

Present at Meeting:

Cheryl Erickson, Chair
James Dewar, Vice Chair
Ross Schoombs
Troy Scripture
Neil Brandmaier, Alternate #2

Also Present: Ken and Carolyn Gallo, Tim Wade.

Pledge

SPECIAL HEARING:

File # 2021-09 AV
Tax Map #: 36.12-1-60
Ken and Carolyn Gallo
41 Lakeview Drive
Adirondack, NY 12808

Requesting an Area Variance **from Section 6.10** for a Roadway setback to build a 24' x 28' addition with a garage beneath and adjacent screened-in-porch to sit at 49.12' from the roadway where 60" is required.

Chair Cheryl Erickson stated that this is a Special Meeting of the ZBA Board in order to take action on the Ken and Carolyn Gallo requested variances. Chair Cheryl Erickson stated at this time the Public Hearing is closed and this will be a continuing discussion and briefly reviewed the Balancing Test discussed at the September 28, 2021 ZBA meeting.

The ZBA further finds:

1. The proposed project can be achieved by other means feasible to the applicant; however, the impact of the other options would cause additional problems or challenges such as not covering the stairs causing a safety issue. If stairs were turned there would be a steeper pitch, it is a small variance and would not be worth altering the design. The impact of the options would cause additional challenges, it would change the flow of the house and have an impact on the living space. This has been designed well and if redesigned it would be a burden to the applicants. It is architecturally pleasing as currently designed.
2. There will be no undesirable change in neighborhood character or undesirable change to nearby properties. It is consistent with the neighborhood and it will be a nice update to the style of the home.
3. The request is not substantial. It is only a 16% variance request. The variance is for an eve over the porch to cover the stairs for inclement weather and it is a modest request.
4. The request will not have any adverse physical or environmental effect on the property or to neighboring properties. No trees will be cut down, the permeable area will be the same and there is very little, if any changes to the environment.
5. The proposed project is self-created, but this is an older 3 season cabin built in the 1950's and it will be updated.
6. If approved this will be the minimum variance necessary and no conditions attached.

Chair Cheryl Erickson stated we have now received the Warren County Planning Review and the County stated there will be no County impact for this proposed project.

Being no further discussion needed Vice-Chair Jim Dewar made a motion to approve the requested Area Variance **from Section 6.10** for a Roadway setback to build a 24' x 28' addition with a garage beneath and adjacent screened-in-porch to sit at 49.12' from the roadway where 60" is required.

Reminders: None

Correspondence: None

Public Comments: None

Board Comments: None

Being no further comments Ross Schoembs made a motion to adjourn the meeting. Second by Neil Brandmaier.
ALL AYES.

Adjourn: 7:05 PM

Next meeting date: October 26, 2021

Respectfully Submitted,
Terri Katsch, Secretary