

Village of South Glens Falls
46 Saratoga Avenue, South Glens Falls, NY12803
September 25th, 2024
5:00 PM

Zoning Board Meeting

Bill Giorgianni PRESIDING

Minutes

Attendance:

Bill Giorgianni, Chair
Linda Albert
John Hoey
Mark Burns

Deputy Clerk Treasurer Shawna Clark
Cynthia & Carl Gee
Tracy Gamache
Clerk Treasurer Samantha Berg

Absent: Peter Moscov

The meeting was opened at 5:00 PM

The public hearing was opened at 5:03 PM.

Public Hearing:

- Tracy Gamache, a resident of 3 East Sixth Street, spoke with concern that the garage bumps up against her driveway. She feels the digging that will be done will pull up her driveway due to a very large stump that Cynthia and Carl Gee would like to remove. There was also discussion regarding the possibility of a fence and where a fence currently stands.
- Bill Giorgianni reminded the Board that any variance granted would stay for the life of the property and not just the homeowners. He asked that the Board take that into consideration.
- Cynthia Gee, owner of 3 Terrace Ave, expressed that they would like to convert the garage into a supported living space for a current disabled resident residing at the Hayes apartments in South Glens Falls. The building would also be used to house a non-profit organization once the apartment was no longer needed.
- Bill Giorgianni had concerns with the road frontage and the size of the parcel. The requirement for a one-family detached dwelling is 13,500 sq ft, 25 feet in front and back yard and 10 feet in the side yard which 3 Terrace Ave doesn't meet. He also felt that building the lived in garage would create a self-imposed hardship.
- Linda Albert provided that the application must meet all 4 criteria to allow the granting of the variance and this fails to do so.

The public hearing was closed at 5:27pm.

Motion #092524-1 to deny the area variance for 3 Terrance Ave for the Alteration to Change Garage into a Living Space. All in favor, motion passed.

The meeting was adjourned at 5:34 PM.