

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday February 5, 2018
7:00 PM

Chairman Curto called the meeting to order at 7:00 PM on February 5, 2018 at the Halfmoon Town Hall with the following members present:

Members- Chairman Curto (absent), Mr. Hansen, and Mr. Koval, Mr. Griggs
 Alternate Member - Mrs. Paluocci, Mr. Micelli
 Planner - Mr. Marlow
 Town Attorney – Cathy Drobny

Motion made by Mr. Hansen and seconded Mr. Paluocci by that the minutes of January 2, 2018 be approved as presented. Motion was carried

Public Hearing:

Sawyer Subdivision, 30 Firehouse Road- Area Variance

Mr. Gerald Sawyer presented the application. The applicant is before the Board seeking several area variances as it relates to the proposed lot-line adjustment at 28 & 30 Firehouse Road. The applicant submitted a lot-line adjustment application to the Planning Board that would convey 31,227 SF of land from 28 Firehouse Road to 30 Firehouse Road. Due to the pre-existing nature of the lots, the lot-line adjustment triggers the requirement of several area related variances and as a result the application was denied. They are before the Board seeking the following area variances as it relates to lot width and front yard setbacks for both properties.

Vice-Chairman Koval closed the Public Hearing closed at 7:08 PM

No one from the public choose to speak.

A Site visit occurred on February 3, 2018 at 9:30am.

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

- 1) Mr. Hansen commented: No, there are no physical changes to the site, they are just moving the property lines;
- 2) Ms. Paloucci commented: No, it is a pre-existing site and there is no other method to address it;
- 3) Mr. Hansen commented: Yes, but it an existing setup that has been there for many years and they are trying to make it more conforming;
- 4) Mr. Micelli commented No, based off the site visit it appears everything will remain intact;
- 5) Mr. Hansen commented: It is somewhat self-created but most of these buildings have been there for a long time.

Mr. Micelli made a motion to approve the Area Variance, seconded by Ms. Paloucci Motion was carried.

Mr. Micelli made a motion to adjourn the meeting, seconded by Ms. Paloucci. Motion was 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 8:13 PM.

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