

12/6/21

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday, December 6, 2021
7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on December 6, 2021 this meeting is being held in person and via Microsoft Teams following members present:

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

Mr. Micelli made a motion to Approve the November 1, 2021 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved. Chairwoman Curto Abstained.

New Business:

Pinebrook Hills Single-Family Home, 72 Wheatfield Way- Area Variance

Mr. Steve Marini presented the application. They are before the Board seeking a variance as it relates to the newly proposed home at 72 Wheatfield Way. The applicant is in the process of constructing a new house, upon completion of a foundation as-built, it was determined that the foundation did not meet the necessary side yard setback requirements. The Building Department made a determination that based off the provided as-built survey, the existing foundation would not meet the required setbacks. Section 166-850 of the Pinebrook Hills PDD: Requires that the lots be in conformance of the subdivision plan as approved by the Planning Board. The final subdivision plan requires a minimum 12-foot side yard setback, the applicant has an 11'9" side yard setback, thus requiring a variance of 3".

A site visit will occur on December 18, 2021 at 9am.

Chairwoman Curto made a motion to hold a Public Hearing at the January 3, 2022 meeting, Mr. Koval Seconded. - Unanimous

Mr. Koval made a motion to adjourn the meeting, seconded by Chairwoman Curto. 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 7:05 PM.

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