

4/7/2025

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

**Those present at the April 7, 2025 Zoning Board of Appeals meeting were:**

**Zoning Board Members:**

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

**Coordinator- Building, Planning and Development:** Richard Harris

**Planner / Stormwater Management Technician:** Hanifa Khatibi

**Deputy Town Attorney:** Cathy Drobny

---

**Debbie Curto:** Good evening. This is the April 7, ZBA meeting. We'll call the meeting to order at 7:01. Housekeeping items, Dave Maxfield is excused this evening so Mike Morand will vote in his absence and Lenny Micelli is absent this evening. Has everyone had an opportunity to review minutes from the march meeting?

**Steve Kucskar:** Yes I have

**Debbie Curto:** Any comments or changes?

**Kevin Koval:** None

**Debbie Curto:** Motion to approve as presented.

**Kevin Koval:** Motion

**Steve Kucskar:** Second

**Debbie Curto:** All in favor, aye (all were in favor) opposed? (none were opposed) Motion carried. On the agenda tonight is an area variance for 25 Eleanor Ct. The applicant is seeking to construct the single family home. Due to the size, location and orientation of the proposed home relevant to the front yard and the rear yard the building permit was denied. The denial was due to the failure of the proposed home to meet the 50 ft. front yard and 50ft rear yard setbacks. The home is proposed to have a 36 foot front yard and a 36 foot rear yard setback and accordingly a 14 foot variance is being sought on both setbacks. The front yard requires a minimum of 50 ft. and the proposed setback would be 36 feet requiring a 14 ft variance and a rear yard, again, 50 ft and the proposed set back will be 36 ft requesting a 14 ft variance. I invite the applicant to approach the podium and give us any additional information

**Pat Jarosz:** Hi good evening my name is Pat Jarosz with VanGuilder Associates. I'm here tonight on behalf of the applicant. We're requesting an area variance for 25 Eleanor Court because the application was denied by the building department based on the current setbacks. Both the front and rear setbacks proposed are 36 feet. The house has been centered and angled to minimize any impact and to preserve the row of cedars to the rear. The proposed placement asked for a smaller front and rear setback instead of it all being located at one side it will kind of space it out between the two houses better. The owner spent quite a bit of money getting the house designed so they really want to go with what they have there. It does match relatively close to what the original subdivision approval was. Which I have the old map back here from back when that was done. If you look at where the driveway stub comes off you'll kind of roll nice into the garage there so it seems like the best way to solve what's there. They were not aware of the zoning change they went with what was shown on the original plan, the subdivision so they just kind of mimic that to the best of their ability and because of the change that's the reason for the variances. The lines were never called out on the original map.

**Debbie Curto:** What's the size of the proposed house?

**Pat Jarosz:** I don't know that off of the top of my head. It looks like it is a pretty good sized house. But I'm not sure of the actual foot print, or the size of it I should say.

**Kevin Koval:** The house at the angle there, the variance could be reduced by turning the house what was the reason we're having it at an angle like that?

**Pat Jarosz:** Well they followed the original plan that was submitted. They assumed that the front yard was along the driveway. If you look at the 60 feet coming in and you look at the old map there is an actual road stub coming in on the bottom, so it looked like that was how the road was going to go so planning for the future if a road goes through there that's where the front of the house is going to be. So that's why they did it that way and if you look at the driveway stub on the 60 ft right of way its kind of tapped off to come in and it's a perfect layout for that to work without having a sharp turn in your driveway would work out very well.

**Kevin Koval:** I don't have any other questions

**Debbie Curto:** Any other questions from the Board?

**Steve Kucskar:** I do have a question. On the angle of the house does that fit with the two existing homes that are there, I mean.

**Pat Jarosz:** Yea it's about the same thing as far as I know to the one in the back, it's a very similar tip so you kind of want to keep it the same I think. You know the one out on the street obviously faces the street so that one.

**Kevin Koval:** 25?

**Pat Jarosz:** Yea , I think its 23. You cant see a whole lot.

4/7/2025

**Richard Harris:** This is the existing home right here, kind of angled and here's the other Williams property

**Kevin Koval:** That makes sense

**Pat Jarosz:** Yea so if you turned it to make it fit they'd be staring right in the back yard of the people in front of them and people on the side would be staring right in their back yard. It would work but the way we have it laid out would be much more advantageous to them and to the neighbors as well.

**Kevin Koval:** Alright I think visually it works the way its tilted.

**Steve Kucskar:** Yea this helps.

**Debbie Curto:** That was helpful, that was helpful. Okay what we will do is set a site visit for April 26<sup>th</sup> at 9 am

**Pat Jarosz:** Okay

**Debbie Curto:** and if you could do us a favor and just even if you use pylons just to show us where the dimensions of the house would be on that line so we can get a visual idea that would be helpful, at least to me.

**Pat Jarosz:** Sure, okay

**Debbie Curto:** And we'll set a public hearing for Monday May 5<sup>th</sup>. At 7 pm. We need a second on that ?

**Kevin Koval:** Second

**Steve Kucskar:** What time was the site visit?

**Debbie Curto:** The site visit is April 26<sup>th</sup> at 9 am and I got a second on the public hearing for Monday May 5<sup>th</sup>. Thank you, Steven.

**Pat Jarosz:** Thank you, thank you very much.

***Williams Variance - Area Variance***

***PUBLIC HEARING SET. The Board received a presentation and set a Public Hearing for May 5, 2025 for an application seeking area variances (front yard and rear yard) for a proposed single family home.***

**Debbie Curto:** Any other business before the Board? Motion to adjourn?

**Kevin Koval:** I'll motion it.

**Steve Kucskar:** Second

4/7/2025

**Debbie Curto:** Yup we've got a second, Steve.