

5/2/22

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday, May 2, 2022
7:00 PM

Chairwoman Curto called the meeting to order at 7:00 PM on May 2, 2022 this meeting is being held in person and via Microsoft Teams following members present:

Members- Chairwoman Curto, and Kevin Koval, Frank Griggs, Leonard Micelli, Dave Maxfield
Planner - Paul Marlow
Town Attorney – Cathy Drobny

Chairwoman Curto made a motion to Approve the April 4, 2022 Zoning Board of Appeals minutes, Mr. Micelli seconded, Minutes Approved.

New Business:

Lussier’s Autobody LLC, 1385 Crescent Vischer Ferry Road – Area Variance

Mr. Jason Dell, Lansing engineering presented the application. The applicant is before the Board seeking area variances related to the recently constructed auto body shop. They recently constructed a new 5,600 SF auto body shop and office and submitted for Certificate of Occupancy (C.O.) with the Building Department. Upon inspection, it was determined that the applicant did not meet the required side yard setbacks and constructed parking spaces that were less than permitted by Town Code. The Certificate of Occupancy for the auto body shop was denied by the Building Department due to the substandard parking space size and the setback infringement. Section 165-35, Off-Street Parking: requires that parking spaces shall be 10’x 20’ in size and the applicant is proposing 10’x 18’, thus requiring a 2’ foot variance. 1.Side-Yard Setback: Section 165, Attachment 1, Schedule A: Requires a minimum 15-foot side yard setback, the applicant is proposing a 14.7’ (14’9”) setback, thus requiring a variance of 0.3’ (0.3”).

Chairman Curto closed the Public Hearing at 7:05, there was no public comment.

A site visit occurred on April 23, 2022 at 9am.

Pursuant to Article XIV Section 165-79 the following resolution was made:

- 1) Mr. Koval commented: No, change; Mr. Maxfield noted it is a well maintained area;
- 2) Mr. Micelli commented: The building is already there, there is nothing else they can do;
- 3) Mr. Maxfield commented: No, there is plenty of clearance, I was able to back up without having to go into another spot;
- 4) Mr. Koval commented: There is no negative impacts, Mr. Micelli agreed;
- 5) Mr. Maxfield commented: it was a contractor error; Mr. Koval noted it was inadvertently created, Mr. Micelli agreed.

Mr. Koval made a motion to approve the Area Variances as proposed, seconded by Mr. Micelli, Motion was carried

Chairwoman Curto made a motion to adjourn the meeting, seconded by Mr. Micelli. Motion was carried.

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These are summary minutes and are not word for word at the request of the Zoning Board of Appeals.

Meeting adjourned at 7:07 PM.

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