

Village of South Glens Falls
46 Saratoga Avenue, South Glens Falls, NY 12803
January 29, 2025
7:00 PM

Village Zoning Board Meeting
BILL GIORGIANNI, CHAIR PRESIDING

Minutes

Attendance:

Bill Giorgianni, Chair
John Hoey
Peter Moscov

Clerk Treasurer Samantha Berg
Deputy Clerk Treasurer Shawna Clark
Sherrill Hazleton, Real Estate Agent

Absent: Mark Burns and Linda Albert

The meeting was opened at 7:00 PM

The public hearing was reopened at 7:00 PM

Public Hearing

Continuation of the Public Hearing from 01/22/2025 at 7:00 PM.

- Owner Richard Daley has requested an Area Variance to divide his 120 ft. x 165 ft. parcel of land at 6-8 Riverview Street, Tax ID No. 37.53-1-72, into 2 equal 60 ft. x 165 ft. parcels. Both of which will lack the necessary minimum lot width of 90 ft. in an R2 Zone. In addition, each lot's total area will be 9,900 sq. ft., only 73% of the 13,000 sq. ft. minimum required by current code. Also, the necessary 10 ft. side yard requirement may not be met. The existing nonconforming lot has two dwellings: a single-family home and a 3-family dwelling currently on one tax bill, which will become 2 separate tax bills. And while this is somewhat of a significant variance, the surrounding neighborhood has several lots this size. The two abutting lots are both 60 ft. x 165 ft., the same, and 3 others across the street are 60 ft. x 160 ft. There are two diagonal that are .22 and .23 acres. The proposed lot is .23 acres. It looks like the neighborhood was originally set up for this, and it appears that this one was combined along the way.
- One note: the driveway encroaches on the single-family home about 5-6 ft., but this would be a condition of the sale.

Motion 012925-1 to approve the Area Variance to divide 6-8 Riverview Street Lot 37.53-1-72 into 2 equal 60 ft. x 165 ft. lots: Peter Moscov motioned, John Hoey seconded. All in favor, motion passed.

Motion 012925-2 to close the Public Hearing at 7:07 PM: John Hoey motioned, Peter Moscov seconded. All in favor, motion passed.

Motion 012925-3 to adjourn the Zoning Board Meeting at 7:07 PM. Peter Moscov motioned, John Hoey seconded. All in favor, motion passed.