

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday May 6, 2019
7:00 PM

Chairman Curto called the meeting to order at 7:00 PM on May 6, 2019 at the Halfmoon Town Hall with the following members present:

Members- Chairman Curto, and Mr. Koval (absent), Mr. Griggs, Mrs. Paluocci (absent)
Alternate Member - Mr. Micelli
Planner - Mr. Marlow
Town Attorney – Cathy Drobny

Mr. Micelli made a motion to Approve the April 1, 2019 Zoning Board of Appeals minutes, Mr. Griggs seconded Minutes Approved.

Chairman Curto noted that there was an error in the Public Hearing mailing, due to the mailing error the Board is unable to vote on the applications. She further noted that they will hold the Public Hearing as scheduled and adjourn them until the June 3, 2019 meeting.

Public Hearing(s):

JGS Recycling, 392 Hudson River Road- Area Variance

Mr. Mike Bianchino presented the application. The applicant is before the Board seeking approval for several variances as it relates to the existing buildings located at 382 Hudson River Road. The applicant appeared before the Planning Board at the September 10, 2018 meeting to present an application for a new 25'x 21' = 525 SF garage that they had built on site. Due to the existing configuration of the buildings on site, the current lot does not meet several area requirements. The applicant is before the Board seeking several area related variances to bring the site into compliance.

There was no public comment.

Chairman Curto adjourned the Public Hearing until the June 3, 2019 meeting.

Beeche Expansion, 65 Smith Road- Area Variance

Mr. Bob Jarvis presented the application. The applicant is before the Board seeking an area variance as it relates to the proposed addition to the existing single-family home. The applicant was previously before the ZBA in May of 2018 for area and a use variance related an accessory structure with additional living area. At that time they were granted area variances as it related to the accessory structure but was denied the use variance to allow a second residential dwelling on a single lot. In that time the applicant has revised their previous plans to incorporate the proposed accessory structure as part of the primary structure. Due to the redesign of the building, the applicant is unable to meet the required front yard setback for a primary structure. They are before the Board seeking an area variance as it relates to front yard setback.

There was no public comment.

Chairman Curto adjourned the Public Hearing until the June 3, 2019 meeting.

Mr. Micelli made a motion to adjourn the meeting, seconded by Mr. Griggs. Motion was carried.

These are summary minutes and are not word for word at the request of the Zoning Board of Appeals.

Meeting adjourned at 7:10 PM.

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