

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday June 7, 2021
7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on June 7, 2021 this meeting is being held via Microsoft Teams following members present:

Members- Chairwoman Curto, and Kevin Koval (absent), Mr. Griggs (absent)
Alternate Member - Leonard Micelli, Dave Maxfield
Planner - Paul Marlow
Town Attorney – Cathy Drobny

Mr. Micelli made a motion to Approve the May 3, 2021 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved.

Public Hearing:

Schnitzer & Fiore Subdivision, 16 Oakhill Drive- Area Variance

Mr. Duane Rabideau presented the application. The applicant filed a Minor Subdivision & Special Use Permit with the Planning Board to subdivide a 0.98 acre parcel from 14 Oakhill Drive and convey it to 16 Oakhill Drive. The parcel at 16 Oakhill Drive is a pre-existing land-locked parcel with no frontage on a Town Road and an accessory structure in the front yard. Due to the proposed conveyance it would increase the non-conforming nature of the parcel and as such they were denied by the Planning Board at the April 26, 2021 meeting. Due to the pre-existing nature of the site, the applicant is before the Board seeking variances related to the landlocked parcel and accessory structure in the front yard.

Mr. Micelli noted that at one point the property owner discussed the idea of removing the shed in the front yard.

Mr. Maxfield asked if they can approve with the shed not currently on 16 Oakhill Drive's property; Mr. Rabideau stated that he was unaware of how they were handling the shed but believed it was to go with 16 Oakhill Drive.

Chairman Curto closed the Public Hearing at 7:04, there was no public comment.

A site visit occurred on May 22, 2021 at 9am

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

- 1) Mr. Micelli commented: No changed in the area, Mr. Maxfield noted it would not change the character;
- 2) Mr. Maxfield commented: No other way without a variance, Chairwoman Curto noted it is an existing landlocked parcel;
- 3) Mr. Maxfield commented: The variance is not substantial;
- 4) Mr. Maxfield commented: Will not be out of character with the area and looks like it belongs in the area;
- 5) Mr. Maxfield commented: No, they did not create this problem.

Chairwoman Curto made a motion to approve the Area Variances, seconded by Mr. Micelli, Motion was carried

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Chairman Curto made a motion to adjourn the meeting, seconded by Mr. Micelli. 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 7:08 PM.

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