

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

Chairman Curto called the meeting to order at 7:00 PM on March 4, 2019 at the Halfmoon Town Hall with the following members present:

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

*Mr. Koval made a motion to Approve the February 4, 2019 Zoning Board of Appeals minutes with changes, Mr. Micelli seconded Minutes Approved.*

**Public Hearing:**

**19 Old Route 146 Office, 19 Old Route 146- Area Variance**

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. Koval asked if there had been any archeological studies conducted on site; Mr. Williams stated that he did not believe so.

Mr. Koval asked if the lot had been filled; Mr. Williams said he does not know but the lot previously held a house dating back to the 1800's.

Andrew Chouffi, 17 Old Route 146 stated that he was in favor of the project and the applicant has done a nice job of cleaning that area up. Furthermore he requested that a metal fence be constructed along the back of 17 & 19 Old Route 146; Mr. Marlow explained that the fence would be an aspect reviewed at the Planning Board stage, Mr. Williams stated that he would consult with Mr. Tanski on the fence request.

A site visit occurred on February 23, 2019 at 9am

Chairman Curto closed the Public Hearing at 7:18 pm

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

- 1) Mr. Micelli commented: No, there is no change to the area, it's already a business/commercial area;

- 2) Mr. Koval commented: There is no other way to develop the property;
- 3) Chairman Curto commented: Yes, as it relates to all three variances;
- 4) Mr. Micelli commented No, Mr. Koval agreed;
- 5) Mr. Micelli commented No, it doesn't meet all the requirements.

*Mr. Koval made a motion to approve the Area Variance with the contingency that a Phase I archeological study be conducted if needed, seconded by Mrs. Paloucci Motion was carried.*

*Chairman Curto made a motion to adjourn the meeting, seconded by Mr. Koval. 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 7:21 PM.

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