

5/1/23

**Town of Halfmoon Zoning Board of Appeals  
Meeting – Monday, May 1, 2023  
7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on May 1, 2023 this meeting is being held in person and via Microsoft Teams following members present:

Members- Chairwoman Curto, and Kevin Koval, Frank Griggs, Leonard Micelle, Dave Maxfield  
Planner - Paul Marlow  
Town Attorney – Cathy Drobný

*Mr. Koval made a motion to Approve the April 3, 2023 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved.*

**New Business:**

**3 Jones Road Subdivision, 3 Jones Road - Area Variance**

*Dave Maxfield recused himself.*

Mr. Christopher Bast of The Rexford Group Associates presented the application. The applicant is seeking a lot line adjustment between 1 Jones Road and 3 Jones Road. The two lots are currently pre-existing/non-conforming with one (Lot 2) maintaining a single-family home. In their current state, the lots are (approx.): Lot 1= 0.06 ac and Lot 2= 0.79 ac. Following the lot line adjustment, the two new lots would be: Lot 1= 0.38 ac and Lot 2= 0.53 ac, with the applicant restricting Lot 1 to remain vacant. As proposed, both lots would still be non-conforming. They indicated that there is no intention to develop the lot but wished to maintain the smaller parcel should they want to sell the lot with the home. The applicant was denied by the Planning Board at the February 27, 2023 meeting due to the inability to meet minimum area requirements. The applicant is before the ZBA for several area variances related to lot areas and front yard setback.

Chairwoman Curto asked if the current home was currently occupied; Mr. Bast said no, but they do want to sell it.

Chairwoman Curto asked if there was a septic system for both parcels; Mr. Bast noted he was not aware of one, we inspected it when we did the remodel and the septic was in good shape.

Mr. Koval asked where the septic for 3 Jones Road was; Mr. Bast stated it was just off the deck area in the back, in the right hand area.

Chairwoman Curto asked if there was a septic system on 1 Jones Road; Mr. Bast stated that he did not know. Mr. Koval stated if it was a trailer there before, it may be an old 55-gallon drum for a septic system. Mr. Bast noted that he maintained the property for years and never noticed a depression that would indicate a septic system.

Chairwoman noted if 1 Jones Road became a vacant lot, you'd have to install a septic system; Mr. Bast noted they had previously removed the trailer there and there is not nothing there.

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Mr. Koval noted this would be a non-conforming lot. Mr. Griggs commented that the dashed area is where the house could go? Mr. Marlow noted that this is a very small building lot and that the lot is zoned commercial; in order to build they would need several variances.

The Board will hold a site visit May 20, 2023 at 9am

*Chairwoman Curto made a motion to hold a Public Hearing at the June 5, 2023 meeting.*

**Brady Pool House, 298 Grooms Road- Area Variance**

*The applicant failed to appear.*

*Mr. Koval made a motion to adjourn the meeting, seconded by Chairwoman 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 7:12 PM.*

*Town of Halfmoon Zoning Board of Appeals*