

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK  
ZONING BOARD OF APPEAL MARCH 13, 2017  
CALLED TO ORDER BY: CHAIRMAN CALARCO AT: 7:00 P.M.**

**PRESENT**

David Calarco, Chairman  
Ed Brewer  
Anthony Maier  
Attorney Robert Linville, Esq.

**MEMBERS ABSENT**

Lou Spada  
Nadine Fuda, Director  
Planning & Zoning

**APPROVE MINUTES**

Brewer moved, Maier seconded that the minutes be approved as amended  
3 Ayes. 0 Noes  
Ayes: Brewer, Calarco, Maier

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

Robert Morris / EW Birch Builders published on **DATE 3/13/17**

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public hearing open 7:03 p.m.

public hearing closed 7:10 p.m.

Robert Morris / EW Birch Builders  
18 Crescent Drive  
Proposed- Area Variance

Z763-17/R20/210.-1-3-9

Ed Brzozowski, builder, and Robert Morris applicant were present for this meeting.

Mr. Brzozowski state he is here with Mr. Morris the new homeowner, on Halloween night the Morris family had a fire at their home on Crescent Drive, they are looking to rebuild the same style home that is 7 feet wider and now have a 2 car garage instead of the original 1 car garage.

Mr. Morris stated exact same house exact same footprint only difference is as Mr. Brzozowski stated we picked a 2 car garage instead of the one car garage.

Chairman Calarco asked Mr. Morris when they purchased the house.

Mr. Morris stated in August of 2014.

Mr. Gary Roberts neighbor to the applicant, spoke in favor for Mr. Morris to receive the variance he is looking for in order to rebuild his home.

The Board members reviewed the area variance criteria.

**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

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

3 Ayes, 0 Noes, Motion carried.

Ayes: Brewer, Calarco, Maier

Oppose: None

Brewer moved, Maier seconded a **NEGATIVE DECLARATION**.

3 Ayes, 0 Noes. Motion carried.

Ayes: Brewer, Calarco, Maier

Oppose: None

The Board members reviewed the area variance criteria.

Maier moved, Brewer seconded that the area variance be **GRANTED as per the plans submitted to the building department**.

<u>Brewer</u>	<u>Calarco</u>	<u>Maier</u>	<u>Spada</u>
Yes	Yes	Yes	Absent

**ADJOURN**

Calarco moved, Maier seconded that the meeting be adjourned. There being no objections, Chairman Calarco adjourned the meeting at 7:40 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning