

Town of Halfmoon Zoning Board of Appeals
Meeting – Tuesday September 6, 2016
7:15 PM

Chairman Rose called the meeting to order at 7:23 PM on Monday September 6, 2016 at the Halfmoon Town Hall with the following members present:

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

Motion made by Ms. Hansen and seconded by Mr. Gemellaro that the minutes of August 1, 2016 be approved as presented. Motion was carried

Public Hearing:

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.

The Board had discussions with Mr. Hansen regarding septic locations for the existing home and the proposed home; Mr. Hansen identified both the location of the existing septic system and a potential location for a future septic system on the new lot.

Chairman Rose asked if the fire department had reviewed the layout, Mr. Marlow explained that the fire department would not normally review a two-lot subdivision.

Chairman Rose closed the Public Hearing closed at 7:30 PM, no one chose to speak.

A site visit occurred on August 27, 2016.

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

- 1) Chairman Rose commented: There is an existing home on the property and houses surround the proposed new lot.
- 2) Mr. Hansen commented: There is no other feasible method to address the proposed subdivision.
- 3) Chairman Rose commented: It is substantial, but the underlying zoning requirements are not designed for residential uses.
- 4) Mr. Hansen commented: No, the surrounding lots are mostly residential
- 5) Chairman Rose commented: Yes it is self-created, but it is the only simplest way to achieve the subdivision.

Mr. Hansen made a motion to approve the Area Variance, seconded by Mr. Gemellaro. 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 7:35 PM.

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