

ALTAMONT ZONING BOARD OF APPEALS

Regular Meeting Agenda

August 11, 2020

1. Open meeting
 - a. State time
 - b. Review emergency exits and bathrooms
 - c. Review that the meeting is recorded
 - d. Attendees (Applicants, Officials, Public) when suitable, are to come forward and state their name and address

2. Review of previous meeting minutes if available

If approved – Motion made by: _____

Seconded by: _____

Roll call: DR _____ KP _____

TM _____ ST _____

LM _____

3. Topic & Discussion: Request by Vincent Ganance for an Area Variance for a Garage Addition.

Motion made by: _____ Seconded by: _____

Motion: _____

Roll Call: DR _____ KP _____

TM _____ ST _____

LM _____

4. Other Business:

5. Meeting Adjourned at Time: _____ Motion Made by: _____ Seconded by: _____

Roll Call: DR _____ KP _____

TM _____ ST _____

LM _____

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of the Village of Altamont, New York, will hold a public hearing pursuant to 355-5 of the Zoning Law on the following proposition: Area Variance for a Garage Addition

Request of Vincent Ganance

Per Article 355-5

Situated as follows: 134 Schoharie Plank Road East, Tax Map # 37.19-1-16.1, Zoned: R-15

Plans open for public inspection at the Village Offices during normal business hours. Said hearing will take place on Tuesday, August 11, 2020 at 7:00 p.m. The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public using the following internet link or dial in phone number:

Topic: Zoning Board of Appeals Meeting

Time: Aug 11, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/81139662733>

Meeting ID: 811 3966 2733

Dial by your location: 1 646 558 8656 US (New York)

A copy of the ZBA Agenda and related materials will be available in advance of the meeting on the Village website at www.altamontvillage.org

Dated: August 4, 2020

Abutting, AFD, DPW

Danny Ramirez
ZBA Board Chairman
Village of Altamont

Village of Altamont

P.O. Box 643 Altamont, NY 12009

Telephone (518) 861-8554 ext 17, Fax (518) 861-5379

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP

DATE: 7/14/2020

FEE: \$ 300.00 Commercial
\$ 100.00 Two Family
\$ 50.00 One Family

To the Zoning Board of Appeals of the Village of Altamont

I, Vincent Garance of 134 Schoharie Plk Rd E Altamont, NY hereby appeal
from the decision of the Zoning Administration Officer on my application for a zoning permit and hereby
apply to the Zoning Board of Appeals for (check one below):

☐ An interpretation of the Zoning Ordinance or Zoning Map

☒ A Variance to the Zoning Ordinance or Zoning Map

1. LOCATION OF PROPERTY

Address: 134 Schoharie Plk Rd E Zoning: R-15
TAX MAP NUMBER: 37.19-1-16.1

2. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED BECAUSE:

3. VARIANCE TO THE ZONING ORDINANCE IS REQUESTED FOR:

To add a third car garage to my home.

(a) Applicant shall also complete and submit form outlining conditions from NYS Village law
pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly
authorized in writing by the owner of record to make this application.

Vincent Garance
Signature of Applicant

Village of Altamont

P.O. Box 643 Altamont, NY 12009
Telephone (518) 861-8554 Fax (518) 861-5379

Checklist for Variance

Return to:

Village of Altamont
PO Box 643 115 Main Street
Altamont, NY 12009
(518) 861-8554 Ext 13

Fees:

\$ 300.00 Commercial
\$ 50.00 One Family
\$ 100.00 Two Family
(Payable at time of Submittal to Village)

APPLICANT INFORMATION:

Name: Vincent Ganance
Address: 134 Schoharie Plk Rd E
Altamont 12009
Daytime Phone #: 518-469-1139
Date: 7/27/2020

PROPERTY INFORMATION:

Owner: Vincent Ganance
Location: 134 Schoharie Plk Rd E
Tax Map #: 37.19-1-16.1
Zoning: R15
Acreage: 0.00 Lot 157.19 x 197.13

Request for a: Use Variance X Area Variance

TO BE SUBMITTED

:

- 1) 10 copies of application
- 2) 10 Copies of conditional purchase contract or rental agreement if applicable
- 3) 10 copies of project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) 10 copies Architectural drawings of proposed project
- 5) 10 copies of survey or plot plan (including a North Arrow) showing proposed project with
 - side setbacks
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance
- 6) 10 copies completed SEQRA

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED

- | | |
|-------------------------------------|----------|
| 1) NYS Department of Transportation | 765-2841 |
| 2) Albany County Health Department | 447-4631 |
| 3) Albany County Planning Board | 447-5660 |

AREA VARIANCE CONDITIONS

The Village of Altamont Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Article VII, Section 61 D (3) of the Village of Altamont Zoning Law.

- 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;

The variance does not change the character of properties in the same zoning district. The variance will not allow a land use that is not permitted in the district. The land use will not change as a result of the variance.

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

No, an additional garage attached to the home is requested. The variance will allow a reasonable and equitable use of the property.

- 3) Whether the requested area variance is substantial:

The variance will not allow for a structure larger than would be permitted on a conforming lot.

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The variance does not alter Fire Dept or safety standards, traffic, environmental, air quality or noise levels. The variance does not adversely affect public health, safety or welfare.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but not necessarily preclude the granting of the area variance:

I am asking for a reasonable use of the property.

MR. AND MRS. WILLIAM CLEVELAND
132 SCHOHARIE PLANK ROAD EAST
ALTAMONT, NY 12009
518-861-6895

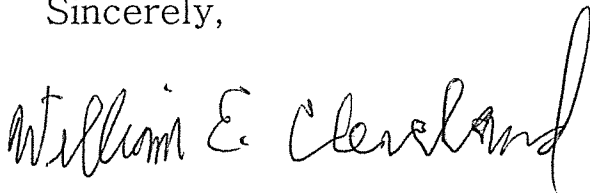
July 12, 2020

To the Altamont Zoning Board:

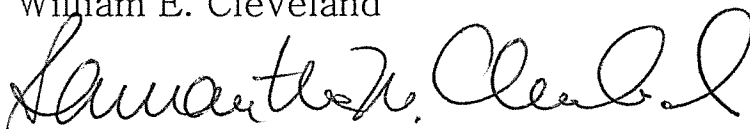
We are writing to voice our acceptance, and show support for any variances associated with an addition that our neighbors, Vincent and Michelle Ganance wish to add to their home at 134 Schoharie Plank Road East.

Please do not hesitate to contact us if you should have and further questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "William E. Cleveland". The script is cursive and fluid, with the first name being more prominent.

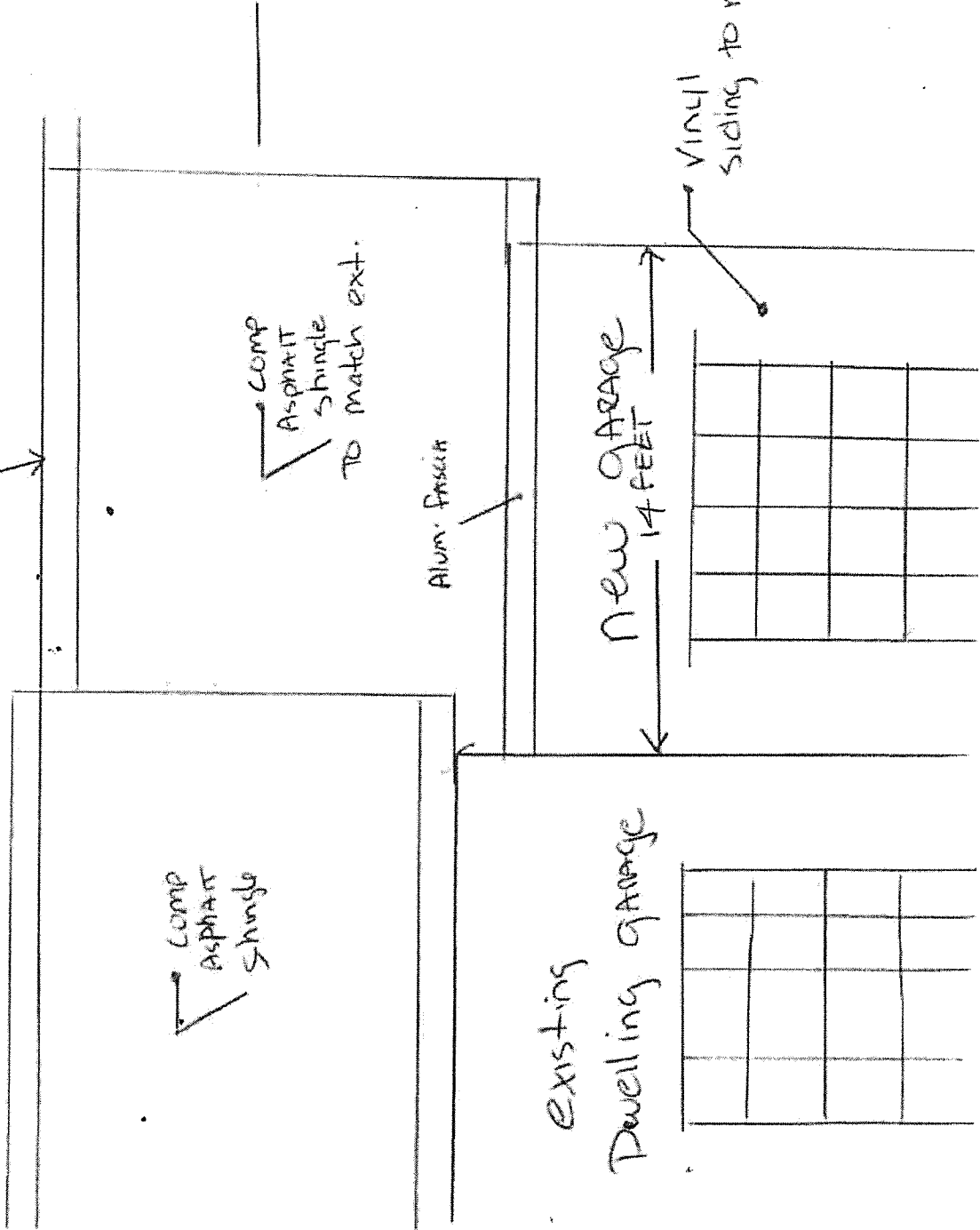
William E. Cleveland

A handwritten signature in black ink that reads "Samantha M. Cleveland". The script is cursive and fluid, with the first name being more prominent.

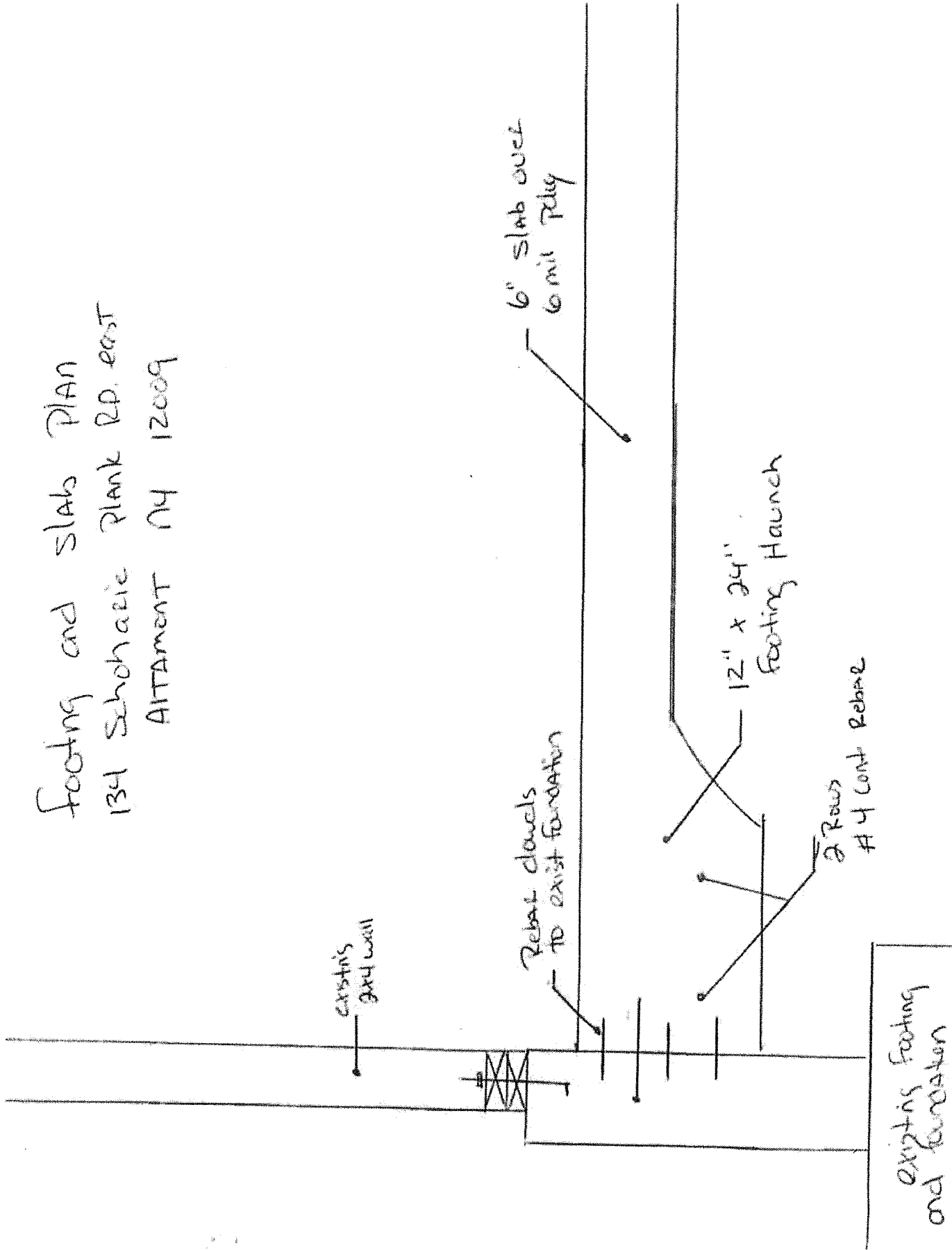
Samantha M. Cleveland

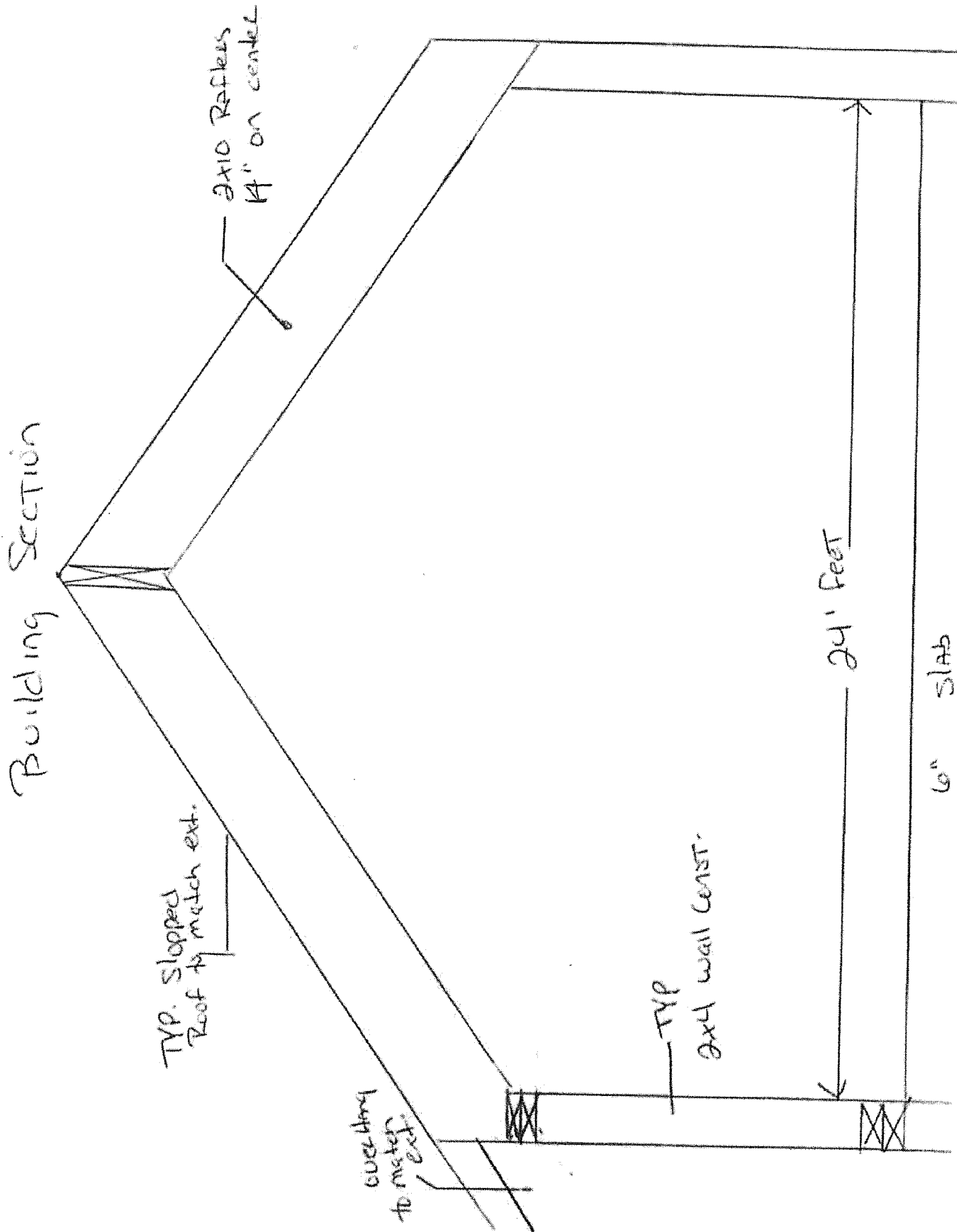
front Elevation
134 Schenck Rd East
Attamont NY 12009

cont. Ridge vent

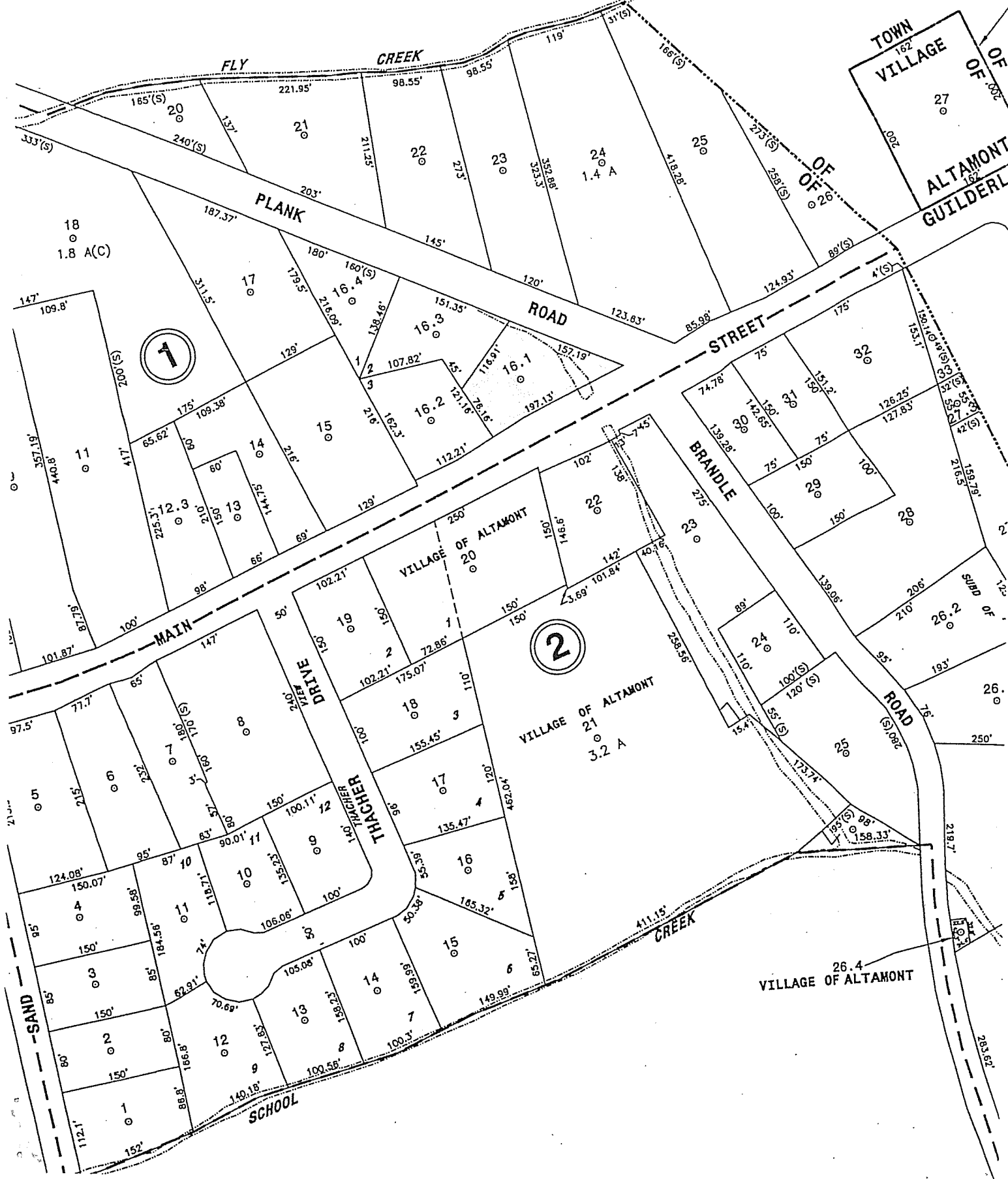


Footings and Slabs Plan
134 Schenck Rd. East
Altamont NY 12009





accordance with a resolution
of the Village of Altamont
Village Board dated October
3, 1995.



20
Total lot sq footage is .71

House sq footage is 1,387 sq feet

Variance: 4 ft from property line

Asking for total variance of 6 ft.

146
SIDE

GANANCE

FRONT

157.19

SHED

FENCE

POOL

DECK

NEW
Garage

2 ft
of fence
2 ft
until
property line