TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes September 18, 2013

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, and Marisa Roy.

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. BENJAMIN KLIMCZAK, 1 LEWIS ST, seeking a variance from Section 4.2.1.8, maximum lot coverage when not in an aquifer protection zone – 25%, to allow 32% lot coverage to allow construction of a fourteen (14')x six (6') covered porch addition in the R-15 zoning district.

Bill Francis explained to the applicants that since there were only 4 voting members tonight, they have the right to postpone their application until the October meeting.

Mr. Klimczak declined to postpone, and chose to proceed with the hearing.

Andy Marchese explained that Mr. Klimczak's request will increase his lot coverage 1%; there was a previous variance granted to allow 31% lot coverage.

Mr. Klimczak present to speak on his application. He explained that this will be a lean-to of some type; to store his yard equipment and pellets. He will maybe have doors on it. This will provide extra storage space.

Carl Slusarczyk asked for a better description of what Mr. Klimczak planned on building; as the application lists a "covered porch". Mr. Klimczak explained he was not prepared to present that today. He was not aware he needed plans.

Carl Slusarczyk expressed concern about what type of structure they'd actually be approving. It was suggested that perhaps Mr. Klimczak return with a more definitive answer.

No one present to speak in favor or opposition of the application. The hearing was closed and discussion held.

Carl Slusarczyk made a motion to table the application until the October meeting, without prejudice, at no extra cost to Mr. Klimczak; to return with specific plans and construction type. Jim Ferguson seconded the motion, the motion carried by unanimous vote.

Andy Marchese explained that Ms. Lesoveck currently has a gravel and dirt driveway. This would pave in same location.

2. ASHLEY LESOVECK, 3 BERGER RD, seeking a variance from Section 4.1.1.4, minimum side yard setback of 10 feet (10') to allow installation of a driveway two feet (2') from the side yard in the R-10 zoning district.

Ashley Lesoveck present to speak on her application. Ms. Lesoveck declined to postpone her hearing and would like to proceed.

Ms. Lesoveck explained that the abutting property is a commercial property; laundry mat and PC shop. She did visit with the property owner to show him what they plan on doing; the owner, Mr. Jimmy Cho signed the drawing showing he is in favor of this. Photos and drawing marked Exhibit A.

Ms. Lesoveck also pointed out that the driveway will actually be approximately 3 ½ feet from the side line not the 2 feet she has requested.

Carl Sluscarczyk questioned the dimensions of the driveway, the drawing shows 45 feet wide and 21 feet long.

Ms. Lesoveck had labeled the drawing incorrectly; the driveway will be 21 feet wide and 45 feet long.

No one else present to speak in opposition. The hearing was closed and discussion held.

Jim Ferguson made a motion to grant the variance from Section 4.1.1.4, minimum side yard setback of 10 feet (10') to allow installation of a driveway, 21 feet wide, and 45 feet long; two feet (2') from the side yard in the R-10 zoning district, due to lot configuration. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the August 21, 2013 meeting minutes.

Marissa Roy made a motion to approve the August 21, 2013 meeting minutes. Jim Ferguson seconded the motion; the minutes were approved by unanimous vote.

Old/New Business. As new business, Bill Francis requests Andy inspect the property located at 56 Risley Road. There are 3 vehicles that are "junk" vehicles but they are registered. The cars are parked close to the property line, they don't run, and he believes they are not parked on an impervious surface. Andy Marchese will check on the property.

Carl Slusarczyk made a motion to adjourn the meeting, Jim Ferguson seconded the motion; the meeting was adjourned at 7:13 p.m.

Submitted by: Jennifer Roy