



TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes February 15, 2012

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, and Jon Gilluly.

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

The meeting was called to order at 6:28 p.m. and the opening statement was read. Bill Francis informed the applicants that since there are only 4 members of the board, they must obtain unanimous vote to receive variance, they can choose to postpone their hearing to next month's meeting.

Jim Ferguson, Secretary read the agenda:

1. ALLEN & SCRANTON LLC, 74-76 UNION STREET, seeking a variance from Section 4.23.2.3 Area and Yard requirements for construction of a handicap ramp for access and use in the DBR Zoning District.

Attorney Leonard Jacobs present to represent Allen & Scranton LLC.

Andy Marchese explained the owner needs a variance for the ramp, after inspection was performed by the Assistant Building Official, Larry Machia, the owner was informed a handicap ramp would be required. The front setback cannot be met.

Attorney Jacobs explained that the median front setback would be 19 feet 1 inch. The actual building is only 15 feet from the front line.

Attorney Jacobs submitted a copy of the email from Larry Machia for the record, exhibit 1. Also photos of the ramp, exhibits 2, 3 and 4.

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

Jim Ferguson made a motion to grant the variance due to lot configuration, and building predates zoning regulations. Carl Slusarczyk seconded the motion, motion carried by unanimous vote.

2. MARK JABLONSKI, 32 OLD DOBSON ROAD, seeking a variance from Section 4.4.2.1 from a single family dwelling to allow construction of a two family duplex dwelling in the R27 Zoning District.

Rosario Lappostato present to speak for Marek Jablonski.

Andy explained that there was a 3 family dwelling on the property, it was destroyed by fire. Upon inspection, the Building Official informed the owner that the entire foundation must be replaced.

Mr. Lappastato explained that since they are rebuilding from the ground up, they need a variance to build a 2 family. They feel it would keep them in the same position as previous 3 family rental property.

Discussion was held, seeing that Mr. Lappastato was not the owner, and did not present a hardship, the board suggested they table the application until next month, where the applicant can come back better prepared.

Bill Francis made a motion to table the application to March meeting, Carl Slusarczyk seconded the motion, motion carried by unanimous vote.

3. BENJAMIN KLIMCZAK, 1 LEWIS STREET, seeking a variance from Section 4.2.1.8 twenty-five percent (25%) maximum lot coverage, to allow construction of a 24'x24' one story/2 car garage, with a total of thirty-one percent (31%) lot coverage R15 Zoning District

Andy Marchese explained that Mr. Klimczak needs a variance for percentage of lot coverage. When he met on site with Mr. Klimczak they measured the lot coverage, including the sidewalk, and the garage would put him at 31% lot coverage.

Benjamin Klimczak present to speak on his application. Mr. Klimczak presented a copy of his map/site plan, picture of the garage, and letter of explanation. Packet exhibit 5.

Mr. Klimczak has visited most of his neighbors, and they are in favor of his variance. He has plenty of room to meet the side and rear yard setback requirements.

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

Jim Ferguson made a motion to grant the variance, due to lot configuration, Bill Francis seconded the motion, motion carried by unanimous vote.

Next item on the agenda, approval of the January 18, 2012 meeting minutes.

Carl Slusarczyk made a motion to approve the January 18, 2012 meeting minutes. Jon Gilluly seconded the motion; the minutes were approved by unanimous vote.

Carl Slusarczyk made a motion to adjourn the meeting, Bill Francis seconded the motion; the meeting was adjourned at 7:30 p.m.

Submitted by: Jennifer Roy

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