

11/7/22

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

Chairwoman Curto called the meeting to order at 7:00 PM on November 7, 2022 this meeting is being held in person and via Microsoft Teams following members present:

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

Mr. Koval made a motion to Approve the September 6, 2022 Zoning Board of Appeals minutes, Mr. Griggs seconded, Minutes Approved.

New Business:

Willyard Garage, 1 Lower Newtown Road- Area Variance

Mr. William Willyard presented the application. The applicant is seeking to construct a new garage for their existing home at 1 Lower Newtown Road. The home currently has a car port located in the front yard that has been located in the same place for approximately 24 years but has since become dilapidated and in need of replacement. The applicant wishes to construct a new 26'x30' garage in its place; the proposed garage is slightly larger than the existing carport but will match the color of the home. Town Code does not allow for accessory structures to be located in the front yard. Given the fact that it was located in the front yard, the building department denied the building permit as it stands. The applicant is before the ZBA for a variance to allow an accessory structure to be located in the front yard; the proposed structure is to be located in the front yard, the applicant is seeking relief from the requirement that it be located in either the rear or side yard

Chairwoman Curto asked what the size of the current carport was; Mr. Willyard said it was approximately 24'x 24'.

Mr. Griggs asked if the current structure was steel; Mr. Willyard stated it was not.

Mr. Koval asked if he could put it in the rear; Mr. Willyard said it's not an option, the area is small, there is a garden back there and what little property is there, is the kids play area.

Mr. Koval asked what the front yard setback is; Mr. Marlow explained that the garage would not be permitted in the right-of-way, normally an accessory structure isn't permitted in the front yard, so we'd want to make sure it was outside of the right-of-way.

Mr. Micelli asked if there would be power or heat; Mr. Willyard noted there is existing power, there may be heat in the future, but for now there is no plan for it.

Mr. Micelli asked if it would be for personal use; Mr. Willyard it would be used for storage of personal items.

A site visit will occur on November 19, 2022 at 9am.

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Chairwoman Curto made a motion to hold a Public Hearing at the December 5, 2022 meeting, Chairwoman Curto Seconded. - Unanimous

Chairwoman Curto made a motion to adjourn the meeting, seconded by Mr. Koval. 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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