

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK**  
**ZONING BOARD OF APPEAL December 13, 2021**  
**CALLED TO ORDER BY: CHAIRMAN CALARCO AT: 7:00 P.M.**

**PRESENT**

David Calarco, Chairman  
Ed Brewer  
Bob Loveridge  
Anthony Maier  
Lou Spada  
Craig Crist, Esq.  
Nadine Fuda, Director of Planning and Zoning  
Melissa Knights, Assistant to Director

**MEMBERS ABSENT**

**APPROVE OF DRAFT MINUTES DATED November 8, 2021**

Spada moved, Maier seconded that the draft minutes be approved, as amended, as the official minutes of this meeting.

5 Ayes. 0 Noes

Ayes: Brewer, Calarco, Loveridge, Maier, Spada

Oppose: None

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

Ann Griffin and Bruce Adams published on December 4th 2021

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public hearing open 7:25 p.m.

public hearing postponed to a later date

Ann Griffin and Bruce Adams  
1489 Maple Hill Road  
Proposed - Area Variance

Z804-21/R-20/199.-4-4.15

Ann and Bruce Adams, Applicants were present for this meeting.

Chairman Calarco stated this was sent to the **Rensselaer County Bureau of Economic Development** and Planning and after review they determined the proposal does not have a major impact on any county plans and that local consideration should prevail.

This application received a Favorable recommendation from the Planning Board.

ZBA 12-13-2021

71-2021

After discussing the applicants request to have 3 horses on their property the applicant decided to ask for the building inspectors' interpretation on the zoning code for the zone R20 and the ability to have horses on 5+ acres of land.

Per the applicants request this application was adjourned until the applicant receives the interpretation and is able to decide on what they would like to do.

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

**Michael Smith**

**published on December 4th, 2021**

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public hearing open 7:16 p.m.

public hearing postponed to a later date

Michael Smith

Z805-21/R20/177.-8-13

2633 Brookview Road

Proposed - Side yard setback

Joan Smith, applicant, was for this meeting via zoom.

Chairman Calarco stated this was sent to the **Rensselaer County of Economic Development** and Planning and after review they determined the proposal does not have a major impact on any county plans and that local consideration should prevail.

This application received a Favorable recommend from the Planning Board.

After a discussion on the proposed deck in the sideyard setback on the property line the applicant decided to review his request and possibility resubmit a different plan and placement of the deck.

Per the applicants request this application was adjourned until the applicant decided on what he wants to do.

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

ZBA 12-13-2021

72-2021

the following variance application(s):

Green Dale Solar

published on October 25<sup>th</sup>, 2021

public hearing of 10/25/21

public hearing closed 7:10 p.m.

Green Dale Solar

Z800-21/PD2/227.-1-7

County Rt 32 Green

Proposed - Set back from 200 feet

Hyde Clark, attorney for the applicant, was present for this meeting,

Mr. Clark stated their original request was a 25-foot setback from the property line instead of the 200-foot required by the solar law, this was adjourned for discussion at the request of the applicant, they are now here for a 100-foot setback.

There were no questions for the applicant. An no members of the public to make comment.

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? YES
- 4) Will the request have an adverse physical or environmental effect? NO
- 5) Is the alleged difficulty self-created? NO

Spada moved, Loveridge seconded that the area variance be **GRANTED** a variance on the northern border against the National Grid property boundary for no less than 100 feet as per the plans and drawings submitted with this application.

**Conditions:** None

Brewer	Calarco	Loveridge	Maier	Spada
YES	YES	YES	YES	YES

**ADJOURN**

Mayrer moved, Spada seconded that the meeting be adjourned. There being no

ZBA 12-13-2021

73-2021

objections, Chairman Calarco adjourned the meeting at 8:04 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning