

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday June 3, 2019**  
**7:00 PM**

Chairman Curto called the meeting to order at 7:03 PM on May 6, 2019 at the Halfmoon Town Hall with the following members present:

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

*Mr. Micelli made a motion to Approve the May 6, 2019 Zoning Board of Appeals minutes, Mr. Griggs seconded Minutes Approved.*

**Public Hearing(s):**

**JGS Recycling, 392 Hudson River Road- Area Variance**

Chairman Curto continued the Public Hearing from the May 6, 2019.

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.

Mr. Micelli asked if there were any single-family homes in the area; Mr. Bianchino noted there was one on the lot behind this.

Mr. Koval asked if the Town had received any complaints; Mr. Marlow stated that they have not.

There was no public comment.

Chairman Curto closed the Public Hearing at 7:08.

A site visit occurred on April 20, 2019 at 9am

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

- 1) Mr. Micelli commented: No changes to the area, it's already an industrial business, no issues noted from adjacent residential property owners;
- 2) Mr. Koval commented: No, it's a small, pre-existing lot;
- 3) Mr. Micelli commented: No changes to the character of the neighborhood;
- 4) Mr. Koval commented No negative impact;
- 5) Mr. Koval commented No, it's a pre-existing lot; Mr. Micelli agreed.

*Mr. Koval made a motion to approve the Area Variances, seconded by Mr. Micelli, Motion was carried*

**Beeche Expansion, 65 Smith Road- Area Variance**

Chairman Curto continued the Public Hearing from the May 6, 2019.

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.

Chairman Curto closed the Public Hearing at 7:15 pm

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

- 1) Mr. Griggs commented: No, it fits the area and the topography of the area; Mr. Micelli agreed;
- 2) Mr. Koval commented: No, they've addressed issues of concern;
- 3) Mr. Koval commented: No, based on the neighborhood; Mr. Micelli & Mr. Griggs agreed;
- 4) Mr. Griggs commented No effects at all, Mr. Micelli agreed;
- 5) Mr. Koval commented No, topography, septic and existing structure limitations.

*Mr. Griggs made a motion to approve the Area Variance seconded by Mr. Micelli Motion was carried*

**Skaarup Garage, 227 Upper Newtown Road- Area Variance**

Mr. Adam Trudeau presented the application. The applicant is before the Board seeking an area variance as it relates to the construction of a proposed storage barn. They would like to construct a new 40'x 50' garage in the rear of his property at 227 Upper Newtown Road and intend to construct it in a fashion to mirror the rural design of the surrounding areas. The applicant indicates that they have several acres and as such has large equipment to maintain the property, due to the large equipment they need to have a larger first floor on the proposed garage. In addition to the large equipment, the applicant has a significant amount of items from two previous homes he needs to allocate room to store. The applicant is proposing a garage that is approximately 26'9" in height due to the need for the truss span to meet Building Code. Due to the need for an increase height of the building, the applicant is unable to meet the necessary height requirements and is before the Board seeking a variance for the height of the accessory structure.

Mr. Micelli asked if you could lower the boom on the tractor to work on it; Mr. Trudeau said he was unsure and would have to check on that.

Mr. Griggs asked if it would be one story; Mr. Trudeau stated that the second story would be a loft area.

Mr. Griggs asked if the site was a flat site; Mr. Trudeau explained that it is a very flat site.

A site visit will be conducted June 22, 2019 at 9am

A Public Hearing will be held on July 1, 2019.

*Mr. Koval made a motion to hold a Public Hearing at the July 1, 2019 meeting, Mr. Griggs Seconded. - Unanimous*

*Mr. Koval made a motion to adjourn the meeting, seconded by Chairman Curto. 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 7:26 PM.

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