

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday, January 3, 2022
7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on January 3, 2022 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 December 6, 2021 Zoning Board of Appeals minutes, Mr. Koval seconded, Minutes Approved.

Public Hearing:

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

Ms. Monica 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".

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

A site visit will occurred on December 18, 2022 at 9am.

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

- 1) Mr. Maxfield commented: No, there will be no change in the character of the neighborhood; Mr. Micelli agreed;
- 2) Mr. Micelli commented: It would eliminate the need to remove the existing foundation;
- 3) Mr. Koval commented: No, it is not substantial
- 4) Mr. Koval commented: There would be none; Mr. Maxfield and Mr. Micelli agreed;
- 5) Mr. Maxfield commented: Yes, but it won't cause an issue.

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

Chairwoman 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.

1/3/22

*Meeting adjourned at 7:07 PM.
Town of Halfmoon Zoning Board of Appeals*