulk area variance of 3.47%.

The board asks Ms DiNallo what changes she made since the previous meeting. She states they altered the garage from 15' wide down to 12' wide by removing the pedestrian door.

Chairman Laskey and Member Stanko are both concerned with the small setbacks she's requesting. With such narrow side setbacks, there would be no way for emergency vehicles to get into the backyard if ever necessary. Chairman Laskey states that due to grown vegetation, the east side is basically "closed off", so he believes her requested bump out on that side should be fine. But that she might want to reconsider asking for such a steep variance on the west side.

Chairman Laskey then reads the five areas of criteria that they use to consider each variance request. He tells Ms DiNallo that they treat each variance individually, so each question applies to each variance request.

Chairman Laskey asks Ms DiNallo if she'd like to continue with her current application and have the board vote as it stands, or if she'd like to table it again until the next meeting. She states that she'd like to table it until next month and make some more changes to the plan.

Chairman Laskey opens the discussion to the public, but there is no one present with any comment.

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

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

The meeting is adjourned at 7:53.

Respectfully submitted,

Shari Kanarek

Secretary