

9/6/22

**Town of Halfmoon Zoning Board of Appeals  
Meeting – Monday, September 6, 2022  
7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on September 6, 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

*Mr. Koval made a motion to Approve the August 1, 2022 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved.*

**Public Hearing:**

**1605 Route 9 Showroom, 1605 Route 9- Area Variance**

Mr. Pat Jarosz from Gilbert VanGuilder presented the application. The applicant is seeking to occupy the vacant single-family home at 1605 Route 9 and convert to a flooring showroom. As part of their proposal, they wish to construct a new ramp on the front of the building as well as expand the parking lot to six spaces. The current site is pre-existing/non-conforming and the lot does not meet several underlying area requirements. The applicant indicated that the shed on the property, as previously noted, has removed. Because of the proposed expansion of the site and change in intensity of use, the applicant was denied at the June 27, 2022 Planning Board meeting in order to request the necessary variances from the Zoning Board of Appeals. They are back before the Board seeking variances related to lot area and front yard setback.

Chairman Curto closed the Public Hearing at 7:11, there was no public comment.

A site visit occurred on August 20, 2022 at 9am.

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

- 1) Mr. Koval commented: No, no negative impact;
- 2) Mr. Koval commented: There is no other method, Mr. Maxfield agreed;
- 3) Mr. Koval commented: Yes it fits the area, Mr. Maxfield stated it is substantial, but it fits with the commercial area;
- 4) Mr. Koval commented: There are none that can be seen, Mr. Maxfield agreed;
- 5) Mr. Maxfield commented: No, this is not a self-created problem.

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

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

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

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*Meeting adjourned at 7:14 PM.*  
*Town of Halfmoon Zoning Board of Appeals*