

12/6/21

**Town of Halfmoon Zoning Board of Appeals**  
**Meeting – Monday, December 6, 2021**  
**7:00 PM**

Chairwoman Curto called the meeting to order at 7:00 PM on December 6, 2021 this meeting is being held in person and via Microsoft Teams following members present:

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

*Mr. Micelli made a motion to Approve the November 1, 2021 Zoning Board of Appeals minutes, Mr. Maxfield seconded, Minutes Approved. Chairwoman Curto Abstained.*

**New Business:**

**Pinebrook Hills Single-Family Home, 72 Wheatfield Way- Area Variance**

Mr. Steve Marini presented the application. They are before the Board seeking a variance as it relates to the newly proposed home at 72 Wheatfield Way. The applicant is in the process of constructing a new house, upon completion of a foundation as-built, it was determined that the foundation did not meet the necessary side yard setback requirements. The Building Department made a determination that based off the provided as-built survey, the existing foundation would not meet the required setbacks. Section 166-850 of the Pinebrook Hills PDD: Requires that the lots be in conformance of the subdivision plan as approved by the Planning Board. The final subdivision plan requires a minimum 12-foot side yard setback, the applicant has an 11'9" side yard setback, thus requiring a variance of 3".

A site visit will occur on December 18, 2021 at 9am.

*Chairwoman Curto made a motion to hold a Public Hearing at the January 3, 2022 meeting, Mr. Koval Seconded. - Unanimous*

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