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VERNON CLERK**APPROVED** Minutes of March 15, 2017 ZBA Meeting

Attendees: Regular Members: Donald Schubert, Carl Slusarczyk, Marisa Roy
Alternate Members: Howard Steinberg and Carmen Melaragno
Absent Member(s): Bruce Skivington, Jason Cormier

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison
 Debra Sterling, Recording Secretary

The meeting was called to order at 6:31 p.m. by Chairman Don Schubert. Mr. Schubert then read the opening statement.

All Members of the Board introduced themselves.

Jason Cormier, Board Secretary, was absent therefore Chairman, Don Schubert read the Application on the Agenda:

Application # ZBA-2017-02 **Ilyas Siddique**, Applicant, seeking a Variance from the Vernon Zoning Regulations **Section 4.16.1.3 Minimum Front Yard Setback thirty (30') feet**, to allow a twenty (20') foot setback along the western front boundary line, to construct a twelve (12') foot x twenty-five (25') foot Addition, on the property located at **14 Maple Street**, in the NR-10 Zone.

Don Schubert invited the Applicant to come forward. Mr. Siddique came forward and explained his request for a variance to construct a 12' x 25' addition, which will not come out any further than the existing dwelling. Don Schubert asked Andy Marchese if he had any comments to add. Andy Marchese stated that Mr. Siddique purchased the Maple Street property, and the existing house built in 1900, predates Zoning. He further stated Mr. Siddique would like to construct a 2nd story addition, on piers, which will not come out any further than the existing dwelling. The pre-existing dwelling is located 20'4" from the property line. No further comments.

Carl Slusarczyk asked the applicant what the addition would be used for. Mr. Siddique replied it would be for a Master Bedroom. Howard Steinberg asked questions related to the first floor unit. Carl Slusarczyk asked if the home would be rented or family occupied. Mr. Siddique replied his sister would occupy one unit and he would occupy the other. Carmen Melaragno asked if the house was up and down, or side by side. Mr. Siddique replied side by side. Marisa Roy questioned how long the home had been vacant. Mr. Siddique replied he did not know. Andy Marchese added that the house was a foreclosure; possibly vacant for 1 year. Carmen Melaragno asked who would be doing the work. Mr. Siddique replied he would be. Howard Steinberg asked if there would be any changes to the first floor unit. Mr. Siddique replied the first floor would remain the same. No further questions were asked.

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Don Schubert asked if there was anyone present in favor or opposition to the Application. There was not.

Don Schubert closed the meeting and discussion was held between the Members.

Carl Slusarczyk made a Motion to Approve the Variance from the Vernon Zoning Regulations **Section 4.16.1.3 Minimum Front Yard Setback thirty (30') feet**, to allow a twenty (20') foot setback along the western front boundary line, to construct a twelve (12') foot x twenty-five (25') foot Addition, on the property located at **14 Maple Street**, in the NR-10 Zone, with the hardship being that the location of the existing structure predates Zoning Regulations. Howard Steinberg seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Marisa Roy, Howard Steinberg and Carmen Melaragno) voted unanimously to approve the Variance. Variance is Granted.

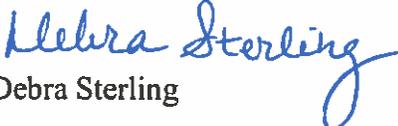
Next item on the agenda, review Draft Minutes of the February 15, 2017 meeting. Marisa Roy made a Motion to Approve the February 15, 2017 Minutes. Carl Slusarczyk seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk and Marisa Roy) were in favor for a unanimous vote. (Howard Steinberg and Carmen Melaragno abstained from voting as neither was present for the February meeting). Minutes are approved.

Next item on the agenda, other business. No new or old business to discuss. Carmen Melaragno asked the Board Members and Andy Marchese some questions related to procedures, hardships, denials, minutes of the meetings, etc.

Next item on the agenda, adjournment. Carl Slusarczyk made a Motion to Adjourn the meeting. Marisa Roy seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Marisa Roy, Howard Steinberg and Carmen Melaragno) were in favor for a unanimous vote.

The meeting was adjourned at 6:50 p.m.

Submitted by:


Debra Sterling