

ZONING BOARD OF APPEALS- OCTOBER 3, 2023-7:00 P.M. – VILLAGE HALL

PRESENT: WAYNE SIMMONS, STEVE MARSHALL, JOHN TEDESCO JR.

PUBLIC ATTENDANCE: 1

Wayne Simmons opened the meeting and stated the reason for the meeting. An area variance was applied for by William Callahan for a garage on 35 Ferry Lane, SBL 244.77-1-10, for relief from area setbacks. The setback in the Form Based Code is 10 feet on the side and 20 feet in the rear. Actual setbacks would be 5 feet on the side and 13 feet in the rear and asks the ZBA for side and rear setback relief.

DISCUSSION

The garage was an afterthought. The house was compliant with the south side of the lot, which made the garage too close to the north side of the property line and stairs for deck not allowing garage to come forward for back line.

DETERMINATION BASED ON THE ABOVE FACTORS:

It is hereby determined by the Village of Stillwater Zoning Board of Appeals that the requested Area Variance is **GRANTED** to William Callahan, 35 Ferry Lane, SBL 244.77-1-10.

The Board further grants the authority to the Zoning Board of Appeals Chairman to certify all conditions have been completed without further resolution and to sign and date the plat at such time.

EFFECT of APPROVAL:

This Area Variance and associated conditions shall be binding upon the applicant and all successive owners of the land.

VOTE:	YES	NO	ABSENT
Wayne Simmons	<u> x </u>	_____	_____
Steve Marshall	<u> x </u>	_____	_____
John Tedesco Jr.	<u> x </u>	_____	_____

I, Sheristin Tedesco, Village Clerk, do hereby verify that the foregoing is a true copy of a Findings, and Determination adopted by the Zoning Board of Appeals of the Village of Stillwater, Saratoga County, New York on October 3, 2023

In closing, area variance is granted.

Meeting adjourned 7:10 PM

Respectfully submitted,

Sheristin Tedesco
Clerk/Treasurer