

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK
ZONING BOARD OF APPEAL OCTOBER 15, 2018
CALLED TO ORDER BY: CHAIRMAN CALARCO AT: 7:00 P.M.**

PRESENT

David Calarco, Chairman
Ed Brewer
Anthony Maier
Lou Spada
Attorney William Better, Esq.

MEMBERS ABSENT

Nadine Fuda
Director of Planning and Zoning

APPROVE MINUTES : JUNE 11, 2018

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

4 Ayes. 0 Noes

Ayes: Brewer, Calarco, Maier, Spada

Oppose: None

Closed both items from the above meeting

Beaver Road - withdrew

Estate drive - withdrew

**Melissa Knights, Assistant to Director, read the hearing notice as published in the
Troy Record on the following variance application:
Bernadette Carman published on October 6, 2018**

public hearing open 7:00 p.m.

public hearing closed 7:15 p.m.

Bernadette Carman
3 Maple Ridge Ave.
Proposed - Area Variance

Z775-18/R20/178.9-1-14

Mr. Carman, applicant was present for this meeting.

Mr. Carman stated they just bought this home and would like to add a 10 x 20 shed.

Chairman Calarco stated this is very straight forward request. The house is on a .28 acre lot the only structure on the lot is the residence and that alone puts it over the allowed 10%. Adding a shed would increase the overage about 13 % and feels this is not an issue. The board had no questions or comments.

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, Spada 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, 0 seconded a **NEGATIVE DECLARATION**.

4 Ayes, 0 Noes. Motion carried.

Ayes: Brewer, Calarco, Maier, Spada

Oppose: None

The Board members reviewed the area variance criteria.

Calarco moved, Maier seconded that the area variance be **GRANTED** for a 10x20 shed to be built on the property.

Brewer	Calarco	Maier	Spada
Yes	Yes	Yes	Yes

6) Conditions:

- of like construction
-
-

ADJOURN

Maier moved, Brewer 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