

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK
ZONING BOARD OF APPEAL MAY 11, 2015
CALLED TO ORDER BY: CHAIRMAN CALARCO AT: 7:00 P.M.**

PRESENT

David Calarco, Chairman
Ed Brewer
Anthony Maier
David Smith
Lou Spada
Attorney Robert Linville, Esq.
Nadine Fuda, Director of Planning and Zoning

MEMBERS ABSENT

APPROVE MINUTES - March 9, 2015

Maier moved, Spada seconded that the minutes be approved as amended

5 Ayes. 0 Noes

Ayes: Brewer, Calarco, Maier, Smith, Spada

Oppose: None

Nadine Fuda, Director, read the hearing notice(s) as published in the Troy Record on the following variance application(s):

Thomas Arcidiacono published on May 1, 2015

Public hearing open 7:00 p.m.

Public hearing closed 7:12 p.m.

Thomas Arcidiacono

Z734-15/R20/177.12-6-7

8 Maple Ridge Ave.

Proposed- Area for Lot Line

Mr. David Smith ZBA board member recused himself from this application. Do to the fact he is a friend and neighbor.

Steven Hart, Hart Engineering and Thomas Sherwood were present for this meeting.

Mr. Hart stated the lot line adjustment is to transfer 0.268 of an acre from the lands of Arcidiacono to the lands of Sherwood.

Mr. Sherwood state he is interested in the property to keep it wooded. He does not intend to change that area.

AREA VARIANCE CRITERIA

The Board members reviewed the area variance criteria.

- 1) Can the benefit be achieved by other means feasible to the applicant? **No**
- 2) Will the granting of the variance create an undesirable change in the character of the neighborhood or to nearby properties? **No**
- 3) Is the request substantial? **No**
- 4) Will the request have an adverse physical or environmental effect? **No**
- 5) Is the alleged difficulty self-created? **Yes**

6) Conditions:

- **Lot is not a building lot**

Maier moved, Calarco seconded that the Zoning Board of Appeals be **LEAD AGENCY** relative to the variance only.

4 Ayes, 0 Noes, Motion carried.

Ayes: Brewer, Calarco, Maier, Spada

Oppose: None

Calarco moved, Spada seconded a **NEGATIVE DECLARATION**.

4 Ayes. 0 Noes. Motion carried.

Ayes: Brewer, Calarco, Maier, Spada

Oppose: None

Calarco moved, Spada seconded that the area variance be **GRANTED**.

<u>Brewer</u>	<u>Calarco</u>	<u>Maier</u>	<u>Smith</u>	<u>Spada</u>
Yes	Yes	Yes	Recuse	Yes

ADJOURN

Maier moved, Spada seconded that the meeting be adjourned. There being no objections, Chairman Calarco adjourned the meeting at 7:20 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning