

November 30, 2016

Chairman McDonough called the meeting to order at 7:10PM

Members in attendance....Chairman McDonough, Member Couture, member Stanko. Alternate member Fernau, Attorney Fauci

1st order of business was to review the minutes from the last meeting.

Bruce made the motion to accept with the revision of the name change on last page from member Henry to Member Fernau.

Member Fernau 2nd ...all in favor

Kevin acknowledged the applicant from 35 Malta Ave who came to the meeting to have his application heard. The applicant had not reached out to Kevin and was not on the agenda.

1st order of business is an application from Hemans on Center St. Chairman McDonough was under the assumption that George Farnum was going to attend. The matter is tabled until the next meeting.

Next order of business is an application by Don Traver 31 East High St as advertised in the Saratogian. The application is to erect a garage in an R-1 district higher than the 15' allowable height.

Don spoke about the pitch on the roof and explained that he had already applied for and received a building permit and was now asked for a variance because he wanted to build higher than the 15' allowable height. The proposed use is a garage with a workshop in the back. The 2nd story will be used for storage. The garage is on a slab and currently has 2 courses of block.

Member Stanko asked about when he received his building permit – Randy Lloyd responded in October. Member Stanko inquired as to who the contractor was as the current application did not have that information. Mr. Traver said he is building the garage himself.

Mr. Traver provided pictures of adjoining out buildings and garages...there was discussion about the height of the nearby barns and buildings. Member Couture pointed out that the other buildings in the area appear to be higher than 15' ...members agreed.

Member Stanko inquired if the historical committee had reviewed the application. Randy Lloyd said he had not heard back from them. Chairman McDonough said that it was irrelevant; our decision should be based on the application alone. Mr. Traver explained that he planned to comply with whatever the historical committee recommended. Member Stanko inquired as to the exact relief sought – the information of the application is not consistent – it's says both 19' and 20'. Don deferred to Randy Lloyd who explained that they decided to put 20' to allow for the extra course of block and accommodate a 10/12 pitch.

Chairman McDonough explained that there are only 4 of the 5 member board and asked Mr. Traver if he wished to proceed. He does.

Member Couture made a motion that the ZBA be lead agency relative to SEQRA. Member Stanko seconded that motion. All in favor.

Member Couture made a motion that there was no negative environmental impact (negative declaration) regarding this application. Member Fernau 2nd...all in favor.

Member Couture made a motion.

The Village of Ballston Spa ZBA does hereby grants a height relief of 5' for the purpose of construction of a 2 car garage at 32 East High Street in an R-1 district.

Member Fernau seconded...All in favor

Member Fernau made a motion to close. Member Courture seconded. All in Favor Meeting closed at 7:45