

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday February 3, 2020
7:00 PM**

Chairman Curto called the meeting to order at 7:03 PM on January 6, 2020 at the Halfmoon Town Hall with the following members present:

Members- Chairman Curto, and Mr. Koval (absent), 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 January 6, 2020 Zoning Board of Appeals minutes, Mr. Griggs seconded Minutes Approved.

Public Hearing:

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.

Chairman Curto closed the Public Hearing at 7:06, there was no public comment.

A site visit occurred on January 18, 2020 at 9:00am

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

- 1) Mr. Griggs commented: There is no detriment to the area, Mr. Maxfield noted that other houses have a similar look;
- 2) Mr. Micelli commented: There is no other way;
- 3) Mr. Micelli commented: It will improve the character of the area and home;
- 4) Mr. Griggs commented: There will be no environmental impact;
- 5) Mr. Griggs commented Yes, but there is no adverse impact; Mr. Micelli noted that the porch will allow them to have family time.

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

Chairman Curto 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 7:08 PM

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