VILLAGE OF SCOTIA
ZONING BOARD OF APPEALS
MEETING MINUTES
JULY 22, 2019 - 7:00 P.M.

Call to Order:
Chairman Jeffrey Parry called the meeting to order at 7:00 p.m.
Attendance: Zoning Board Members – Chairman Jeffrey Parry, Thomas Neals, Susan Duchnycz, Jackie Bekkering, Alternate Dan Dickinson and Catherine Busher
Voting members: Jeffrey Parry, Susan Duchnycz, Jackie Bekkering, Thomas Neals, Dan Dickinson
Excused: Board Alternate Keith Brown (Vacation), Building Inspector Luis Aguero, Village Attorney Lydia Marola, Village Board Liaison Thomas Tiberio
Absent: Dinemayer Silva

CASE #1: LESLIE JONES BUHRMASTER, 22 SUNNYSIDE ROAD, SCOTIA, NY 12302 (Section – Block- Lot 39.30-1-3)
The applicant, Leslie Jones Buhrmaster is requesting an area variance to build an attached garage/addition on her property located at 22 Sunnyside Road, Scotia, NY 12302 (SBL 39.30-1-3). This application requires an area variance because the requested attached garage/addition does not comply with Village Code Section 250-13 A. – Building regulations – Height limits. No principal building shall exceed 35 feet in height. **Accessory building height and accessory structure height shall not exceed 15 feet.** This is based on the decision of the Village's Building Inspector.

Applicant Leslie Jones Buhrmaster and her husband John Buhrmaster were in attendance. She explained that the house is her parent's home and she and her husband will be moving in to the residence. Approximately 9 years ago her mom hired an architect to add on an addition/garage and blend this addition in line with the existing property. Her mom fell ill and the addition was never done. She believes the addition will enhance the appearance and function of the property which would provide a good investment for her property. The addition will have brick and not vinyl siding and will be similar in appearance to the current house. Constructing a garage at only 15 feet would affect the appearance of the house and it would not be in line with the existing property or fit in with her plan. Also, she trusts the addition will be similar in appearance to other properties in the neighborhood. There will only be a one car garage which may not be used as a garage. The addition would be used for storage purposes with a laundry room in the back area. The design will be cohesive with the house specifically with the pitch of the house roof and the height. The current height of the garage roof is 17'5" and with the addition it will be 20'7".

The upper area of the addition will not be a habitable space and will only have heat enough to prohibit freezing temperatures; however, the laundry room which was part of the garage will be heated and already has the heat ducts.

There weren't any concerns or issues from adjacent property owners about the proposed addition. The Scotia Police Department did not have any concerns with this application. The Scotia Fire Department stated it is required for the heated space to have a smoke alarm and carbon monoxide detector. This application was deferred to local consideration due to the

intermunicipal agreement between the Schenectady County Department of Economic Development and Planning and the Village of Scotia. SEQR does not apply to this application. The public hearing portion of the meeting ended at 7:15 p.m. and deliberations began.

Chair Jeffrey Parry commended the applicants for the thought and planning that went into the addition. The Board discussed the conditions of the application in regards to the handicapped ramp and were told it would stay where it is located now. Also, the heating ducts from the existing laundry room will remain in place for the new laundry room and a water service line will be added to the addition. The Board had no other questions or concerns. Deliberations ended at 7:22 p.m.

MOTION: Chair Jeffrey Parry made the following motion. I move that the application submitted by Leslie Jones Buhrmaster for an area variance to build an attached garage/addition on her property at 22 Sunnyside Road, Scotia NY 12302 (SBL 39.30-1-3) be granted. There is not an undesirable change in the character of the neighborhood or a detriment to nearby properties. The proposed addition will be aesthetically pleasing to the existing neighborhood because according to the plans it will have windows that match the existing ones, brick instead of vinyl siding and a garage roofline and pitched roof in accordance with the current house. The proposed addition is self-created but adding the addition will not have an adverse impact on the physical or environmental conditions in the neighborhood.
Motion: Jeffrey Parry; Seconded by Jackie Bekkering
Ayes: Jeffrey Parry, Jackie Bekkering, Thomas Neals, Susan Duchnycz, Dan Dickinson
Nays: None
Motion granted.

Training Status Report:

Current Training Hours:	Chairman Jeff Parry	2.5
	Susan Duchnycz	8.0
	Jackie Bekkering	- 3.0
	Dan Dickinson	7.0
	Tom Neals	- 11.0
	Dinemayer Silva	- 2.5
	Keith Brown	- 3.0

New Business:
No new business to report.
Old Business:
No old business to report.

Adjournment:
Motion: There was a motion to adjourn the meeting at 7:27 p.m.
Motion: Susan Duchnycz; Seconded by Jeffrey Parry
Ayes: Susan Duchnycz, Jeffrey Parry, Thomas Neals, Jackie Bekkering, Dan Dickinson
Nays: None Motion granted.

Respectfully submitted, *Catherine Busher, Zoning Board of Appeals Clerk*
August, 29, 2019 File Date