

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday, March 7, 2016**  
**7:00 PM**

Mr. Hansen called the meeting to order at 7:12 PM on Monday, March 7, 2016 at the Halfmoon Town Hall with the following members present:

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

*Motion made by Ms. Curto and seconded by Mr. Burdyl that the minutes of February 1, 2016 be approved as presented. Motion was carried unanimously.*

**New Business:**

**Lock One Marina, 461 Hudson River Road- Area Variance (SBL# 286.-1-4.111)**

Steve Jascenzi presented the application for a front yard setback application required in order to construct a 1,800 SF building. Mr. Jascenzi explained that the new building will be used for storage of boats and other marina equipment; and due to site constraints they are seeking to construct the building within the front yard setback. As such, they are requesting two front yard setback variances, one for the existing building, which requires a 33-foot variance. The second for the proposed new building, this would require a 40-foot variance.

Mr. Burdyl asked what portion of his business involves large boats. Mr. Jascenzi explained that it accounts for 90% of his business, and additionally they provide a place for boaters on the river to repair their boats as needed.

Mr. Jascenzi submitted a letter of support from the neighbor; Mr. Hansen asked that it be entered into the record.

Mr. Hansen asked why specifically this variance was required and why the building had to be built so close to the road. Paul Marlow clarified that they had looked at other options and layouts for the building but due to the topography of the site and the current way the site was used there was very few options to safely construct the proposed building.

Mr. Brennan asked what the advantage of storing boats inside was over outside. Mr. Jascenzi explained that people are willing to pay more to store boats inside.

A site visit will occur on April 2, 2016.

A Public Hearing will be held at the April 4, 2016 meeting.

**Trick Shot Billiards, 1602 Route 9- Area Variance (SBL# 278.-1-14)**

Tim Berlin presented an application for a rear yard setback variance required for the existing building. The applicant is proposing to construct a 1,210 SF addition to the existing 7,211 SF building. The proposed addition will be used for an indoor/outdoor bar and storage. Due to the expansion, a variance for the existing deficient rear yard setback is required. They are seeking approval for a rear yard variance of 17'5".

Mr. Hansen asked which portion of the building needs a variance, and if the encroaching area in the back was part of the original building. Mr. Berlin explained that this addition was part of the building when he purchased it and Paul Marlow explained that he could not confirm if this portion of the building was done as part of the original building or not.

Mr. Brennan asked if the proposed expansion on the front of the building results in the needs for the rear yard setback variance. Paul Marlow clarified that as a result of the proposed addition, the building will lose its pre-existing/non-conforming status and thus an area variance is required.

Mr. Brennan asked what the purpose of the addition was. Mr. Berlin explained that they are looking to expand their business and offer dining services on a patio in order to sustain business throughout the summer months.

Mr. Brennan asked if parking has been considered. Paul Marlow clarified that Rich Harris had spoken with the surveyor regarding parking calculations and required parking spaces to ensure they addressed that before submitting applications. Mr. Marlow further clarified that the Planning Board does have flexibility with regards to parking requirements.

A site visit will occur on April 2, 2016.

A Public Hearing will be held at the April 4, 2016 meeting.

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 7:41 PM.

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