

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK  
ZONING BOARD OF APPEAL - April 12, 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 MINUTES for OCTOBER 19, 2020**

Maier moved, Loveridge seconded that the minutes be approved as amended.

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):**

Michael Pogoda/Wendi Crosby published on April 7, 2021

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Public hearing opened at 7:01 and closed at 7:05 due to no internet.

public hearing reopens 7:23 p.m.

public hearing closed 7:32 p.m.

Michael Pogoda/Wendi Crosby  
Phillips Road  
Proposed - area variance.

2021-1/RA/188.-3-1.1

Michael Pogoda, applicant, was present for this meeting.

Chairman Calarco stated this application came to us directly from the Planning Board it is part of a subdivision application that is why he has no denial from the building inspector.

Mrs. Fuda read the public hearing notice.

Chairman Calarco stated this was submitted to the Rensselaer County Bureau of Economic Development and Planning and they had determined that the proposal does not have a major impact on county plans and local consideration shall prevail. There was a note on this sent back asking if there was sufficient distance to site septic and well area will be a

concern. This application also went to the planning board and received a negative recommendation on this application.

Mr. Pogoda stated he is looking to subdivide 2.41 acres on Philips Road.

Chairman Calarco asked the applicant when he purchased the property.

Mr. Pogoda stated 2016.

Chairman Calarco asked why are you looking to subdivide?

Mr. Pogoda stated there is 574 feet of road frontage, he did not want one home on such a large road frontage.

Mr. Spada asked about the stream that borders the property and it looks like one lot is 60,000 sq. ft. and the other lot 45,000 sq. ft. will the stream be an issue with the well and septic and has it been mapped out?

Mr. Pogoda stated yes it was mapped out by Ken Barber from Barber Engineering, he stated there would be more than enough for the wells and septic on both lots,

Mr. Spada stated the slope of the land is dramatic on the one corner. He sees there has been a preliminary wet land management survey, asked who did that survey.

Mr. Pogoda stated it was Gilbert Van Guider out of Clifton Park and the health dept also came to the site to do a deep dig and perk test.

Mr. Spada wanted to make the applicant understand that is substantially under sized.

Chairman Calarco stated that if he acquired enough land to make the second lot 60,000 sq. ft., he would not need to come back to the zoning board he could withdraw his application and proceed to the planning board and finish out the 2-lot subdivision.

After further discussion, the applicant decided to adjourn his request and inquire about purchasing land from the neighbor at the back of his property to make the undersize lot legal.

Loveridge moved, Brewer seconded that the area variance be **adjourn per applicant's request**.

5 Ayes. 0 Noes. Motion carried.

Ayes: Brewer, Calarco, Loveridge, Maier, Spada

Oppose: None

## **ADJOURN**

Brewer moved, Spada seconded that the meeting be adjourned. There being no objections, Chairman Calarco adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning