

MINUTES

Zoning Board of Adjustment

June 24, 2015 8:00 pm

The meeting was called to order by Chair McLaughlin at 8:02pm

ROLL CALL

Richard McLaughlin	Present	Karen Brady	Present
Michael Roth	Present	John Powers	Present
Marilyn Simpson	Present	Stephen Martinez	Absent
Jin Cho	Present	Rev. M Peoples	Absent
Steve Lott	Present		

Also present: Florence Savoye, Landuse Clerk

Invoice for Approval: Law Office of John L Schettino \$345.00

Roll Call Vote					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth		X	X		
Simpson	X		X		
Cho			X		
Brady			X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

Applications to be heard:

Kraus

Mr. Michael and Amanda Kraus of 60 Glen Ave. East (Block 721, Lot13) would like to build an addition to their home, to accommodate their expanding family. They have staked out their proposed addition for the Board Members to inspect. The Board members visited the site and did not have questions. There were no residents present, so the public was not heard. After the vote, the applicants were advised by Mr. McLaughlin an objector has 45 days after the approving resolution is published to file suit and that any work done by the applicants before that time expired was at their own risk.

Roll Call Vote					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth			X		
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

Fiore

Before hearing this application Ms. Simpson recused herself as she lives within 200 feet of the applicant.

Mr. and Mrs. Fiore of 35 Russell Place (Block 714 Lot 6) would like to construct a front porch on their home. They staked out their proposed addition for the Board Members to inspect, and have been asked to provide exact dimensions and location of the steps leading to the porch. Mr. Christopher Mueger of All State Construction was sworn in by Mr. McLaughlin. He stated that the overall width of the porch would be 25 feet, and that the steps leading up to the porch would be 18 inches closer to the front property line than the existing structure, a stoop. The Board members visited the site and did not have questions. There were no residents present, so the public was not heard. After the vote, the applicant was advised by Mr. McLaughlin that an objector has 45 days after the approving resolution is published to file suit and that any work done by the applicants before that time expired was at their own risk.

Roll Call Vote					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth		X	X		
Simpson					X
Cho			X		
Brady	X		X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

Rutigliano

Mr. Rutigliano of 124 La Roche Ave. (Block 1317 Lot 10) proposes placing an air-conditioning unit in his side yard, and installing a fence along the Lynn St. side of his property. He has staked out the proposed additions for the Board Members to inspect. Mr. Roth spoke about the history of the property, and went on record as being opposed to the five foot fence proposed. Mr. Rutigliano showed the members more photos on his computer, to illustrate where the fence would be. He stated that a fence could protect his property from being used to dump snow and salt on in the winter. He also showed the board the wide distance to the neighboring house from the proposed A/C unit.

It was decided by the board to take a vote on bifurcating the application so that the A/C proposal could be decided upon separately from the fence. There were no residents present, so the public was not heard.

Roll Call Vote to bifurcate the application					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth			X		
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

A vote was then taken on the A/C portion of the application. There were no residents present, so the public was not heard.

Roll Call Vote on the A/C portion of the application					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth			X		
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

After the vote, the applicant was advised by Mr. McLaughlin that an objector has 45 days after the approving resolution is published to file suit and that any work done by the applicant before that time expired was at their own risk.

Mr. Rutigliano was asked to try to determine where his side lot line on Lynn St. is for the following meeting on July 22, 2015.

New Business – Request to move August meeting date from Wednesday 8/26 to 8/19

Roll Call Vote					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth			X		
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

Old Business

Next Meeting July 22, 2015

Miss Simpson will not be attending the July meeting.

Move to Adjourn Time Adjourned: 8:33PM

Roll Call Vote to Adjourn					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth			X		
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		