

11/6/23

**Town of Halfmoon Zoning Board of Appeals  
Meeting – Monday, November 6, 2023  
7:00 PM**

Chairwoman Curto called the meeting to order at 7:02 PM on November 6, 2023 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  
Planner - Paul Marlow  
Town Attorney – Cathy Drobny

**New Business:**

**County Dollar Plaza Addition, 217 Guideboard Road- Area Variance**

Mr. Steve Cronin presented the application on behalf of the property owner. The applicant is seeking approval to modify the existing building to include a new roof awning and sidewalk along the Rt. 236 (west) side of the building. They are proposing to amend the internal layout of the existing building to add three storefronts along Route 236 (with one having an entrance on both Guideboard Rd and one on Rt. 236 = Evexia Therapeutics) as the current layout is too large and difficult to rent. The proposal seeks to install a sidewalk and covered awning along the Rt. 236 side to guide patrons to the retail spaces. The existing building setback does not meet today's 50' front yard requirement (it is approx. 36.5') and with the proposed 6' awning, it will be further reduced to 30.5' from the property line. The applicant presented to the Planning Board at the October 23, 2023 meeting, but was denied because they would not meet minimum setbacks as required by Section 165, Attachment 1, Schedule A of the Town Code. Due to the existing setback infringements, the applicant is before the Board seeking a variance related to front yard setback.

Mr. Maxfield clarified the address of the parcel is 217 Guideboard Road, the application states 215 Guideboard Road.

Mr. Micelli asked if they had a tenant for the first space; Mr. Cronin noted they do but it is a large space and hard to market

Mr. Koval noted that the greenspace must be 20% and this addition may reduce that number; Mr. Cronin noted they were previously granted approval for a larger variance and that noted the property owner gave land to the Town for road improvements.

Mr. Koval noted he would like to see what the percentage is.

Mr. Micelli asked if they had a perspective tenants; Mr. Cronin noted they've had a few inquiries, one about a cleaning service and others.

Chairwoman asked if the tenants represented on the plan were the current tenants; the plan has Fred the Butcher Mr. Cronin stated yes they are.

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Chairwoman Curto asked who the current tenants were; Mr. Cronin stated there is a bank on the corner, we have a small gym, the karate studio, Aqua science, the hair salon and the Brazilin market; the Salty's space has been vacant for years.

Mr. Griggs asked if the canopy would be constructed out of metal; Mr. Cronin stated it would be.

A site visit will occur November 18, 2023 at 9am.

*Chairwoman Curto made a motion to hold a Public Hearing at the December 4, 2023 meeting, Mr. Koval seconded.*

Mr. Koval asked how wide the awning was; Mr. Cronin noted its 8-foot on a diagonal.

Mr. Koval noted that is different from the application.

Mr. Marlow asked for clarification on the size of the awning; Mr. Cronin said it will stick out six feet, but the diagonal will be eight feet.

*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 7:12 PM.*

*Town of Halfmoon Zoning Board of Appeals*