

Town of Halfmoon Zoning Board of Appeals
Meeting Minutes
December 2, 2013

Chairman Rose called the meeting to order for the Town of Halfmoon Zoning Board of Appeals at 7:06 p.m. on Monday, December 2, 2013 at the Halfmoon Town Hall with the following members present:

Members: Vice-Chairman Tedrow, Mr. Hansen, Mrs. Jordan
Mr. Brennan - absent
Alternates: Mr. Burdyl
Town Attorney: Mr. Chauvin
Town Liaison: Mr. Polak
Secretary: Mrs. Mikol

A motion was made by Vice-Chairman Tedrow to approve the minutes from the November 4, 2013 meeting, seconded by Mrs. Jordan. Motion was carried.

The Werner Road project will be tabled tonight until the next meeting. The applicant and his representative were not able to be present.

Luis Montes and Rosa Junco, 21 Oregon Trail 279.13-2-17

Chairman Rose commented that Luis Montes and Rosa Laura Junco of 21 Oregon Trail are requesting an area variance for an attached garage addition to their home. Under Article VII, Section 165-31 Part 165A Schedule A states that the side yard setback for the primary structure must be a minimum of 10' and a total of 25'. The applicant was denied a building permit from the Code Enforcement Officer. A site visit was done on Saturday, November 30, 2013.

The applicant, Luis Montes and Rosa Junco were not present. Representatives for the Mr. Montes, Dream Builders were also not present.

Chairman Rose asked Mrs. Mikol if all the fees have been paid for this application.

Mrs. Mikol replied, Dream Builders came in and paid the postage fee for the notices and he still owes for the public hearing notice in the newspaper which I told him he could pay tonight. However, he is not here tonight. Is anyone from the Montes Family present tonight? No one replied. The applicant is not here, only the neighbors.

Chairman Rose commented if the applicant is not here I am not sure if we should proceed with this, it sounds like we should not until the fees are paid for and until the applicant is present. We will push this item to the January agenda meeting until the fees are paid.

The meeting will be Monday, January 6, 2014 at 7:00 pm I would rather not entertain any questions from the audience until we open the actual public hearing. Please check with the secretary to see if they are back on the agenda for the January meeting. There are no official answers to any questions until we open the public hearing.

Steve Constitorium asked if the fees were not paid would we be informed before hand if we are to come back here again.

Mrs. Mikol commented that you will receive a new notice of the meeting but only to the adjoining landowners that about the property. So the same folks will get a notice.

Mr. Hansen commented, technically we don't have a public hearing tonight, right? Then there is no hearing, we're not opening it because the applicants are not present.

Chairman Rose commented there is nothing to close because we haven't opened the hearing. This is the shortest meeting we have ever had.

Vice-Chairman Tedrow made to motion to adjourn the meeting, seconded by Mrs. Jordan, motion was carried.

Respectively submitted by Denise Mikol, Secretary
Town of Halfmoon Zoning Board of Appeals

