

VILLAGE OF VICTORY
ZONING BOARD OF APPEALS MINUTES

September 14, 2023

CALL REGULAR MEETING TO ORDER

ZBA Member Heather Freebern called the meeting to order.

ROLL CALL

Present: Heather Freebern, Michele Marhsall and ZBA Secretary Maureen Lewsey.

Absent: Chairperson Jaime O'Neill and Terrie Wolcott.

ANNOUNCEMENTS: None

APPROVAL OF MINUTES

- ❖ OCTOBER 18, 2022 ~ Public Hearing and Regular Monthly Meeting: **TABLED**

ZBA Member Freebern made a motion to approve the April 20, 2023 and the July 19, 2023 monthly meeting minutes with ZBA Member Marshall seconded the motion. Vote: 2-0, all ayes. Motion Passed.

RETURNING APPLICANT

- ❖ Case # 2023-02

Applicant: Harold Reiser, representative ~ Owner: David & Mary Roberts

Property Location: Hill Manor Development (Timothy Drive)

Variance Request: Area Variance (Road Frontage)

District: SF-2 ~ S/B/L: 157.70-3-16/-17-18 and -99.1 (merging 4 lots)

Representative Harold Reiser was present to continue the area variance request needed to merge four lots; 3 created parcels from the Hill Manor Subdivision prior to zoning and a partial road lot that was not part of the road dedication originally. He provided the proposed map and the letter from the property owners authorizing him to represent them in this request. The total area of the map to be consolidated is .58 acres but only provides 50' for road frontage (required is 100' road frontage in the SF-2 district).

Reiser stated this is the last part of that subdivision but the request is to merge for a future single-family dwelling. Either Roberts will build and sell or will sell the land for this purpose. The Hill Manor Development permitted the lots to be 60' originally. Based on this, he stated that the 50' right of way should not be a problem. ZBA Member Marshall stated she was concerned about the map and its notes. She is employed with the County and stated there should be some notes about the consolidation as the survey map provided does not reflect that the parcels will be merged. She stated that there should be other notes in the title block to reflect the intent to merge. Reiser said he would get this corrected and get it back to the village so the application can go onto the next stage.

There were no further questions at this time. The next meeting will be pending the map correction and a referral to the Saratoga County Planning Board.

NEW APPLICATION: None

OLD BUSINESS: None

NEW BUSINESS: None

NEXT MEETING

- ❖ October 2023 at 6:30pm is pending the readiness of the applicant updating the map notes.

ADJOURNMENT

ZBA Member Freebern made a motion to adjourn the meeting with ZBA Member Marshall seconded the motion. Vote: 2-0, all ayes. Meeting adjourned.

Respectfully submitted,

Maureen Lewsey

ZBA Secretary