

**VILLAGE OF VALATIE**  
**ZONING BOARD OF APPEALS**

**PO BOX 457**

**VALATIE, NY 12184**

April 26, 2023 Minutes

ZONING BOARD PRESENT

AUDIENCE

Anne Schaefer, Chairwoman

Chris Pappas

Keith Lynch

Ray Doty

Melissa Schieren

Bob Allard

Prior to calling the meeting being called to order, there was a discussion regarding the Village Attorney not being at the meeting. He had prior commitments to other town meetings. The possibility of the ZBA needing to meet at a different scheduled time if he cannot be present will be investigated.

The meeting of the Valatie Zoning Board was called to order at 6:37 pm by Chairwoman Schaefer. Roll call then ensued. The minutes from the prior meeting were not available.

The applications on the agenda were an application for the Doty for a garage at 1312 River St and the Pappas application for a garage at 6425 Peters Lane.

The first application was from Ray Doty. As a board member, he had to recuse himself. He discussed their situation. He has no storage or parking currently. He is obtaining a garage from a job he is working on. He currently has a couple of temporary tarp sheds that he will be taking down. The house sets very close to the road. The drawing with the application has the garage at ten feet from the back property line. He has a pre-existing, non-conforming lot. Mr. Lynch questioned setbacks. He then stated that Mr. Doty only had 8' between the house and the proposed garage, and it needs to be 10' minimum. Mr. Doty stated that was doable. That would make the side setback 16'. Mr. Lynch asked how high the garage was. Mr. Doty stated 12 feet. Mr. Lynch was looking up the code in the new Code Book. The Chairwoman referred to 345-18, General Provisions of the Zoning Code, under accessory uses. The Clerk (aka Building Inspector) referred to 345-35 Existing, undersized lots would be the code to use as his property is pre-existing and does not meet current minimum lot size of 5000 square feet. The Clerk stated the side yard must each be 20% of the lot width but not less than eight feet. The rear yard must have 15% of lot depth but not less than 25 feet. Mrs. Schaeffer had more concern with the back yard than the side yard. She stated that all the properties in that area are all close together. Mr. Lynch asked about bringing the front of the garage even with the house. Discussion ensued on the dimensions of the lot, house, and garage and how to meet the setback requirements better. It was suggested that Mr. Doty move the garage in line with the house to give closer setbacks and more backyard for the kids. That

would give him 12 feet in the front of the garage for parking. The board would be more comfortable with moving the garage over to ten feet from the house. And moving the garage forward to give 25' from the back line. Mr. Lynch questioned if Mr. Doty had spoken with his neighbors and if they were ok with it. A hearing will be scheduled for next month and noticed, so Mr. Doty should notify his neighbors and get letters of approval from them.

Chairwoman asked for a motion to move the application to a hearing. Mr. Lynch made the motion, Mr. Allard, seconded. All in favor, so carried. The Clerk stated the hearing would be May 24<sup>th</sup>. It would be a regular meeting and hope that our attorney can be present.

Next on the agenda is an application from Chris Pappas for a garage at 6425 Peters Lane. Chairwoman Schaefer asked Mr. Pappas to walk the board through his application and plans. Mr. Pappas stated that a year ago, his parents moved in with his family. They decided to renovate their existing garage into a bedroom and bath for his parents. He stated that he had intended to put a prebuilt garage at the end of the driveway. The neighbors did not approve. The original house had a two-car garage. In 2000, one bay of the garage was converted into the kitchen. The pool and pool house were added later. Mr. Lynch questioned the pool and pool house did not look to be in compliance. The clerk stated that the drawing was not accurate to scale. There are 12-15 feet between the house and the pool house. The clerk stated Mr. Pappas should have a more accurate drawing. Chairwoman Schaefer stated she had pause with the number of structures on the property. Stating concern for existing neighbors and possible resale condition in the future. It would not seem esthetic or pleasing and seemed like a lot of afterthoughts rather than planned. It would be very difficult to give a variance for a four-foot setback. She asked if he had considered simply adding onto the pool house rather than adding a separate building. It would have a bigger economic endeavor. But it would be something that the board could give a variance for. The board members had a discussion on the pros and cons of consolidating the pool house and garage. Mr. Pappas stated that he liked the idea and will investigate.

Mr. Lynch suggested that the board reject the application and give Mr. Pappas time to investigate the idea of adding the garage onto the pool house. Chairwoman agreed. Mrs. Schieren made a motion, Mr. Lynch seconded. All in favor, so carried.

The clerk introduced Kathleen Frances who came in as possibly taking Mrs. Caradine-Ruchel's place as clerk.

A motion to dismiss was made by Mr. Lynch, seconded by Mrs. Schieren. All in favor, so carried.

Respectfully Submitted,

Stephanie Caradine-Ruchel

Clerk to the Zoning Board

Village of Valatie

May 24, 2023