

**June 4, 2007
Town of Halfmoon
Zoning Board of Appeals
Meeting Minutes**

Chairman Hansen opened the June 4, 2007 Town of Halfmoon Zoning Board of Appeals meeting at 7:30pm with the following members present: Mr. Rose, Mrs. Jordan, Mr. Brennan, and Mr. Tedrow. Also present was alternate Mr. Burdyl.

Chairman Hansen asked if the Board reviewed the May 7, 2007 Town of Halfmoon Zoning Board of Appeals meeting minutes.

Mrs. Jordan made a motion to approve the May 7, 2007 Town of Halfmoon Zoning Board of Appeals meeting minutes with minor revisions. Mr. Tedrow seconded. Motion carried. Mr. Rose abstained from the vote.

New Country Pontiac/Buick/GMC, 205 Route 146-Area Variance

Mr. Dan Tompkins, of Environmental Design Partnership, stated that the applicant wishes to extend a canopy over the front entrance of the existing building that will encroach 4ft into the front yard. The proposed canopy would not extend past the sidewalk that runs in front of the building. The applicant does not feel that this addition would be a detriment to the neighborhood as the commercial business next door encroaches on the front yard setback.

Mr. Brennan made a motion to set the public hearing for July 2, 2007. Mrs. Jordan seconded. Motion carried.

New Country Pontiac/Buick/GMC, 205 Route 146-Area Variance (Sign)

Mr. Dan Tompkins, of Environmental Design Partnership, stated that the applicant wishes to relocate the sign that exists on the current site of the dealership, which is across the street from the proposed location. The sign is 37ft high and 482 SF in area both of which exceed the standards set in Article X, section 1002 and section 1003 of the Town of Halfmoon Local Laws relating to Zoning. The ground elevation at the new location would be 8.5ft lower than the existing location of the sign. The applicant leases the sign from Pontiac/GMC. Future plans for the previous site include the expansion of Toyota/Scion and the removal of the "Pontiac/GMC Pre-owned" sign. It has been difficult to coordinate the concerns of all the manufacturers involved to come to an agreement on the relocation. The applicant again, does not feel that the relocation of this sign would be a detriment to the neighborhood, as the sign currently exists across the street. Mr. Hansen asked if the applicant could supply a drawing or a picture of what the sign would look like in the proposed location. Mr. Tompkins stated yes, he would try to supply this for the public hearing. Mr. Brennan asked if the sign would be closer to the ROW and could the applicant supply some information on site distance for how far back the sign could be seen from the road as a passerby approaches. Mr. Tompkins stated yes to both questions. Mr. Rose asked if the sign was a pre-existing non-conforming sign as it exists on its current location. Mr. Tompkins stated yes.

Mr. Tedrow made a motion to set a public hearing for July 2, 2007. Mr. Rose seconded. Motion carried.

Jennifer Pipino, 34 Ushers Road- Use Variance

Mr. Peter Riley, the attorney representing Mrs. Pipino, stated that the applicant wishes to construct a single-family home in the Light Industrial/ Commercial zone. The lot is small in area, which would make it difficult to develop commercially. There is a garage that exists on the site and the proposed home would be placed along the side of it. Mr. Rose asked if the lot is conforming in area per the Town zoning requirements. Mr. Riley stated yes, they are only seeking a use variance. Mr. Rose stated that he wanted the applicant to be made aware that the area surrounding this lot is still zoned Light Industrial/ Commercial and would have the opportunity to be developed accordingly. Mr. Riley stated that they understood this.

Mr. Rose made a motion to set the public hearing for July 2, 2007. Mrs. Jordan seconded. Motion carried

Mr. Brennan made a motion to adjourn the June 4, 2007 Zoning Board of Appeals meeting. Mr. Tedrow seconded. Motion carried.