

**Town of Halfmoon Zoning Board of Appeals
Monday – February 2, 2015
Agenda – 7:00 p.m.**

Minutes of January 5, 2015

**Ushers Machine & Tool Co. Inc. – 180 Ushers Road
260.9-1-2; 260-1-44**

The Zoning Board of Appeals received an application from Mr. Donald Lincoln for a 2,300 SF addition to the existing 18,000 SF facility at 180 Ushers Road. This is an M-1 Industrial Zone and an office is an allowable use when incidental to the primary use. The Planning Board denied their request at their regular meeting of January 15, 2015 and the applicant is hereby requesting a front yard and rear yard area variance.

Under Section 165-31 and Schedule A the Town Code requires a 50' front yard setback for a principal structure. The proposed addition and existing building front yard setback are 20.3' from Ushers Road, requiring a variance of 29.7'. Under Section 165-34.C the Town Code requires a 10' rear yard setback for an accessory structure in the M-1 Zoning District. The existing structure is located 0.0' from the property line, requiring a 10' variance.