

**Town of Halfmoon Zoning Board of Appeals  
Meeting – Monday, January 5, 2026  
7:00 PM**

**Those present at the January 5, 2026, Zoning Board of Appeals meeting were:**

**Zoning Board Members:**

Debra Curto –Chairman  
Kevin Koval- Vice Chairman-absent  
David Maxfield-absent  
Leonard Micelli  
Michael Morand

**Planner / Stormwater Management Technician:**

Theodore Chesnes

**Deputy Town Attorney:**

Cathy Drobny

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The meeting was called to order at 7:02 by Chairwoman Curto. As a matter of record, Board Members David Maxfield and Kevin Koval were not in attendance this evening.

**Dudek Subdivision, 129 Brookwood Rd – Minor Subdivision (25.162)**

The Board held a public hearing, where the applicant was represented by Fred Metzger Jr. of Frederick J. Metzger Land Surveyor, P.C. At this meeting, Mr. Metzger reiterated the applicant's proposal to subdivide the lot at 129 Brookwood Road into two separate lots, one of 13.3032 acres and one of 2.7386 acres. At the meeting, the public was invited to speak, at which one Greg Bold of 155 Brookwood Road spoke in favor of the area variance. Mr. Bold spoke of the structure's historic character and how important it is that the structure remained in place. After Mr. Bold spoke, with no other members of the public wishing to speak, Chairwoman Curto closed the public hearing. The Board then went through the necessary tests, following which Chairwoman Curto motioned to approve the area variance. In a 3-0 vote, the area variance for the Minor Subdivision was approved.

Chairwoman Curto made a motion to adjourn the meeting at 7:23 PM, seconded by Mr. Miceli.