

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday August 1, 2016
7:00 PM**

Chairman Rose called the meeting to order at 7:00 PM on Monday August 1, 2016 at the Halfmoon Town Hall with the following members present:

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

Motion made by Ms. Burdyl and seconded by Mr. Hansen that the minutes of July 5, 2016 be approved as presented. Motion was carried- Mrs. Curto abstained

New Business:

Cambell Subdivision, 403 Hudson River Road- Area Variance (SBL#286.11-1-2)

Thomas Hansen presented an application for area related variances being requested as part of a proposed Minor Subdivision application before the Planning Board. Mr. Hansen filed an application with the Planning Department to subdivide an existing 1.73 acre parcel into two new lots, but due to the underlying zoning district (M-I) the lots are required to have a minimum lot square footage be 50,000 SF and the newly proposed lots will not meet these size requirements. Mr. Hansen requested two lot area variances with Lot A requiring a 13,845 SF variance and Lot B requiring a 10,796 SF variance; additionally the applicant is seeking a 43-foot variance for the existing single-family home front yard setback.

Mr. Burdyl asked if he would be consolidating the subdivided lot with his adjacent parcel. Mr. Hansen explained that at this time he does not wish to consolidate lots.

The Board asked for clarification for the layout of the surrounding parcels, Mr. Hansen explained the layout of the existing lots surrounding the lot proposing to be subdivided.

A site visit will occur on August 27, 2016.

A Public Hearing will be held at the September 6, 2016 meeting.

Mr. Burdyl made a Motion to appoint Deborah Curto Vice-Chairman, Seconded by Mr. Hansen, Motion Approved.

Mr. Burdyl made a Motion to conduct monthly pre-meetings at 7:00pm and to begin monthly meetings at 7:15pm, Seconded by Vice-Chairman Curto, Motion Passed.

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 7:45 PM.
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