



Mr. VanDeCarr referenced section 138-63. Additions to existing structures; swimming pools; storage sheds. Mr. VanDeCarr said if this were considered a shed, the only setback requirement would be a side yard; lot area and lot width would not be required. Mr. Reilly agreed.

Mr. Lesniak asked Mr. Reilly if the lot area, lot width as well as side yard can be addressed. Mr. Reilly agreed.

Mr. Northrup asked if there were going to be large amounts of fertilizer stored. Ms. Honse replied no.

Mr. Lesniak opened the public hearing at 7:42pm.

Mr. Lesniak closed the public hearing at 7:43pm.

No one wished to speak.

Mr. VanDeCarr went through the five criteria of an area variance:

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. Ms. Honse replied no.
- 2) Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance. Ms. Honse replied no.
- 3) Whether the requested area variance is substantial. Ms. Honse replied no.
- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood of district. Ms. Honse replied no.
- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance. Ms. Honse replied no.

MOTION: Mr. Rogner motioned to name The Town of Ballston Zoning Board of Appeals the Lead Agency in the SEQR process. Mr. Northrup seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Rogner motioned to declare this a Type II action under SEQR and therefore exempt from review. Mr. Northrup seconded the motion all present voted in favor. **CARRIED.**

MOTION: Mr. Rogner made a motion to grant an area variance at 346 Goode Street pursuant to section 138-10.1 for the construction of an 8' x 11' greenhouse, a 58,656sq. ft. area variance, a 67ft. lot width variance, and a 30ft. front yard variance along Stewart Ct. with the following stipulations: no business to be conducted out of the greenhouse. Mr. Northrup seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Rogner made a motion to adjourn. Mr. Northrup seconded the motion. **CARRIED.**

Meeting adjourned at 7:50pm.

Respectfully submitted,
Michelle L. Dingman