

**Town of Halfmoon Zoning Board of Appeals  
Meeting – Monday April 1, 2019  
7:00 PM**

Chairman Curto called the meeting to order at 7:00 PM on April 1, 2019 at the Halfmoon Town Hall with the following members present:

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

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

**New Business:**

**JGS Recycling, 392 Hudson River Road- Area Variance**

Mr. Mike Bianchino presented the application. The applicant is before the Board seeking approval for several variances as it relates to the existing buildings located at 382 Hudson River Road. The applicant appeared before the Planning Board at the September 10, 2018 meeting to present an application for a new 25'x 21' = 525 SF garage that they had built on site. Due to the existing configuration of the buildings on site, the current lot does not meet several area requirements. The applicant is before the Board seeking several area related variances to bring the site into compliance.

Mr. Griggs asked what the garage was constructed out of; Mr. Bianchino stated it is a pre-fabricated building.

Mr. Griggs asked what the distance between the garage and the shop was; Mr. Bianchino stated that he believes it is 10-feet but can confirm.

Mr. Griggs asked how the access the site; Mr. Bianchino stated that the entire Myrtle Lane side is paved for access.

A site visit will be conducted April 20, 2019 at 9am

A Public Hearing will be held on May 6, 2019.

*Mr. Micelli made a motion to hold a Public Hearing at the May 6, 2019 meeting, Mr. Griggs Seconded.- Unanimous*

**Beeche Expansion, 65 Smith Road- Area Variance**

Mr. Bob Jarvis presented the application. The applicant is before the Board seeking an area variance as it relates to the proposed addition to the existing single-family home. The applicant was previously before the ZBA in May of 2018 for area and a use variance related an accessory structure with additional living area. At that time they were granted area variances as it related to the accessory structure but was denied the use variance to allow a second residential dwelling on a single lot. In that time the applicant has revised their previous plans to incorporate the proposed accessory structure as part of the primary structure. Due to the redesign of the building, the applicant is unable to meet the required front yard

setback for a primary structure. They are before the Board seeking an area variance as it relates to front yard setback.

Mr. Micelli asked if he had let his neighbors about the variance; Mr. Jarvis said that he did not believe so.

Mr. Griggs asked if the main entry for the garage would be through the main house; Mr. Jarvis said that it was.

A Public Hearing will be held on May 6, 2019.

*Ms. Palouccii made a motion to hold a Public Hearing at the May 6, 2019 meeting, Mr. Micelli 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 7:20 PM.

Town of Halfmoon Zoning Board of Appeals