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**APPROVED** Minutes of September 20, 2017 ZBA Meeting

Attendees: Regular Members: Don Schubert, Carl Slusarczyk, Bruce Skivington  
Alternate Members: Robert Mullan  
Absent Member(s): Jason Cormier, Howard Steinberg, Carmen Melaragno

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

The meeting was called to order at 6:33 p.m. by Don Schubert, Chairman. The Board Secretary, Jason Cormier, was not present. Mr. Schubert read the opening statement and explained the voting requirements to the applicant as only four members of the Board were in attendance and therefore the applicant would need four affirmative votes. He also explained the option of tabling the application to the next meeting.

All Members of the Board introduced themselves.

Mr. Schubert read the first item on the Agenda:

Application # ZBA-2017-08 **Charles Funk**, Applicant, seeking two Variances, from Vernon Zoning Regulations **Section 4.4.1.3, minimum front yard setback 30 feet**, to allow a 23 foot setback from the southern front boundary line, to construct a 196 square foot ADA Compliant Ramp and Deck System, and **Section 4.4.1.8, maximum lot coverage when not in an Aquifer Protection Zone: 25%**, to allow 37% lot coverage where 34% lot coverage currently exists, **on the property located at 21 Llynwood Drive**, in the R-27 Zoning District.

The applicant was invited to come forward. Mr. Schubert asked Mr. Marchese for his comments. Mr. Marchese explained the owner hired the applicant to construct a handicap ramp, and in order to meet the building code requirements, the construction of the ramp would be over the 30' front yard boundary line.

The applicant introduced himself as Charles Funk, contractor hired by the owner. Mr. Funk discussed the health of the owner, the owner's restrictions and the anticipated needs of the owner which would include a handicap ramp system. Mr. Funk described the construction details and dimensions, as well as the ADA requirements. Mr. Funk produced a letter in which the owner had signed by several neighbors giving their approval of the owner's request for a Variance to construct the ramp. Mr. Funk concluded his presentation.

Board Members proceeded with questions to the applicant.

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Discussion was held between the Board Members and Mr. Marchese regarding the existing property lines.

There were no further questions.

Mr. Schubert stated there was no one else present at the hearing (in the audience) to speak either in favor or opposition of the application. Mr. Schubert closed the hearing for discussion between the Members and voting session.

Mr. Slusarczyk made a Motion to Approve the Variances as listed on the application for 21 Llynwood Drive. Mr. Skivington seconded the Motion. The hardship was stated as existing structure location. All voting members (Donald Schubert, Carl Slusarczyk, Bruce Skivington and Robert Mullan) were in favor for a unanimous vote. Variances are Granted.

Next item on the agenda, review Draft Minutes of the August 23, 2017 meeting. Mr. Slusarczyk made a Motion to Approve the Minutes of August 23, 2017. Mr. Schubert seconded the Motion. Both Members (Donald Schubert and Carl Slusarczyk) were in favor for a unanimous vote. (Mr. Skivington and Mr. Mullan were not present at the August 23, 2017 meeting and abstained from voting).

Next item on the agenda, other business. There was no other business to discuss.

Next item on the agenda, adjournment. Mr. Slusarczyk made a Motion to Adjourn the meeting. Mr. Skivington seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Bruce Skivington and Robert Mullan) were in favor for a unanimous vote. The meeting was adjourned at 6:48 p.m.

Submitted by:

  
Debra Sterling