

**TOWN OF SCHODACK - COUNTY OF RENSSELAER - STATE OF NEW YORK
ZONING BOARD OF APPEAL OCTOBER 16, 2017
CALLED TO ORDER BY: CHAIRMAN CALARCO AT: 7:00 P.M.**

PRESENT

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

MEMBERS ABSENT

APPROVE MINUTES AUGUST 14, 2017

Maier moved, Spada seconded that the minutes be approved as amended
3 Ayes. 0 Noes
Ayes: Calarco, Maier, Spada
Oppose: None

APPROVE MINUTES SEPTEMBER 11, 2017 (to be approved at next mtg.)

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

Kevin Shaw published on October 6, 2017

public hearing open 7:01 p.m.

public hearing closed 7:11 p.m.

Paul Mayor/Kevin Shaw
28 Beaver Rd
Proposed - Front setback

Z770-17/HC/200.-7-21

Kevin Shaw, representing for the applicant, was present for this meeting.

Mr. Shaw stated he is looking to build a new front porch for the Mayors. The porch will be 35.21 feet from the front property line. The new porch will be 2 feet closer to the front setback than the original porch (concrete steps), the new platform is 5 feet and then the steps go out from there.

The Board members reviewed the area variance criteria.

ZBA 10-16-17

30-2017

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:

- Like Construction
- 5 feet decking, stairs do not count in the variance.

Spada, moved, Maier 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, Spada

Oppose: None

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

3 Ayes, 0 Noes, Motion carried.

Ayes: Brewer, Calarco, Maier, Spada

Oppose: None

Calarco moved, Spada seconded that the area variance be **GRANTED of a pre-existing non-conforming**.

Brewer	Calarco	Maier	Spada
Absent	Yes	Yes	Yes

ADJOURN

Maier moved, Spada seconded that the meeting be adjourned. There being no objections, Chairman Calarco adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning