

**Town of Halfmoon Zoning Board of Appeals
Meeting - Monday, August 3, 2015
7:00 PM**

Chairman Rose called the meeting to order at 7:05 PM on Monday, August 3, 2015 at the Halfmoon Town Hall with the following members present:

Members: Vice-Chairman Tedrow, Mr. Hansen, Mr. Burdyl
Mr. Brennan - absent
Alternate Member: Mrs. Curto – Voting tonight
Secretary - Mrs. Mikol - absent
Planner – Mr. Marlow
Councilmen - Mr. Connors - absent
Town Attorney - Ms. Cathy Drobny

Motion was made by Mr. Hansen and seconded by Vice-Chairman Tedrow to approve the minutes from the July 6, 2015 meeting. Motion carried.

**OLD BUSINESS:
PUBLIC HEARING:**

Raymond Giroux, 11 Jennifer Drive – Area Variance (273.11-1-74)

Chairman Rose opened the Public Hearing at 7:06 PM and stated that the applicant is seeking an 11' variance for rear yard setback. The notice was not read.

Mr. Raymond Giroux and Mrs. Janice Koslow explained the 288 SF addition is needed to make their bedroom/bathroom handicap accessible. Mr. Jeffrey Siegel, 10 Jennifer Drive submitted a letter in support of the proposal.

Chairman Rose closed the Public Hearing at 7:08 PM. The Board had no comments.

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

Mr. Burdyl commented: There will not be an undesirable change to the applicant's neighborhood by granting the area variance.

Vice Chairman Tedrow commented: No matter where you put the addition on the house an area variance would be required.

Mr. Hansen commented: It is substantial but won't encroach on neighboring properties.

Mr. Burdyl commented: It will not have an adverse effect or impact.

Vice-Chairman Tedrow commented: It is self-created, in this instance it should not preclude the granting of the area variance.

Mr. Hansen made a motion to approve the 11' Area Variance for 11 Jennifer Drive, seconded by Vice Chairman Tedrow. Motion carried.

NEW BUSINESS:

Charles & Dorothy Hill and Mark & Jean Hill, 114 & 116 Beach Road – Area Variance - (284.4-2-57 and 284.4-2-56)

Mr. Duane Rabideau, VanGuilder Associates commented: Mr. Hill is requesting an Area Variance for an existing home on Beach Road from the required 50' to 14' therefore a 36' Variance is being requested.

Chairman Rose commented: The Board had no comments. A site visit will take place on Saturday, August 29, 2015 at 9:30 AM.

Vice Chairman Tedrow made a motion to set a Public Hearing for Tuesday, September 8, 2015, seconded by Mr. Hansen. Motion carried.

Mr. Hansen made a motion to adjourn the meeting, seconded by Vice Chairman Tedrow. Motion carried.

These are summary minutes; they are not word for word at the request of the Zoning Board of Appeals. A copy of the recorded tape is available by FOIL through the Town Clerk.

Meeting adjourned at 7:30 PM.

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