

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Tuesday January 3, 2017**  
**7:15 PM**

Mr. Hansen called the meeting to order at 7:15 PM on Tuesday January 3, 2017 at the Halfmoon Town Hall with the following members present:

Members –Chairman Rose (absent), Mr. Hansen, Mr. Burdyl, and Mrs. Curto (absent)  
Alternate Member - Mr. Gemellaro, Mr. Koval  
Planner - Mr. Marlow  
Town Attorney - Mrs. Lyn Murphy & Mrs. Cathy Drobny

*Motion made by Mr. Gemellaro and seconded Mrs. Burdyl by that the minutes of December 5, 2016 be approved as presented. Motion was carried*

Mr. Hansen served as Chairman at the January 3, 2017 meeting in the absence of Chairman Rose and Vice-Chairman Curto.

**Public Hearing(s):**

**Hudson River Road Self Storage, 423 Hudson River Road- Area Variance**

Mr. Nick Costa presented the application for the several area related variances. They constructed several self-storage building on the existing property at 423 Hudson River Road, and when preparing the necessary as-builts required for a Certificate of Occupancy (C.O.) it was found that several of the buildings were constructed in a fashion that would not meet minimum setbacks as required by Section 165, Attachment 1, Schedule A of the Town Code. Due to the setback infringements, the applicant is unable to obtain a C.O. for the storage units and requires several area related variances.

Mr. Marlow noted for the record that a neighbor had contacted him in regards to concerns of line of site on Hudson River Road with the fence being along the property and to ensure that the applicant was aware of the landscaping that was part of the original approval and asked that it be honored and installed as the weather permits.

Mr. Costa explained that although he was not part of the approval, he believes that site distance evaluations would have been done during the review stage. He explained that the sign there which may cause some site distance issues is temporary in nature and will be removed eventually. He went on further to say that all landscaping will be installed per the original plan in the spring.

No one from the public chose to speak.

Mr. Hansen closed the Public Hearing closed at 7:29 PM

A site visit occurred on December 17, 2016.

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

- 1) Mr. Burdyl commented: Project has been completed as intended, no negative impacts on the area
- 2) Mr. Koval commented: It's unreasonable to tear down a building over such minor encroachments.
- 3) Mr. Gemerllaro commented: The change is minor in nature
- 4) Mr. Koval commented: Unnoticeable to the naked eye, people would not know the setback issues.

5) Mr. Hansen commented: Yes, but minor issues.

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

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

These are summary minutes and are not word for word at the request of the Zoning Board of Appeals. A copy of the recorded tape is available by F.O.I.L. through the Town Clerk.

Meeting adjourned at 7:32 PM.

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