

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD OF APPEALS
MEETING HELD ON THURSDAY, MAY 6, 2021 VIA GOOGLE MEET
COMMENCING AT 6:00 P.M.**

The meeting was called to order at 6:00 p.m.

PRESENT: Ken LaFay
Jim King
Jim Maskell
Rick Fisher

ABSENT: Dolores Cogan

OTHERS PRESENT: Matt Steves, Larry Clute, Christopher Koenig and Aimee Mahoney

APPROVAL OF MINUTES:

MOTION by Jim King, Seconded by Jim Maskell to approve the minutes of the meeting of May 20, 2020 **ALL AYES**

BUSINESS:

**Williams Farm LLC
Steven Lane
Minor Subdivision**

The following notice was published in The Post Star on April 29, 2021:

PLEASE TAKE NOTICE, the Town of Fort Edward Zoning Board of Appeals will hold a public hearing on Thursday, May 6, 2021 via Google meet at 6:00pm to hear comments regarding the Area Variance application submitted by Williams Farm Fort Edward, LLC. The requested variance is requested due to existing and proposed road frontage in the Town of Fort Edward, tax map #163.13-3-1.

Matt Steves: the total parcel is 39 acres and we are proposing to subdivide and break off the residence and 1.7 acres leaving 37.3 acres. We are seeking 82 feet of relief for lot width for the house lot; the requirement is 100 feet and existing is 18 feet. It is existing that way and we are not proposing any changes as well as no pass through to the rest of the property.

BOARD:

Jim King: Will the access be by the machine shop?

Matt Steves: No, that is the Boundary Line Adjustment we did with Doty machine to give them more green space and to make the remaining lot conforming. This application is only for the house lot on Stevens Lane.

Christopher Koenig: Just for clarification, the 100' lot width requirement is the relief you are seeking because it is existing at 18' with no access changes to the driveway.

Matt Steves: Yes

The Planning Board will do the SEQR

AREA VARIANCE CRITERIA: 82' of relief from 100' lot width requirement

- 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: **Board consensus: NO**
- 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: **Board consensus: NO**
- 3) Whether the requested area variance is substantial: **Board consensus: NO**
- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **Board Consensus: 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: **Board consensus : NO**

MOTION by Jim King, Seconded by Rick Fisher to grant the Area Variance seeking 82' of relief from the 100' lot width requirement **ALL AYES**

ADJOURNMENT:

MOTION by Rick Fisher, Seconded by Jim King to adjourn the meeting at 6:22pm **ALL AYES**

Dated: May 20, 2021

Aimee Mahoney, ZBA Clerk

