

MINUTES
ZONING BOARD OF APPEALS
MAY 13, 2009 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

Present: Stebbins, Manning, Russotto, Grady
Staff: Galetta
Excused: Kravits, Mencer, Glemboski

Chairman Stebbins called the meeting to order at 7:03 p.m.

Chairman Stebbins explained to the applicants that because there are only four Commission members present everyone would need to vote in favor in order for the variance to be approved. The applicants stated that they wished to proceed. Additionally, Chairman Stebbins stated that Planning Staff could not be present at the meeting due to a family emergency. He asked Commission members whether they wished to proceed with the meeting without Staff representation other than clerical staff. The Commission felt that it would be very beneficial to have a Staff member present to answer questions and provide history that might be important for the issue which is a complicated one. The Commission concurred that they would not hear the presentation without Planning Staff present.

I. PUBLIC HEARINGS

ZBA#09-05 – 591 Route 12, Taro LLC and Bedonia LLC/Owners; Submarine Car Wash LLC/Applicant for a variance to Section 5.2 for lot coverage of 28.9% in lieu of 25%, and for a variance to Section 8.6-4 for the enlargement, extension and alteration of a non-conforming building for the addition of a canopy. PIN 168907590091, CA-12 zone.

Chairman Stebbins opened the public hearing at 7:09 p.m. Manning read the legal ad for the record and stated that the mailings are in order.

MOTION: To continue the public hearing for ZBA 09-05 to the next regularly scheduled meeting to be held on May 27, 2009 to allow for Planning Staff to be in attendance.

Motion made by Russotto, seconded by Manning, so voted unanimously.

The public hearing ended at 7:10 p.m.

II. MEETING FOLLOWING PUBLIC HEARINGS

- 1) Correspondence – None
- 2) Minutes

MOTION: To approve the minutes of March 25, 2009 as written.

Motion made by Russotto, seconded by Manning, (4 in favor, 0 opposed)
MOTION PASSED UNANIMOUSLY

- 3) Old Business – None
- 4) New Business

1. New Applications

There will be one new public hearing on the Agenda for May 27.

5) Report of Staff – None

6) Adjournment

Motion to adjourn at 7:12 p.m. made by Russotto, seconded by Grady, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Lynda Galetta,
Office Assistant II