

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday January 6, 2020**  
**7:00 PM**

Chairman Curto called the meeting to order at 7:04 PM on October 7, 2019 at the Halfmoon Town Hall with the following members present:

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

*Mr. Micelli made a motion to Approve the October 7, 2019 Zoning Board of Appeals minutes, Mr. Koval seconded Minutes Approved.*

**New Business:**

**Caiarenzs Single-Family Home, 28 Manchester Drive- Area Variance**

Mr. Bartolomeo Caiarenzas presented application. The applicant is before the Board seeking approval to expand on the existing single-family home at 28 Manchester Drive. As part of the application they wish to expand on their existing home in order to construct a new porch of the front of the existing home. At the time the home was constructed the front yard setback was 30-feet and since that time the front yard setback has been increased to 50-feet. The applicant submitted a building permit to the Building Department for the proposed deck addition and was subsequently denied as they are unable to meet front yard setbacks. At this time they are seeking a variance for the front yard setback.

Mr. Koval asked if there was currently a porch on the home; Mr. Caiarenza stated that there was not.

Mr. Micelli asked if the deck would match the house; Mr. Caiarenza stated it would be a similar material.

Mr. Micelli asked if the neighbors were in favor of the project; Mr. Caiarenza stated that they all have children and were in support.

Enter into the record a list of supporting neighbors.

Mr. Maxfield asked if there was a proposal for a ramp on the deck at this time; Mr. Caiarenza stated that they did not plan for it at this time but if need be would add it on the side as to not worsen the setback problem.

A site visit will be conducted January 18, 2020 at 9am

A Public Hearing will be held on February 3, 2020.

*Chairman Curto made a motion to hold a Public Hearing at the February 3, 2020 meeting, Mr. Koval Seconded. - Unanimous*

*Chairman Curto made a motion to adjourn the meeting, seconded by Mr. Koval. Motion was carried.*

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

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Meeting adjourned at 7:06 PM.

Town of Halfmoon Zoning Board of Appeals