



Town of Halfmoon Zoning Board Of Appeals
Minutes
February 3, 2003

Those present at the February 3, 2003 meeting were:

George Hansen – Chairman
Allan Tedrow - Vice Chairman
John Ouimet

Absent – Richard Drake

Mr. Ouimet made a motion to approve the minutes from the January 6, 2003 meeting and was seconded by Mr. Tedrow. Motion carried.

Mark Grosky, 11 Devonshire Way

Mr. Grosky was present. The proposal is for an area variance to build a shed along the property line at 11 Devonshire Way, which was tabled until they received planning board approval. On December 9, 2002, Mr. Grosky received approval from the planning board and added 4' onto his property line.

Chairman Hansen commented that the Board thought that after planning board approval he would not need the variance. The first plan shown had the shed being 1' away from the property line; with the 4' variance it would be 5', which is, what is required.

Mr. Grosky explained that the new property line was needed because of the retaining wall and the shed. The hardship is the wetland delineation. The shed will house the mechanics for the pool and will be 14' x 24' in size. The retaining wall doesn't need a variance just the shed. Northern pines will be installed along the property line to the shed. A 10' right-of-way was obtained from his Dad who lives next door to allow for ingress and egress for maintenance of the lawn and access to the pool if repairs are needed. Most of the lots in Timberwick are small this lot was chosen because it would allow for a pool. Substantial fill was brought in for the pool. The shed will be on an alaskan slab with 10" piers with a trench around the slab.

Motion made by Chairman Hansen and seconded by Mr. Tedrow to approve the variance for the shed being placed along the new property line. Motion carried.

Meeting adjourned at 8pm. Respectively submitted by Denise Mikol, Secretary.