TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes November 21, 2013

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, Bruce Skivington, Don Schubert.

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. ELLIOTT AND GAIL MCELDOWNEY, 4 MARY LANE, seeking a variance from Section 4.3.1.8, maximum lot coverage of 25%, to allow 27% lot coverage; for construction of a sixteen (16) foot by twenty four (24) foot garage addition in the R-15 zoning district.

Andy Marchese explained Mr. McEldowney would like to construct an addition to existing garage, which would put him at 27% lot coverage.

Elliott McEldowney present to speak on his application. Mr. McEldowney explained his primary reason for constructing the 3rd garage is that his wife has had several back surgeries, he travels frequently for his employer, and therefore he would like to have her vehicle out of the elements.

Carl Slusarczyk asked Mr. McEldowney why his wife's vehicle isn't currently kept in the existing garage. Mr. McEldowney explained that he has one vehicle he is restoring, and the other is a new 2011 Corvette and rather expensive to be kept outside.

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

Bruce Skivington made a motion to grant a variance from Section 4.3.1.8, maximum lot coverage of 25%, to allow 27% lot coverage; for construction of a sixteen (16) foot by twenty four (24) foot garage addition, due to lot size will not support garage of this size, Jim Ferguson seconded the motion, the motion carried by unanimous vote.

2. GARDEN BARN NURSERY, 228 WEST STREET, seeking a variance from Section 16.1.5, ten foot setback from front highway line; to allow installation of a free standing sign two (2) feet from the front highway line in the R-27 zoning district.

Andy Marchese explained the sign must remain 10 feet from the highway line. The proposed sign is 2 feet from the highway line, but will be 18 feet from the road.

Shawn Gliha present to speak for Garden Barn. Mr. Gliha explained that the current sign is beyond the center median, past where most traffic comes from. They'd like to install the new sign in between the entrance and exits. If they install it 10 feet from the highway line it would breach the parking lot; which could cause trouble with traffic flow. In addition, the topography also changes in that area, dropping 5 feet which would then require them to install a taller sign.

A discussion was held regarding the new sign size and height; also if the flag pole will remain.

Carl Slusarczyk made a motion to grant a variance from Section 16.1.5, ten foot setback from front highway line; to allow installation of a free standing sign two (2) feet from the front highway line due to lot location, Don Schubert seconded the motion, motion carried by unanimous vote.

Next item on the agenda, approval of the October 16, 2013 meeting minutes.

Bruce Skivington made a motion to approve the October 16, 2013 meeting minutes. Don Schubert seconded the motion; the minutes were approved by unanimous vote.

Jim Ferguson made a motion to adjourn the meeting, Don Schubert seconded the motion; the meeting was adjourned at 7:20 p.m.

Submitted by: Jennifer Roy

Jennifer Roy