

Unified Planning/Zoning Board of Adjustments Meeting
October 18, 2007

The meeting was called to order by chairman, Ken Cassidy, and the pledge of allegiance was recited. This was a special board meeting, which started at 7pm as advertised.

Roll call was taken with the following members present: Mr. Cassidy, Mr. Duffy, Mr. Mendes, Mr. Olini, and Mr. Shea. The members that were absent were: Ms. Aufmesser, Ms. DeYoung, Ms. Rinear, and Mr. Mullaney. The only alternates that were present were: Ms. Malanga and Mr. Bunyon.

Mr. Olini made a motion to approve the minutes of the October 1, 2007 meeting and Mr. Cassidy second. The board voted with all members in favor.

The first application was Mr. Grippi Block 44, Lot 21

Mr. Gemma is the applicant's attorney. The notices were reviewed and approved. This is a D variance relief so the Class 1 & 3 members were not present. Mr. White, the board engineer, was sworn in. Mr. Gemma explained that the applicant wants to sub-divide into 2 lots and put a house on the one vacant lot and rebuild the 2-family house on the original lot. The applicant is here due to a number of variances needed: 2 front yard setbacks, a use variance for the 2-family house, the lot coverage on both houses, and a D variance for the 2-family house.

Mr. Heuser, the applicant's engineer, was sworn in. He had the minor sub-division plans marked as exhibits. He reviewed both his plans as well as the board engineer's letter and addressed all the concerns. He said the 2-family house would be 2-stories, there would be 6 parking spaces, the drainage would go to the street, and there is no special signage. He stated that they believe the property's lot and building coverage are adequate as well as the landscaping, water, lighting and grading. He said they would need waivers for the topography. They would also revise the plan for the porch and deck as requested by the board engineer. They would also connect the driveways to the dwelling and street.

Board questions- Mr. Shea asked if the new lot is presently vacant and yes it is.

Public questions- none

Mr. Winters was sworn in as the architect for the applicant. He marked his plans as exhibits and then reviewed them. He stated the single-family house would have a 4-bedroom, 2-car garage. He said the design conforms to the standards and that the 2-family house would be setup side by side.

Board questions- Mr. Cassidy asked how the 2 families would enter the home and the architect said that they could enter either from the front or the back. There is access in both places.

Public questions- none

Mr. Grippi, the applicant, was sworn in. He stated he was a builder and developer by trade. He said the 2-family house there now has been abandoned for the last 6 months. He then reviewed the photos for the board that he had taken of the property and it's condition and they were marked as exhibits.

Board questions- Mr. Mendes asked if he rented the property would he still have control over it, would he be near by and Mr. Grippi stated yes and that he lived in the neighborhood. Mr. Mendes then asked if the curb cut would stay the way it is now and

the answer was yes. Mr. Shea asked if there was any historic significance to the property and there is none.

Public questions- none

Mr. Janiw, the applicant's planner from Beacon Planning, was sworn in. He stated that the property was in a R51 resident zone. He had a photo board marked for exhibit. He then reviewed the exhibit and the neighboring homes in the area. He stated the neighborhood is a mix of single and multi-family homes right now.

The board then took a 5-minute break. Roll call was taken with all previous members returning.

The applicant's planner then reviewed the board planner's letter and the board engineer was satisfied with the answers and what would be done.

Board questions- Mr. Cassidy asked if there was ample room in the backyard of the single family home and the board engineer stated that the minimum is usually 20' in the ordinance and this application has 23'.

Public questions/comments-none

The attorney for the applicant then summarized the applicant's requests and the application in general.

Board questions-Mr. Shea asked about the backyard size and the amount of grass there but Mr. Irene reminded him that the applicant was not there for a bulk variance. Mr. White said that if there is more than 20' in the rear yard on a single-family home, then it is appropriate and this application exceeds that amount.

Mr. Mendes made a motion to approve the application and Mr. Bunyon second. The board voted with all members in favor.

Resolutions

Young Resolution- Mr. Duffy made a motion to approve and Mr. Cassidy second. The following roll call vote was taken: Mr. Cassidy-yes, Mr. Duffy-yes, Mr. Shea-yes, Mr. Olini-yes, and Ms. Malanga-yes.

Rivera Resolution-Mr. Duffy made a motion and Mr. Cassidy second. The following roll call vote was taken: Mr. Cassidy-yes, Mr. Duffy-yes, Mr. Shea-yes, Mr. Olini-yes, and Ms. Malanga-yes.

Martins Resolution- Mr. Cassidy made a motion to approve and Mr. Olini second. The following roll call vote was taken: Mr. Cassidy-yes, Mr. Duffy-yes, Mr. Shea-yes, Mr. Olini-yes, and Ms. Malanga-yes.

Mr. Olini made a motion to adjourn and Mr. Cassidy second. The board voted with all members in favor. The meeting was adjourned at 8:25pm

Respectfully submitted,

Diane Cannon
Board Secretary