

Town of Halfmoon Zoning Board of Appeals
Meeting Minutes
November 2, 2009
Draft

Chairman Hansen opened the meeting of the Town of Halfmoon Zoning Board of Appeals at 7:00 p.m. on Monday, November 2, 2009 at the Halfmoon Town Hall with the following members present:

Members: Chairman Hansen, Vice-Chairman Tedrow and Mrs. Jordan
Alternates: Mr. Burdyl and Mrs. Smith-Law
Planner: Mrs. Zepko
Secretary: Mrs. Mikol

Members Absent: Mr. Brennan and Mr. Rose

Motion was made by Mrs. Jordan and seconded by Vice-Chairman Tedrow that the minutes from the October 5, 2009 meeting be approved as presented. Motion was carried.

Janet and Paul Blais, 12 Button Road

Mr. Blais and Mrs. Blais were present with a proposal for an area variance to erect a garage at 12 Button Road. Mr. Blais applied for a building permit for a garage on October 19, 2009. The proposal was for an accessory structure to be located in front of his existing home. Pursuant to Local Laws of the Town of Halfmoon Article VII Section 165-34 Accessory buildings; height and location. Part B Location states that a residential accessory building may be erected within rear and side yards in accordance with the following requirements:

- 1) Rear or side yard: five feet from side or rear property line.
- 2) Side yard, street side of corner lot: same as for principal building.
- 3) Not closer to a principal building than 10 feet.

Mr. Blais did not meet the requirements of this local law and his permit was denied. Mr. Blais is applying to the zoning board for an area variance therefore allowing his garage to be located in front of his home but not attached to his home.

The Board will meet at the site on Saturday, December 5, 2009 to view the proposed location of the garage.

Mr. Blais commented that he has no other location to place the garage because his property has a huge slope down the back and his backyard is constantly wet. It was determined by the Board that there was enough information to set a public hearing.

Motion was made by Mrs. Smith-Law and seconded by Mrs. Jordan to set a public hearing for Monday, December 7, 2009 at 7:00 p.m. Motion was carried.

Meeting adjourned at 7:30 p.m.

Respectively submitted by
Denise Mikol, Secretary,
Town of Halfmoon Zoning Board of Appeals