

Town of Halfmoon Zoning Board of Appeals
Meeting Minutes
February 4, 2013

Chairman Rose called the meeting to order for the Town of Halfmoon Zoning Board of Appeals at 7:07 p.m. on Monday, February 4, 2013 at the Halfmoon Town Hall with the following members present:

Members: Vice-Chairman Tedrow, Mr. Hansen, Mr. Rose, Mrs. Jordan
Member Absent: Mr. Brennan
Alternates: Mr. Burdyl, Mrs. Smith-Law
Town Board Liaison: Walter Polak, absent
Town Attorney: Mr. Chauvin, absent
Town Planner: Mrs. Zepko
Secretary: Mrs. Mikol

Motion was made by Vice-Chairman Tedrow and seconded by Mr. Hansen that the minutes from the January 7, 2013 meeting were approved as presented. Motion was carried.

Mr. Burdyl, Alternate will be acting as Board Member for Mr. Brennan who is absent this evening.

Chairman Rose welcomed everyone to an agenda meeting and stated we have one item on tonight, the Board will determine if the application is complete to set for a public hearing.

John VanChance, Jr. and his wife Rachel were present with a proposal for an area variance to build an addition on their house. Under Chapter 165, Attachment 1, Schedule A, the request was denied a building permit because Mr. VanChance did not meet the required 10' side-yard setback from the property line.

Mr. VanChance commented that he would like to put a 28' x 32' addition on his home to create another bedroom and living room. This will square off the house. Mr. VanChance stated that side of the house would be the only convenient place to put an addition. The east side of the house is setup with two bedrooms. If the addition were done on the east side of the house we would have to reconfigure the house and put in a hallway. Currently on the west side of the house there is a kitchen a smaller living room. We want to expand the house due to our growing family and we are asking to come within 3' to the property line. My neighbor, Mr. Greene granted me permission to be within 3' to the property line. His letter was filed with the application.

Vice-Chairman Tedrow asked if it were a 2-story addition? Does the addition have to be in the shape of a square? Could it be an L-shaped floor plan and then you would not have to get so close to the property line.

Mr. VanChance replied one-story. We wanted to make the house square. It would make it easier. The property right now on that side of the house is obviously smaller and we wanted to use the space for an addition to make the house bigger.

Chairman Rose commented that there are pictures of the house and property in the folder. Members of the Board took a look at them. Chairman Rose explained that part of our process is having an agenda meeting to determine if we have enough information to proceed to a public hearing.

Mr. Hansen asked if this property was located behind New Country Toyota?

Mr. VanChance replied yes, but actually it's Mr. Green's property then mine. Mr. Green is on the corner of Fellows Road and Upper Newtown Road then my house and my brothers.

Chairman Rose commented that the application is complete and we would like to set it for a public hearing.

Motion made by Mrs. Jordan and seconded by Vice-Chairman Tedrow to set a public hearing for Monday, March 4, 2013 at 7:00 p.m. Motion was carried.

Motion made by Mr. Burdyl and seconded by Mrs. Jordan that we set a site visit for Saturday, March 2, 2013 at 10:00 am. Motion was carried.

Motion was made by Mr. Hansen and seconded by Mr. Burdyl that we close the meeting at 7:50 p.m. Motion was carried.

Respectively submitted by Denise Mikol, Secretary
Town of Halfmoon Zoning Board of Appeals