

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday October 3, 2016
7:15 PM

Chairman Rose called the meeting to order at 7:15 PM on Monday October 3, 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. Lyn Murphy

Motion made by Mr. Hansen and seconded by Mrs. Curto that the minutes of September 6, 2016 be approved as presented. Motion was carried

New Business:

Michael Ed Melvin, 137 Cary Road- Area Variance

Mr. Michael Ed Melvin presented an application for area related variance for a land-locked parcel on Cary Road. Mr. Melvin explained that he had combined two land-locked parcels in years past and wishes to construct a single-family home. The existing lot is a land-locked parcel with no minimum 20' legal frontage on a public road. The lot is accessed through an easement over a driveway to Cary Road on property that belongs to the neighbor directly adjacent of the applicant. As a result of the lack of lot frontage, their building permit was denied by the Building Department. He requested a variance for the land-locked parcel pursuant to the definition of a Flag Lot (Sec. 143-2 Definitions - Flag Lot).

Chairman Rose asked for clarification on the construction of the driveway, Mr. Melvin clarified that it was made of stone.

A site visit will occur on November 5, 2016.

A Public Hearing will be held at the November 7, 2016 meeting.

Mr. Gemellaro made a motion to adjourn the meeting, seconded by Mr. Hansen. Motion 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 7:25 PM.

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