

**ZONING BOARD OF APPEALS  
MONDAY, JUNE 26, 2017**

Members Present: Susan Marteney, Rick Tamburrino, Stephanie DeVito, Laurie Walter

Absent: Ed Darrow, Scott Kilmer, Mario Campanello

Staff Present: Brian Hicks, Code Enforcement; Stacy DeForrest, Corporation Counsel

**APPLICATIONS APPROVED:** 36 Pulaski St., 96 N. Division St., 12 Benham Ave., 185 South St.

**APPLICATIONS TABLED:** 58 LaFayette Pl., 194 Van Anden St.

**APPLICATIONS DENIED:** 165-167 Seymour St.

Susan Marteney, Acting Chair.

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**58 LaFayette Pl. R2 zoning district. Area variances for garage in excess of size and height allowed. Applicant: Tammy Tortorello (Tabled from May meeting)**

Stacy DeForrest: This property needs the merge and lot line adjustments. Merging the two parcels does not change the lot line. I need to meet with the applicant to go through what is needed. This should be tabled until such time as all the appropriate measures are taken.

Tammy Tortorello: Questions why she wasn't informed of this and that she didn't have the proper paperwork. This is the second time it will be tabled delaying the project further.

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**194 VanAnden St. R2 zoning district. Use variance for commercial use (hair/beauty salon). Applicant: Lori Bryant.**

Susan Marteney: States that the proper financial information has not been included in the application.

Lori Bryant: It is included in that my mother needs the extra income to try to keep her in her home.

Susan Marteney: Why is it better to move your business there? What is the financial reason to do this?

Item tabled until further financial information is submitted.

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**165-167 Seymour St. R2 zoning district. Area variance for expansion of a non-conforming structure for garage not meeting required setbacks. Applicants: Greg and Debra Walczyk.**

Chair invites applicant to approach, give name and address and explain what they would like to do.

Deb and Greg Walczyk: Wish to extend the garage to be able to close doors with all possessions, specifically a boat, inside.

Rick Tamburrino: Verifies reason for variance.

Chair opens the public hearing.

Virginia Androsko: States if a six foot addition is constructed she will not be able to look out her kitchen window, the view will be the side of the garage addition.

Laurie Walter: Asks if her house is to the right or left?

Virginia Androsko: Right

Laurie Walter: There is quite a bit of space between the properties.

Brian Hicks: About 15 feet.

Laurie Walter: Asks if the garage will be sided.

Deb Walczyk: Yes.

Rick Tamburrino: Asks Virginia Androsko if any other windows face that way.

Virginia Androsko: yes, but when in the kitchen the view will be blocked.

Chair asks for a motion.

Motion to approve made by Rick Tamburrino, seconded by Laurie Walter.

All members vote approval except Rick Tamburrino who states that blocking the view will be an undesirable effect on the neighborhood. Motion failed.

Greg Walczyk: Questions the limit of a fence height.

Brian Hicks: Six feet.

Deb Walczyk: How about trees?

Brian Hicks: They are naturally growing and have no restriction.

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**36 Pulaski St. R1 zoning district. Area variance for accessory structure (shed) exceeding maximum size allowed. Applicant: Frank Lane**

Chair invites applicant to approach, give name and address and explain what they would like to do.

Frank Lane, 36 Pulaski St: Wants to extend the roof over the deck attached to the building.

Chair opens the public hearing. None to be heard. Asks the board for comments.

Rick Tamburrino: Questions if the patio area will be covered.

Frank Lane: Yes.

Chair asks for a motion.

Motion to approve made by Rick Tamburrino, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

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**96 N. Division St. R2 zoning district. Area variance for increase of accessory structure (carport) beyond maximum allowed. Applicant: Nathan Parkman**

Chair invites applicant to approach, give name and address and explain what they would like to do.

Nathan Parkman: Had a permit for the deck. After the deck and stairs were built we discovered that one of the dogs figured out how to use the new configuration to escape the yard. We would like to install boards to block access under the deck. This would turn it into a wall with metal roof for gutter system.

Susan Marteney: Clarifies need for variance.

Brian Hicks: Once the underneath area of the deck was enclosed it became part of the accessory structure it was attached to and increased the footprint.

Chair opens the public hearing. None to be heard. Asks the board for comments.

Susan Marteney: He's done everything he can in the rest of the yard to keep the dogs in.

Laurie Walter: It can't be seen from the street. No neighbors came to protest.

Susan Marteney: There was no problem with the dogs getting out before the deck was installed?

Nathan Parkman: Correct.

Laurie Walter: It's not a huge variance. We've seen so many variances for sizes like this, if it were an actual shed or garage it wouldn't be a problem.

Chair asks for a motion.

Motion to approve made by Rick Tamburrino, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

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**12 Benham Ave R1 zoning district. Area variance for addition not meeting required setbacks on a corner lot. Applicant: Michael Morrel.**

Chair invites applicant to approach, give name and address and explain what they would like to do.

Jim Keller, JK General Contracting: Owners would like to install an 8' x 10' addition in the rear to square off the back of the house. Planning for the future to bring laundry room up from the basement and create a second bathroom.

Stephanie DeVito: Will this be up to the fence line?

Jim Keller: About ten feet away.

Rick Tamburrino: Looks nice.

Chair opens the public hearing.

Chair asks for a motion.

Motion to approve by Rick Tamburrino, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

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**185 South St. R1 zoning district. Area variance for front yard parking and driveway width exceeding maximum allowed. Applicant: Mark Odrzywolski.**

Chair invites applicant to approach, give name and address and explain what they would like to do.

Mark Odrzywolski: Would like to install an asphalt, circular drive to increase ease and safety of exiting onto South St.

Rick Tamburrino: Asks if a small turn around pad off to the side was considered.

Mark Odrzywolski: It wouldn't be easy to plow or look as nice. Property is not that wide. My 80 year old mother lives there now and this would be the easiest for her. I will increase the landscaping around the area.

Chair opens the public hearing. None to be heard. Asks the board for comments.

Rick Tamburrino: Seems like a lot of asphalt.

Laurie Walter: But there's quite of bit of property there. If well kept it will look nice.

Rick Tamburrino: Questions the existing driveway.

Mark Odrzywolski: Will be returned to grass.

Chair asks for a motion.

Motion to approve by Rick Tamburrino, seconded by Laurie Walter.

All members vote approval. Motion carried.

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## **Housekeeping**

Stacy DeForrest: States new Corporation Counsel has been hired and will take over after the next meeting.

Susan Marteney: Will not be at next meeting

Next meeting is 7/24/17 at 7:00 p.m. Meeting adjourned.