TOWN OF VERNON

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OFFICE OF
ZONING ADMINISTRATION

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APPROVED Minutes of June 20, 2018 ZBA Meeting

Attendees: Regular Members: Chairman, Donald S. Schubert, Bruce P. Skivington, Howard Steinberg, and Jim Ferguson, Jr.
Alternate Members: Carmen Melaragno and Robert Mullan
Absent Member(s): Jennifer Roy

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison
Cassandra Minor, Recording Secretary

The meeting was called to order at 6:30 p.m. by Chairman Donald Schubert. Mr. Schubert read the opening statement and explained the voting requirements. He also explained the option of tabling the application to the next meeting. Carmen Melaragno, Alternate Member, was appointed as the fifth voting member.

All Members of the Board introduced themselves.

#1 Discussion and Vote on Application ZBA-2018-03:

Chairman, Donald Schubert read the application into record at 6:33PM in the absence of Jennifer Roy, Secretary:

> Application #ZBA-2018-03 **Lawrence D. Soucier, Applicant**, seeking a Variance from **Section 4.4.1.4 Minimum side yard: 10 feet**, to allow a 5-foot side yard setback on the northern side boundary line for a 14' x 30' detached garage, **on the property located at 15 Juniper Lane**, in R-27 Zone.

Chairman, Donald Schubert asked Mr. Marchese for his comments. Mr. Marchese explained the Applicant, Lawrence Soucier of 15 Juniper Lane is seeking a Variance from Section 4.4.1.4 to reduce the side yard setback from 10 feet to allow a side yard setback of 5 feet on the northern side boundary line. The Applicant is looking to install 14 foot by 30 foot detached garage on the property in the R-27 Zone. Mr. Marchese also noted that this meeting was scheduled for last month and was cancelled because he was unable to get notice to the Town of Bolton. The property is within 500 feet of the town line and the Town of Bolton needed to be notified that there was a hearing for a Variance.

Lawrence Soucier, Applicant and Hugh Brady, co-owner spoke on behalf of the Application.

Andrew Maragliano of 13 Juniper Lane, spoke in opposition of the Application.

A letter of opposition, known as Exhibit A, from Joyce M Stille, Bolton Lakes Regional Water Pollution Control Authority Administrator was distributed to board members and read into record by Chairman, Donald Schubert. Also attached to letter was Bolton Lakes Regional Water Pollution Control Authority Grinder Pump Easement Agreement recorded June 24, 2013 in volume 2296 at page 92 of the Vernon Land Records. A photo of the property was submitted as Exhibit B.

Discussion ensued.

Public Hearing closed at 7:30PM

Carmen Melaragno made a motion to deny the application. Howard Steinberg seconded and the motion carried unanimously.

#2 Review Draft Minutes of April 18, 2018 ZBA Meeting:

Bruce Skivington made a motion to approve the minutes of April 18, 2018. Howard Steinberg seconded and the motion carried unanimously.

#3 Other business:

It was noted that Chairman Donald Schubert is retiring and this is his last meeting as Chairman. Nominations will be held August 2018.

#5 Adjournment:

Bruce P. Skivington made a motion to adjourn at 7:36PM. Howard Steinberg seconded and the motion carried unanimously.

Respectfully Submitted,

Cassandra Minor
Recording Secretary