

Minutes

Village of Ballston Spa

Zoning Board Meeting

June 29, 2016

The meeting was called to order at 7:00 p.m. by Chairman Kevin McDonough

Members Present: Bruce Couture, Anna Stanko and Paul Laskey Jr.

Alternate Member Present: Ed Fernau

Attorney Present: Attorney Jim Fauci

Approval of Minutes

Motion made by Member Laskey, seconded by Member Couture, to approve the minutes of the previous meeting, held on May 25, 2016.

Member Laskey: yes

Member Couture: yes

Member Stanko: yes

Acting Member Fernau: abstained

Chairman McDonough: yes

Old Business:

Appearing before the board was Danette Chillemi, whose request for a variance to build a front porch/deck at her residence at 27 Hannum St., Ballston Spa, was tabled at the May 25, 2016 meeting. The board asked Chillemi to provide clarification on the measurements for the relief requested.

Mr. Dan Uber, the applicant's father, presented a detailed drawing of the house and the proposed porch with dimensions showing the corner of the house is 34-feet from the middle of Hannum Street. A four-foot porch is in place in front of the home currently.

The proposal is to add a 6-foot porch which would be 28-feet from the center of the street and 3-feet from the property line.

Chairman McDonough said this project would be in line with all the houses on Hannum Street, many of which have similar structures near the road. He stated he did not observe that the proposed porch would change the characteristics of the neighborhood.

The drawing of the porch was entered as Exhibit A.

Mr. Uber said if the porch would be 28-feet from the center of the street, they would need a 22-foot variance.

Chairman McDonough asked the board if they all agreed it is a 22-foot variance requested. He said the porch needs to be on the front of the house rather than the side because when the family takes elderly people down the stairs, they need access to the front door. Chairman McDonough said he went to the house to view it subsequent to the last meeting.

Chairman McDonough opened the meeting to a public hearing at 7:06 p.m. There were no members of the public present. He closed the public hearing at 7:07 p.m.

Member Stanko asked Mr. Uber if there will be stairs leading up to the proposed porch.

Mr. Uber replied there will not be stairs as there is only one step off the platform.

Member Laskey asked if there would be any visual impact from the street.

Mr. Uber replied the porch would be consistent to what is on neighboring homes presently.

Chairman McDonough stated the porch would be about 1-foot past the front porch on the adjacent house. He said all the houses on the road are very close to the street, and in that neighborhood it's very normal.

Member Laskey asked Mr. Uber if the porch will be covered.

Mr. Uber replied it will not be.

Chairman McDonough asked if there will be a typical residential use of the porch.

Mr. Uber replied yes it would be.

Member Laskey told Mr. Uber he was glad he took the time to illustrate the project for the board, and that it was very helpful to them.

Member Stanko asked Mr. Uber about how wide the house is.

Mr. Uber said he did not measure exactly, but estimated it is 22-feet wide.

Member Stanko made the motion that the Village of Ballston Spa Zoning Board of Appeals hereby grants a 22-foot variance to construct an uncovered porch with a 6-foot depth at property located at 27 Hannum Street.

Alternate Member Fernau requested the motion refer include the wording that it is a front yard setback variance.

Member Stanko made the motion that the Village of Ballston Spa Zoning Board of Appeals hereby grants a 22-foot front yard setback variance to construct an uncovered porch with a 6-foot depth at property located at 27 Hannum Street.

Motion made by Member Stanko, seconded by Member Couture.

Member Laskey: yes

Member Couture: yes

Member Stanko: yes

Acting Member Fernau: yes

Chairman McDonough: yes

New Business:

There was none.

Meeting adjourned at 7:14 p.m.

Next meeting will be held Wednesday, July 27, 2016.

Respectfully Submitted,

Cari Scribner
Deputy Village Clerk