

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday, October 5, 2015**  
**7:00 PM**

Chairman Rose called the meeting to order at 7:04 PM on Monday, October 5, 2015 at the Halfmoon Town Hall with the following members present:

Members - Vice-Chairman Tedrow, Mr. Hansen, Mr. Burdyl and Mr. Brennan  
Alternate Member - Mrs. Curto  
Planner - Mr. Marlow  
Secretary - Mrs. Mikol  
Councilmen - Mr. Connors  
Town Attorney - Mrs. Lyn Murphy

*Motion made by Mr. Hansen and seconded by Vice-Chairman Tedrow that the minutes of August 3, 2015 be approved as presented. Motion was carried unanimously.*

*Motion made by Mr. Hansen and seconded by Mr. Burdyl that the minutes of September 8, 2015 be approved as presented. Motion was carried unanimously.*

**PUBLIC HEARING:**

**Planet Fitness/Rockin' Jump, 5 Halfmoon Crossing - Area Variance (SBL# 272.-2-67.2)**

Mr. Todd Fischer, Mr. Paul Goldman, and Mr. David Leon presented the application, requesting a variance Pursuant to Town Code, section 165-61(b)(3), of 47.3' for open space and 35.3' for landscaping or no-cut buffer for the proposed commercial site plan.

Chairman Rose opened the Public Hearing at 7:05 PM, the notice was not read.

The Board had discussions regarding ingress/egress, storm water management area, parking, additional buffering, signage, and past development attempts.

The applicant presented a financial analysis to the Board at the meeting to be entered into the record and discussed such analysis at the Board's request.

Chairman Rose closed the Public Hearing closed at 7:37 PM, no one chose to speak.

There was a site visit on Saturday, September 19, 2015.

Pursuant to Article XIV Section 165-79 the following resolution was made:

- 1) Vice-Chairman Tedrow commented: There will be no change to the character of the neighborhood. The use will be consistent with other uses at The Crossing.
- 2) Chairman Rose commented: Hearing financial testimony it would not be feasible for a smaller business to be on a larger parcel there is no other option.
- 3) Mr. Hansen commented: It is substantial but there is no other alternative.

- 4) Mr. Burdyl commented: There will be no adverse impact on the district.
- 5) Vice-Chairman Tedrow commented: It is self-created but doesn't preclude the granting of the Area Variance.

*Vice-Chairman Tedrow made a motion to approve the Area Variance, seconded by Mr. Burdyl. Motion was carried.*

These are summary minutes and are not word for word at the request of the Zoning Board of Appeals. A copy of the recorded tape is available by F.O.I.L. through the Town Clerk.

Meeting adjourned at 7:40 PM.

Respectfully submitted by Denise Mikol, Secretary  
Town of Halfmoon Zoning Board of Appeals