

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday February 4, 2019
7:00 PM**

Mr. Koval called the meeting to order at 7:00 PM on February 4, 2019 at the Halfmoon Town Hall with the following members present:

Members- Chairman Curto (absent), and Mr. Koval, Mr. Griggs, Mrs. Paluocci
Alternate Member - Mr. Micelli
Planner - Mr. Marlow
Town Attorney – Cathy Drobny

Mr. Micelli made a motion to Approve the November 5, 2018 Zoning Board of Appeals Mrs. Paloucci seconded Minutes Approved.

Due to technical errors, the minutes of this meeting were unable to be recorded; these minutes are summary minutes prepared by staff to the best of their recollection

New Business:

Mr. Jeff Williams, BTC Construction presented the application. The applicant is seeking to construct an office building on the vacant parcel at 19 Old Route 146. The lot is a pre-existing/non-conforming lot that in the past was utilized by a single-family home which has since been removed. At this time they wish to construct a 2,408 SF office building with approximately 13 parking spaces with a tenant to be named at a future time. The property is zoned C-1 and an office use is permitted. Due to the pre-existing/non-conforming nature of the lot, the applicant is unable to meet lot width, area and transitional yard requirements. The applicant appeared before the Planning Board at the January 14, 2019 meeting at which time they were denied the site plan application. The applicant is before the Board seeking variances related to lot width, lot area and transition yard requirements.

Mr. Griggs asked if there was anything on the lot; Mr. Williams explained that there was a house that has since been torn down and it is just a gravel parking lot at this time.

Mr. Koval asked if there was a tenant planned for the office; Mr. Williams stated that at this time they do not have a tenant for the office.

A site visit will be conducted February 23, 2019 at 9am

A Public Hearing will be held on March 3, 2019.

Mr. Micelli made a motion to hold a Public Hearing at the March 3, 2019 meeting, Mr. Griggs Seconded.- Unanimous

Mr. Micelli made a motion to adjourn the meeting, seconded by Mr. Griggs. Motion was carried.

These are summary minutes and are not word for word at the request of the Zoning Board of Appeals.

Meeting adjourned at 7:10 PM.

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