

**VILLAGE OF SCOTIA
ZONING BOARD OF APPEALS
MEETING MINUTES
JULY 8, 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 Keith Brown, Alternate Dan Dickinson, Building Inspector Luis Aguero, Village Attorney Lydia Marola, Mayor Thomas Gifford (in attendance for Board Liaison Thomas Tiberio) and Catherine Busher.

Voting members: Jeffrey Parry, Susan Duchnycz, Jackie Bekkering, Thomas Neals, Keith Brown

Excused: Liaison Thomas Tiberio **Absent:** Dinemayer Silva

CASE #1: MARY L. MOBUS, 104 VLEY ROAD, SCOTIA, NY 12302 (Section – Block- Lot 38.28-3-7)

The applicant, Mary L. Mobus is requesting an area variance for a 6' x 10' rear addition on her property located at 104 Vley Road, Scotia, NY 12302 (SBL 38.28-3-7). This application requires Zoning Board of Appeal's approval in accordance with Village of Scotia Code Section 250-12 (C) – Yards required; Side yard minimum shall be 8'. She is requesting a 4' side yard setback which would be the same as is for the existing house.

Chair Jeffrey Parry announced the five criteria for granting an area variance.

Applicant Mary L. Mobus was in attendance. She explained that she is interested in building the addition to add a half bathroom to the downstairs. Currently there are three bedrooms and a full bath upstairs. Building a half bath would create easier access and convenience for the home.

There weren't any concerns or issues from adjacent property owners about the proposed addition. The Scotia Police Department and Scotia Fire Department did not have any issues with this application. The Schenectady County Department of Economic Development and Planning deferred this application to local consideration. SEQR does not apply to this application.

The public hearing portion of the meeting ended at 7:02 and deliberations began.

Chair Jeffrey Parry stated that according to the plot plan the addition indicates that the proposed construction will be a squared off section in line with the current property. Building Inspector Luis Aguero indicated that the addition would be in accordance with standard construction guidelines. Also, the foundation would be built according to regulations. The Board had no other questions or concerns.

Deliberations ended at 7:06 p.m.

MOTION: Zoning Board Member Thomas Neals made the following motion. I move that the application submitted by Mary L. Mobus for a 6' x 10' addition for an area variance for a

4' side yard setback on one side of the property at 104 Vley Road be granted. There is not an undesirable change in the character of the neighborhood or a detriment to nearby properties. The addition is close to her neighbor's property but is consistent with other property locations in the surrounding neighborhood. The benefit of the proposed addition cannot be achieved by any other means, the construction will be in line with the current house and will be aesthetically pleasing to the location of the current house. The proposed addition is not substantial and will have the same side yard setback of 4' which is consistent with the current side yard setback on the opposite side of the 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 and is consistent with most area variances in the Village.

Motion: Thomas Neals; Seconded by Jeffrey Parry

Ayes: Thomas Neals, Jeffrey Parry, Susan Duchnycz, Jackie Bekkering, Keith Brown

Nays: None

Motion granted.

That the Minutes of the January 22, 2018 Zoning Board of Appeal's meeting are hereby approved.

Motion: by Jeffrey Parry; Seconded by Thomas Neals

Ayes: Jeffrey Parry, Thomas Neals, Susan Duchnycz, Keith Brown, Jackie Bekkering

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	- 8.5
	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 7:09 p.m.

Motion: by Jeffrey Parry; Seconded by Susan Duchnycz

Ayes: Jeffrey Parry, Susan Duchnycz, Thomas Neals, Jackie Bekkering, Keith Brown

Motion granted.

Respectfully submitted, *Catherine Busher, Zoning Board of Appeals Clerk*
July 11, 2019 File Date