

**Town of Halfmoon Zoning Board of Appeals
Meeting – Monday, January 6, 2025
7:00 PM**

Those present at the January 6, 2025 Zoning Board of Appeals meeting were:

Zoning Board Members:

Debra Curto –Chairwoman
Kevin Koval- Vice Chairman
David Maxfield
Leonard Micelli

Coordinator- Building, Planning and Development: Richard Harris
Planner / Stormwater Management Technician: Hanifa Khatibi
Deputy Town Attorney: Cathy Drobny

Debbie Curto, Chairwoman: Good evening. Happy New Year. This is the January 6, 2025 meeting of the Zoning Board of Appeals. Tonight's members that are present are David Maxfield, Leonard Micelli, Kevin Koval. Frank Griggs has resigned from the position and I just want to thank him for the many years of service and expertise that he provided to our Board and the community. We have the schedule for the 2025 meeting. Just note that there is no July meeting. Typically we do our site visits two weeks prior to each meeting, and I'll send out the tentative schedule. And just as a reminder, all of our meetings are held in person and are broadcast through Microsoft Teams. I call the meeting to order at 7:04. Tonight's agenda Item is:

**Decicco Subdivision, 99 Button Rd – Minor Subdivision - AREA VARIANCE
(ZBA 24.207/ PB 24.189)**

Chairwoman Curto: Lot A will be 1.678 acres and have an existing house and accessory structure. Lot B will be a 30,084 sq. ft. building lot. It will be served with public water and a private septic service. The area variance that they're looking for is going from the 150 frontage that is required to 145.92 so therefore there's a 4' variance requested. I invite the Applicant to approach the podium, please state your name and your relationship to the project and provide any additional information that you'd like to share with us.

P.Jarosz: Hi. Happy New Year. So, I'm Pat with VanGuilder, Associates. I don't have a whole lot to add. We're just basically looking for a 4' variance for the front lot width for this lot. That's all we would need to proceed to the Planning Board to request a 2-lot subdivision.

Chairwoman Curto: Any questions from the Board?

L.Micelli: I don't have any.

K.Koval: Nothing from me.

D.Maxfield: Do you plan on putting a deck on the front of this or anything that will impede even more issues?

P.Jarosz: I'm not sure their plans. I think they just want to subdivide it at this point. I don't know if they're going to do that. The Building Department would address any of those issues when the permit's issued, I'm sure.

D.Maxfield: Ok, so the current structure here they have proposed is probably not going to have it, but may futuristically want to add one on?

P.Jarosz: Yeah. I wouldn't believe they'd be able to go in front of the building line.

D.Maxfield: Ok.

Chairwoman Curto: Any other questions?

L.Micelli: I don't have any.

Chairwoman Curto: We'll set a site visit for Saturday, January 18th. Is everyone available at that time?

K.Koval: I am not.

L.Micelli: The 18th? Yeah, that sounds good.

Chairwoman Curto: You know what, I won't be available at that time either.

L.Micelli: It's a Saturday, right?

Chairwoman Curto: It's a Saturday. So we'll do it Saturday, January 18th at 9:00 am.

L.Micelli: Ok.

Chairwoman Curto: Could you meet us at the property then Pat?

P.Jarosz: Excuse me.

Chairwoman Curto: Will you be able to meet us at the property?

P.Jarosz: Absolutely.

Chairwoman Curto: Perfect. We'll see you Saturday, January 18th at 9:00 am for a site visit. I'll make a motion to hold a Public Hearing on February 3rd, 2025. At 7:00 pm.

K.Koval: I'll Second.

Chairwoman Curto: Thank you, all in favor. All were in favor

Chairwoman Curto: Thank you.

L.Micelli : Madam Chair. Just one question. Will they be able to stake out what has to be done or is it that small where we could see it?

Chairwoman Curto: Can you put any kind of stakes we need to get those.

L.Micelli: Just to see where the 4 feet, if you don't mind doing that.

P.Jarosz: Absolutely. We can stake out the house.

L.Micelli: That's helpful, just for that four feet is short, basically.

P.Jarosz: Ok.

K.Koval: Where the proposed location of the house and the frontage, where the flag lot would be. At the two corners, one corner of the flag lot is.

P.Jarosz: Ok. We can do that.

L.Micelli: Great. Thank you.

Chairwoman Curto: That would be very helpful to us. Also, I need a review of the December minutes.

K.Koval: I make a motion to accept them.

L.Micelli: I'll second that.

Chairwoman Curto: All in favor. All were in favor. Opposed. Motion carried. I make a motion to adjourn at 7:09.

L.Micelli: I so moved. (Motion approved).

Chairwoman Curto: Thank you all.

P.Jarosz: Thank you very much.

The meeting was adjourned at 7:09 pm.