

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday, November 4, 2024**  
**7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on November 4, 2024 this meeting is being held in person and via Microsoft Teams following members present:

Members- Chairwoman Curto (absent), and Kevin Koval, Frank Griggs (absent), Leonard Micelli, Dave Maxfield

Planner - Paul Marlow

Town Attorney – Cathy Drobny (absent), Lyn Murphy

*Mr. Micelli made a motion to Approve the September 3, 2024 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved.*

**New Business:**

Sophia Marruso presented the application. The applicant is seeking to subdivide the existing parcel into two new parcels for the purpose of constructing a new single-family home. The current parcel is a 12.85 acre parcel and they wish to subdivide it into two lots being: Lot A (146A Crescent): 2.95ac; Lot B (1460B Crescent): 9.90 ac. Lot A will maintain the existing home and Lot B is proposed to have a single-family home constructed in the future. Lot B would keep the existing barn that is located in the front yard of the parcel and without a primary structure. Town Code does not permit an accessory structure to be on a parcel without a primary structure or in the front yard. The applicant has invested money in fixing the barn and wishes to keep it. As a result, the subdivision, if approved, would create a non-conforming lot due to having an accessory structure in the front yard and no principal structure. The applicant appeared before the Planning Board at the October 15, 2024 meeting and was subsequently denied due to the accessory structure on a lot without a principal structure and located in the front yard. The applicant is before the Board seeking the following variance:

1. **Accessory Buildings; Height and Location: Section 165-34(b):** The proposed structure is to be located in the front yard, the applicant is seeking relief from the requirement that it be located in either the rear or side yard.
2. **Accessory Structure without a Principal Structure: Section 165-14(a)(11):** Requires that all accessory structures are incidental to permitted principal use. There is not permitted principal use on site, therefore a variance is required to allow the accessory structure.

A site visit will occur November 23, 2024 at 9am.

*Mr. Micelli made a motion to hold a Public Hearing at the December 2, 2024 meeting, Mr. Maxfield seconded.*

*Mr. Micelli made a motion to adjourn the meeting, seconded by Mr. Maxfield. 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 7:05 PM.*

*Town of Halfmoon Zoning Board of Appeals*