Daniel Shapiro called the meeting to order at 1802. All members present.

**Administration:** Approve past meeting minutes.

6/7/21 Minutes: Special Use Permit for Short-Term Rental of 11 Ames Avenue owned by Vince Laurenzo

    LN motioned for approval.
    MM seconded.
    Approved by all members.

**Application:** Variance for 33 Washington Ave owned by Doug Cruader.

Tim Wade presented an overview of the proposed renovations for the property. He discussed the code requirement for lot coverage is 20%. The existing property already covers 34.5% and the proposed changes will result in 43% lot coverage.

Mr. Wade also discussed the proposal to install rain gardens, which are composed of water tolerant and water absorbent plants, to improve the water drainage around the property. The roof drainage would be directed to these areas to reduce water runoff and collection in the front yard.

One of Mr. Cruader’s neighbors voiced approval at the Planning Board meeting where the project was discussed. Another neighbor wrote a letter of approval that was presented to the ZBA members.

Board members discussed the current property already having non-conforming setbacks and that a variance would not be required unless those setbacks were changing. This is based on precedent set by the Village Board.

Tina Alviar asked if the 20% lot coverage rule was going to be reconsidered since so many homes in the village already have pre-existing nonconforming lot coverage. The ZBA agreed that the Village’s normal lot coverage is more than 20%, and stated that it had previously been set so low as to require any new changes to go through an approval process. Mr. Wade mentioned similar areas have added stormwater control requirements for the approval process. The ZBA agreed that they will develop a request for Village Board to evaluate RV-2
setback and lot coverage variances due to the large number of existing conformities in the Village.

The hearing was closed.

Reviewing the matter, the board considered the following:

1) Would the variance result in an undesirable change in the character of the neighborhood or a detriment to nearby properties? - No. The Board agrees the proposed aesthetics fit with the Village’s historic style.
2) Can the benefit sought by the applicant be achieved by a feasible alternative to the variance? - No. The existing structure is already nonconforming.
3) Is the requested variance substantial? - No. The Board agrees that while the 23% difference between the lot coverage requirement and the proposal is substantial, the 8.5% difference between the current and proposed lot coverage is not.
4) Would the variance have an adverse impact on physical or environmental conditions in the neighborhood? - No. The proposed installment of rain gardens would be considered an improvement.
5) Is the alleged difficulty self-created? - Yes.

DC motioned to approve the application for a variance to increase lot coverage for 33 Washington Ave to 43%.

    LN seconded.
    Approved by all members.

A SEQRA was conducted by the Board. It was unanimously determined that the action would have no significant adverse environmental impact. It made a negative declaration in the matter.

DS motioned to adjourn.
MMD seconded.
Approved by all members.

Meeting Adjourned @ 1842.
CERTIFICATION

I HEREBY CERTIFY THIS SURVEY TO NORTHEAST SAVINGS BANK, LAWYERS TITLE INSURANCE CORPORATION, PETER A. JONES AND TO SUSAN F. JONES.

[Signature]

N.Y.S. P.E. & L.S. 32135

NOTE: LOT NUMBERS REFER TO LOTS AS SHOWN ON MAP ENTITLED "ROUND LAKE GROUNDS, SARATOGA CO., N.Y." MADE BY C.D. BURRUS, DATED DEC. 13, 1894 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DEC. 13, 1894 IN DRAWER FF MAP 2.

MAP
SHOWING SURVEY AND PLOT PLAN OF LANDS TO BE CONVEYED BY JOHN M. HICKEY AND CORRINE E. HICKEY TO PETER A. JONES AND SUSAN F. JONES

VILLAGE OF ROUND LAKE, TOWN OF MALTA
SARATOGA COUNTY, N.Y.

FRANK RAPANT, JR., P.C.
ENGINEER & SURVEYOR
ROTTERDAM, N.Y.

DONE 8/84
DATE: MAY 1, 1984
DRAWN NO. 209-84

SCALE: 1" = 20'

JOB NO. 226 CM

250, 33-1-18, 1
EXISTING GENERAL REMOVAL AND DEMOLITION SCOPE

- SIDING, TRIM, SOFFIT, AND FASCIA TO BE REMOVED AND REPLACED
- EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED
- EXISTING WOOD-FRAMED PORCHES TO BE REMOVED
- EXISTING HARDSCAPE AND SIDEWALKS TO BE REMOVED
- EXISTING GARAGE TO BE DEMOLISHED AND REPLACED

NEW 2 STORY STAIR ADDITION

NEW 2 STORY PORCH ADDITION

NEW GARAGE STORAGE

NEW PORCH ADDITION

33 WASHINGTON AVENUE

PB 04

ELEVATION