

**VILLAGE OF VICTORY  
ZONING BOARD OF APPEALS MINUTES**

May 21, 2024

**PUBLIC HEARING**

**CASE # 2023-02: DAVE ROBERTS ~ LOT CONSOLIDATION**

**ZBA member Heather Freebern made a motion to OPEN the Public Hearing with ZBA member Michelle Marshall seconded the motion. Vote: 3-0, all ayes. Motion Passed.**

ZBA member Terri Wolcott asked if there were any questions and or concerns on the application to consolidate four parcels.

**Public Comment:**

Megan McCormick, 9 Timothy Drive, has a question regarding the use of the property and the interest in what future improvement will be. She received the public hearing notification and is concerned. Applicant representative Harold Reiser replied they are consolidating for a future single-family dwelling. Property Owner Dave Roberts makes the point that the subdivision was approved creating the lots initially and he stated this should be approved (consolidation).

ZBA Member Terri Wolcott asked if there were any other comments.

Having no other comments, **ZBA member Terri Wolcott made a motion to CLOSE the Public Hearing with ZBA member Michelle Marshall seconded the motion. Vote: 3-0, all ayes. Motion Passed.**

**Public Hearing Closed.**

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**CALL REGULAR MEETING TO ORDER**

ZBA member Terri Wolcott called the meeting to order.

**ROLL CALL**

ZBA members Terri Wolcott, Heather Freebern and Michelle Marshall.

Also attending ZBA Secretary Maureen Lewsey.

Vacancies: Alternate member and appointment of official Chairperson.

**ANNOUNCEMENTS**

Annual Meeting ~ coming up in June ~ to outline new Chairperson and meeting schedule

**APPROVAL OF MINUTES**

- ❖ September 14, 2023 ~ Monthly Meeting (Freebern and Marshall can approve) ZBA member Marshall has not reviewed them fully therefore the minutes were TABLED until the next meeting.
- ❖ March 27, 2024 ~ Monthly Meeting (Wolcott and Marshall can approve) **ZBA member Marshall made a motion to approve the March 27, 2024 minutes with ZBA member Wolcott seconded the motion. Vote: 2-0, 1-abstention. Motion Passed.**

## RETURNING APPLICANT

- ❖ Case # 2023-02 District: SF-2  
Applicant: Harold Reiser, Representative  
Owner: David & Mary Roberts, Owner  
Property Location: Hill Manor Development (Timothy Drive)  
Variance Request: Area Variance (due to lack of Road Frontage)  
S/B/L: **157.70-3-16/-17-18 and -99.1** (merging four lots) for future development Single Family

Both the applicant and the owner were present and stated that the certificate of mailing was provided to ZBA Secretary Lewsey. Also Secretary Lewsey notes that Saratoga County Planning Board response concluded there was no significant impact county wide on the application request to consolidate the four parcels.

Since there was no other discussion, **ZBA member Wolcott made a motion to approve the application request to merge the four lots as outlined above and as presented with ZBA member Marhsall seconded the motion. Vote: 3-0, all ayes. Motion Passed.**

Secretary Lewsey to complete the Notice of Action and provide a copy to the Owner and the Planning Board. The Planning Board will meet separately on the application.

## NEW APPLICATION

- ❖ Case # 2024-01 District: MUVVC  
Applicant/Owner: Anthony White  
Property Location: 54 Gates Avenue  
Variance Requests: Lot Area, Lot Width, Garage Height and Garage Sq Ft

An application was received for area variances for the request of a three-car garage for personal use. ZBA member Wolcott inquired about the use of the accessory structure. The owner stated it was for personal use but intended to have a lift installed in the middle bay requiring the structure to be twenty-one' in height (required is fifteen'). It was also asked if the fence would be coming down and or completely removed. White stated it would remain and the garage would be within this area. He stated what is considered the front of the garage would be on the alley side and the back of the garage would be facing Gates Avenue and would meet thirty feet off what is considered the front setback. The use of the garage was also discussed and White stated personal use for working on hot rods and storage of seasonal equipment. He stated no business was going to be run from the garage. The reason he is proposing the three-car garage is to keep everything inside and out of sight. He has verbally talked to neighbors on the construction. ZBA member Wolcott stated that the board would have to look at the balancing test. The garage would be detached as it is on a separate lot. ZBA member Marshall asked if a survey was done and he said no but he owns more of the alley than what people realize. The zoning board agreed they would have to look more at the request. He would like to get the structure up before the snow. White said he wants it right as the investment is about 50K. He wants the shop to be big enough to work on cars and store his four-wheeler. ZBA member Wolcott said it has to return to the June meeting for more review of the requests needed.



- ❖ Case # 2024-02 District: SF-1  
Applicant/Owner: Carole Macomber  
Property Location: Vacant Land/153 Cemetery Road  
Variance Request: fifty' Lot Width for Improvement of Tiny Home

The applicant recently purchased the property to place a tiny home there for the seasonal residence. It is currently vacant land but requires a lot width variance and side setback variance since the tiny home will be placed closer to the north boundary to avoid water issues. The structure that was previously there was destroyed due to fire about 20 yrs. ago. The north side boundary adjoins the village cemetery and the southern boundary is wet and marshy. The contractor will be placing the driveway on the southern side and the foundation pad will be gravel. A survey was done on the property. **After a brief discussion it was determined to go ahead and schedule the public hearing.** The parcel is a pre-existing non-conforming lot and the side setback request is due to a hardship and needed just ten' variance of the thirty' required. **The public hearing will be June 25, 2024 at 6:30pm.** The legal notice will be placed by the village and the notification will be done by the applicant.

OLD BUSINESS: none

NEW BUSINESS: none

NEXT MEETING

- ❖ June 25, 2024 at 6:30pm

ADJOURNMENT

**ZBA member Heather Freebern made a motion to adjourn the meeting with ZBA member Michelle Marshall seconded the motion. Vote: 3-0, all ayes. Motion Passed. Meeting adjourned.**

Respectfully submitted,

*Maureen Lewsey*

ZBA Secretary