

Clifton Park Zoning Board of Appeals Meeting Minutes
January 3, 2006

Present: Michael Dudick (Acting Chairman), Dale Gleason, Gil Kortz,
Joel Koval, Jessica McCarthy, Robert Ritter

Also Present: Lou Renzi, ZBA Counsel
Steve Myers, Director Building & Zoning

Mr. Dudick called the meeting to order at 7:07 PM. He informed the Board members that Dale Kelley's term on the ZBA expired December 31, 2005 and he did not wish to return to the ZBA due to other commitments. He expressed the Town's thanks to Dale for his many years of wonderful service.

NEW BUSINESS

1. An application from Robert Burns, requesting an area variance from Section 208-7 from the required 50 ft. setback for a keyhole lot – proposed setback = 37.9 ft. – variance requested = 12.1 ft. The property is located at 991 Hatlee Road, Ballston Lake. Permit #80582.

The secretary read the legal notice as it appeared in the Daily Gazette on December 29, 2005.

Robert Burns presented this application. He explained that he would like to add a sunroom, 20' x 20', and a deck on the side of his residence.

1/03/06 Page 2

Mr. Koval asked if the deck would be behind the sunroom. Mr. Burns explained that it would be in front of the sunroom. The deck will not extend any further into the setback.

Mr. Kortz asked if the addition will be off the back of the house. Mr. Burns replied it will be off the side and referred to a map as presented with the application. He explained the exact location and noted that the deck will be the same width as the sun room addition.

Ms. McCarthy noted that the deck will protrude in front of the house, the sunroom addition will be flush with the existing house.

Mr. Kortz asked if there were any comments from the neighbors. Mr. Burns replied no.

Mr. Brand, his son-in-law, is present and stated he has no concerns with this request. He is the closest neighbor to the project.

Mr. Myers had no objections to this request.

There was no public comment. Mr. Ritter made a motion to close the public hearing, Mrs. Gleason seconded, approval unanimous.

Mr. Burns noted that he has approximately an acre of land behind his house to the nearest abutter.

Mr. Dudick noted that this is not a substantial request.

Mr. Ritter made a motion to approve this variance as requested. Ms. McCarthy seconded.

Ayes:

Dudick, Gleason, Kortz, Koval, McCarthy, Ritter. Noes: None.

Mr. Ritter made a motion to approve the minutes of December 6, 2005, Mr. Koval seconded. Ayes: Kortz, Koval, Ritter, Dudick, Gleason. Noes: None. Abstained: McCarthy.

The secretary informed the Board that there is not an agenda for the meeting scheduled for January 17, 2006 and therefore it has been cancelled. The next scheduled meeting will be February 7, 2006.

1/03/06 Page 3

Mr. Ritter made a motion to adjourn the meeting at 7:20 PM, Mr. Koval seconded, approval unanimous.

Respectfully Submitted,

Judy Lamb
Secretary

Cc: Town Clerk, Zoning Board Members, Louis Renzi, Counsel, Steve Myers,
Department of
Building and Development, Planning Board, ECC, Assessor