

VILLAGE OF VICTORY ZONING BOARD OF APPEALS

MONTHLY MEETING MINUTES

March 20, 2017

6:30 pm

Chairperson Jaime O'Neill called the meeting to order at 6:56pm after waiting to see if the applicant would be attending as that was the only new business this month. The applicant did not show up therefore the meeting was called to order and business was conducted.

Roll Call:

Chairperson Jaime O'Neill – present, Terrie Wolcott - present, Heather Freebern – present and Recording Secretary Maureen Lewsey - present.

Announcements:

- ❖ No new announcements.

Approval of Minutes:

- ❖ No meeting has been held in some time. Clerk Lewsey to check for any pending minutes to adopt.

Returning Applicant:

- ❖ None

New Application:

- ❖ **Applicant, James M. Sullivan – CASE # 2017-01**
Request: Several Area Variance for addition to single family residence
District: SF-2

Applicant James Sullivan and Architect John Farndell were present to discuss the application request of the addition to the rear of the single family residence including a new deck installation. The application was complete and included a survey and drawings of the proposed addition. A google map was also provided to the zoning board. The applicant was referred to the zoning board of appeals after getting denied for a building permit since the setbacks cannot be met. The purpose of the addition is to update the kitchen from a 1920's style and to rehab the interior as they are not functional or is not fit for resale as stated by the applicant. Mr. Farndell stated that the dining room area would be kept as they rework the plans. Mr. Sullivan stated he has discussed with both immediate neighbors; Pat Hayes and Donna Mellon. The vacant land to the north still remains in the estate and Ms. Mellon is hesitant to sell at this time according to Mr. Sullivan. Mr. Sullivan would like to acquire the property. At this time the variances requested relate to the current lot boundaries. After discussion and review of the proposed project, it was determined several variances would be needed. The current structure's setbacks are pre-existing to zoning and are non-conforming. However the area variances requested would permit the new construction. The lot area, % of lot coverage and rear yard setback meet the current requirement. Area variance request include the lot width, the front yard setback and side yard setback. The residence on the north side is closer to the property line than the proposed addition. A referral to the Saratoga County Planning Board (SCPB) was sent in February 24, 2017 and comments were received on March 17, 2017. Chairman O'Neill stated that there was concern of the garage access by the addition. The applicant stated it would not interfere. The SCPB also couldn't determine the exact variance request as there were some dimensional measurements not available from the survey or map provided. Chairman O'Neill asked if there were any other questions by the zoning board.

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Case 2017-01 (continued)

The applicant offered a new roof line would be part of the construction to allow for the same gable roof line for the bedroom area over the kitchen. As there were no other issues to discuss, **ZBA Member Terrie Wolcott made a motion to schedule the Public Hearing for April 24, 2017 at 6:35pm with ZBA Member Heather Freebern seconded the motion. Vote: 3-0. All Ayes. Motion Passed.** Mr. Farndell inquired about sending out the notice of public hearing and the Schuylerville boundary. It was noted to just notice the Village of Schuylerville office. It was confirmed that the village will publish the legal notice however the applicant is required to pay the fee and that the responsibility of mailing the notices out are by the applicant.

Old Business:

- ❖ None

New Business:

- ❖ Chairwoman O'Neill notes that next month a new application will be received as a referral from the village planning board on a use variance for Saratoga Peanut Butter Co LLC at 41 Gates Ave.

Open Floor:

- ❖ None

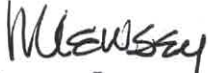
Next Meeting:

The next meeting has been rescheduled from April 17, 2017 to April 24, 2017 at 6:35pm with a public hearing scheduled as the regular meeting will follow. The legal notice for the public hearing will be placed ten days before the meeting date as required.

Adjournment:

ZBA Member Heather Freebern made a motion to adjourn the meeting with ZBA Member Terrie Wolcott seconded the motion. Vote: 3-0, All Ayes. Meeting Adjourned.

Respectfully Submitted,


Maureen Lewsey
ZBA Recording Secretary