

**City of Schenectady  
Board of Zoning Appeals  
Meeting Minutes  
April 7, 2021**

**I. CALL TO ORDER**

Mr. Gleason called the meeting to order at 6:32 p.m.

*Due to the closure of City Hall because of the Covid-19 Virus, the meeting was conducted online via WebEx.*

After calling the meeting to order Mr. Gleason explained to the members of the public present how the consideration of the applications would proceed. He stated that the applicants would have an opportunity to make their presentation to the Board, followed by any members of the public who would like to speak in favor of the application. Next any members of the public in opposition to the application would be invited to speak, followed by any further discussion or questions the Board Members wished to put forth prior to the vote. He added that after the initial presentation of the proposal the applicant would not be given another opportunity to comment unless directly questioned by a Board Member.

**II. ATTENDANCE**

**PRESENT:** James Gleason, Chair; David Connelly; Fred Clark; Mary D'Alessandro-Gilmore; Brendan Keller; Helene Lester; Avi Epstein, Neighborhood Stabilization Coordinator; Jennifer Mills, Secretary

**III. CONFLICT OF INTEREST CHECK**

None.

**IV. APPROVAL OF MEETING MINUTES**

Motion by Mr. Connelly, seconded by Mr. Keller, to approve the Minutes of the March 3, 2021 meeting as submitted.

*Motion carried unanimously.*

**V. NEW BUSINESS - APPLICATIONS**

**A. ANDREW KOLDIN requests an area variance for 1414 Garner Avenue (40.71-1-16), located in the R-1 Single Family Residential Zoning District, to allow for a six (6) foot high fence in part of the front yard where a four (4) foot high fence is allowed pursuant to Schedule D of the zoning ordinance.**

Andrew Koldin presented the application.

Mr. Koldin briefly reviewed the application and explained that when he purchased the property in September of 2020 the existing four-foot fence was in disrepair. He stated that he would like to replace the existing fence with a six-foot high fence which would allow his new dog to play safely in the yard, a goal which cannot be achieved with a four-foot fence because the dog could scale a fence of that height. The applicant noted that he does not have a rear yard and thus the side yard, between the garage and the house, is the only place that he believes would be suitable for a fenced area for the dog.

**PUBLIC COMMENTS IN FAVOR**

None.

**PUBLIC COMMENTS IN OPPOSITION**

None.

**CONTINUED DISCUSSION**

Mr. Epstein noted that he had been contacted by the owner of 1919 Grand Boulevard and he had stated that he has no objection to the fence.

The Board Members indicated that they had no objections to the application. Mr. Connelly noted that the Board has granted many variances of this type before, and he believes that this fence will have a significant setback and thus will not have any negative impact on the surrounding properties. The other Board Members agreed.

**SEQR RESOLUTION**

Motion by Mr. Connelly, seconded by Ms. D’Alessandro-Gilmore, to declare this project a TYPE 2 SEQR action, with no significant adverse impacts on the environment.

*Motion carried unanimously.*

**AREA VARIANCE APPROVAL**

Motion by Mr. Connelly, seconded by Ms. D’Alessandro-Gilmore, to approve the Area Variance based on the following findings of fact:

1. No undesirable change would be produced in the neighborhood.
2. The benefit sought by the applicant cannot be achieved by another method.
3. The variance is not substantial.
4. There will be no adverse effect on physical or environmental conditions in the neighborhood.

*Motion carried unanimously.*

**VII. MOTION TO ADJOURN**

Motion by Mr. Connelly, seconded by Ms. D'Alessandro-Gilmore, to adjourn the meeting.

*Motion carried unanimously.*

The meeting was adjourned at 6:44 p.m.