

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

MARCH 4, 2009

The regular meeting of the Zoning Board of Adjustment for March 4, 2009 was opened and called to order at 8:00 PM by Chairman Ruhle.

Secretary Romero read Sunshine Act.

Docket #2008-6 241 Floral Lane KaFa Salmeh

Revised plans were dropped off at CCO office and smaller versions were given to board members.

A-10 Revised plans

Gerald Salerno attorney for Mr. Salameh. We removed the doorway making it an open doorway and the dining room window and plumbing were all taken care of. This is a 2 family home with 2 bedrooms in each unit. With no increase of bedrooms in either unit. We do not wish to finish the basement.

This is expansion of a non-conforming use D-variance Bulk variance – set back (side yard)

Concerns – they are a non conforming use – ease into conformity – is it detrimental?

Front yard – You are going to make it look better? Yes.

The basement will be used for mechanical area only. The additional will not have a full basement only a crawl space for storage. It was a crawl space on my preliminaries I don't understand why it changed.

So we would be eliminating the basement for the new additional except for garage area. (12'11')(13x50) leaving a 4' crawl space on a slab. Garage is on west side of house.

Originally we were going to put a washer/dryer on each floor but decided to put them in basement. We wouldn't object to a laundry in each unit.

OPEN TO PUBLIC:

Lynn Lechner 229 Floral Lane Still concerned about drainage – you're going to be creating a mega mansion and the value of the neighbor's house will decrease. The neighbors on the east said we could use equip thru their property if we do any damage we will repair.

Barbara Jost 237 Floral Lane nothing is changing on drainage from original plans and engineer. The house next door we would like to have an agreement with our lawyers to have papers to protect our property.

Brian Intindola from Neglia Engineering testified about all seepage issues that had to be taken care of (drainage and retaining wall)

CLOSED TO PUBLIC:

Mr. Salerno closing comments this property and house as it exists is a legal 2 family -- now a non-conforming use. We are here asking for a use variance. We are trying to make this into a livable house in today's standards. We are improving drainage and the looks of the house and property. We feel the positives out weigh the negatives.

Motion: Mr. Daleo made a motion to grant variance approval of side yard set back and use variance as presented including all modifications and conditions, seconded by Mr. Affuso.

Rollcall: 7AYES

Mr. Kimball - The applicant's attorney requested I draft a resolution, I have, but it does need a few modifications. Does the Board want to continue with the memorialization or wait until next month? Board will give a 10 minute recess and then memorialize.

Motion: Mr. Daleo made a motion to accept the resolution as presented with corrections, seconded by Mr. Reiter. Rollcall: 7 AYES.

Motion: Mr. Magnusson made a motion to accept the minutes, seconded by Mrs. Barbire. Rollcall: 6 AYES 1 ABSTAIN

Motion: Mrs. Barbire made a motion to adjourn, seconded by Mr. Magnusson.
Rollcall: 7 AYES