

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday June 5, 2017
7:00 PM

Chairman Curto called the meeting to order at 7:07 PM on Monday June 5, 2017 at the Halfmoon Town Hall with the following members present:

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

Motion made by Mr. Burdyl and seconded Mrs. Hansen by that the minutes of May 1, 2017 be approved as presented. Motion was carried

New Business:

Leggett Shed, 39 Farm to Market Road- Area Variance

Mr. David Leggett presented the application. He explained that he is before the Board seeking variances as it relates to a proposed barn/shed they are looking to construct. The home located at 39 Farm to Market Road is a flag lot where the home is located near the rear of the lot; the applicant wishes to construct a 24'x 40' barn/shed but due to location of the existing home on the property, they are proposing to construct it in the front yard. They are before the Board seeking variance for an accessory structure in the front yard.

Mr. Koval asked if this would be used for business purposes. Mr. Leggett explained that it is only to be used for personal storage of equipment and lumber.

The Board entered into the record several letters of support provided by the applicant.

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.

A site visit will occur on July 1, 2017

A Public Hearing will be held at the July 3, 2017 meeting

Marchand Shed, 85 Button Road- Area Variance

Mr. Chris Marchand presented the application. He explained that he is before the Board seeking variances as it relates to the proposed pole barn they are looking to construct on the vacant parcel at 84 Button Road. As the lot sits now, there is no principal structure and the applicant wishes to construct a Pole barn for the keeping of livestock. Due to the underlying zoning district (R-1) the lot is required to have a minimum lot square footage be 80,000 SF in order to harbor livestock, and the applicant has 30,000 SF. They are before the Board seeking variance for an agricultural related structure on a substandard lot.

Chairman Curto asked if this would be located close to neighbors. Mr. Marchand explained that he lives on one side and the adjacent properties on the other side do not access their home on Button Road and that their home is some distance from the barn.

The Board entered into the record several letters of support provided by the applicant.

A site visit will occur on July 1, 2017

A Public Hearing will be held at the July 3, 2017 meeting.

Koval Addition, 57 Canal Road- Area Variance

Kevin Koval recused himself from this application.

Mr. Kevin Koval presented the application. He stated that he is before the Board seeking an area variance as it relates to the proposed addition to their existing single-family home. The proposed addition would be to expand on the existing single-family home, but as a result the addition will not meeting current setback requirements. The underlying zoning requires a 50-foot setback and the setback with the proposed addition will be 36-foot. They are before the Board seeking variances from the minimum front yard setback.

A site visit will occur on July 1, 2017

A Public Hearing will be held at the July 3, 2017 meeting.

Johnson Road-Single Family Home, Johnson Road- Area Variance

Mr. Jason Dell presented the application. He explained that he is before the Board seeking an area variance as it relates to the proposed construction of a new single-family home. The lot currently is a vacant parcel that does not meet today's minimum lot standards and the property owner wishes to construct a single-family home. The current property owner does not own any adjacent land and therefore cannot make the lot conform. As a result, they are here seeking variances for minimum lot size.

Mr. Koval asked if the adjacent lot was the same size; Mr. Dell explained that the lot immediately next to it was just over 20,000 SF.

Chairman Curto asked when this lot was subdivided. Mr. Dell said that he believed it was about 1987 but it may have not been done legally. Mr. Marlow went on to further explain that based of research done, the Town could find no record of a formal subdivision of the property. But rather, the Town found records of this parcel being part of a larger lot via a 1937 deed, but found records from after 1969 regarding this subdivided lot and referencing the old 1937 deed. The lot may have been subdivided in the past but not by way of the Town regulations.

Mr. Burdyl asked if this subdivision was recognized by Saratoga County. Mr. Marlow stated that is recognized by the County and is noted on their GIS software. Mr. Dell explained that there is a filed deed on file with the County Clerk.

A site visit will occur on July 1, 2017

A Public Hearing will be held at the July 3, 2017 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 7:37 PM.

Town of Halfmoon Zoning Board of Appeals