

2020 JAN -8 PM 2:27

Patrick B. O'Sullivan
TOWN CLERK



Zoning Board of Appeals Meeting

Monday, January 6, 2020 - 7:00 p.m.
Orange Town Hall Meeting Room

(Unapproved)

ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Pat Panza, David Crow, and Matthew Pickering

Board Members Absent: Rudolph Miller and Gregory Natalino

Staff: Paul Dinice, Zoning Enforcement Officer; Jack Demirjian, Assistant Planning & Zoning and Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the January 6, 2020 Zoning Board of Appeals meeting and called the meeting to order at 7:00 p.m. He proceeded to introduce the Board members, Ms. Syat, Public Stenographer; Mr. Dinice, Zoning Officer; and Ms. Satonick, Recording Secretary. Chairman Eisenhandler explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Eisenhandler stated that all present would be given an opportunity to speak, if they so desired. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed. Anyone wishing to address the Board must first approach the podium and state their name and address.

Chairman Eisenhandler advised the applicant that this variance request is a continuance from last month and that Mr. Miller, who initially heard the request last month, is absent. Consequently, the applicant could choose to present this petition as a new variance request but all four members present must vote in favor of the petition. The second option would be to table the application until March when all of the original members would be present, as Mr. Eisenhandler will not be in attendance for the February Zoning Board of Appeals meeting. Mr. Steiner elected to proceed.

2. PUBLIC HEARINGS

Chairman Eisenhandler read the legal notice for the January 6, 2020 Zoning Board of Appeals meeting in its entirety.

PETITION #1812, Submitted by John Steiner. For property known as 752 Mapleview Drive. For the construction of a 2-car garage. A variance of Section 383-30 C. Setback from Other Property line is requested.

- Mr. John Steiner, owner of 752 Mapleview Drive, reviewed his application for the benefit of the new members present. He explained that he purchased the property about two years ago with a legal in-law apartment. His mother, who had recent spinal surgery, has come to live with him in the in-law apartment. Mr. Steiner wishes to construct a one story, two-car, tandem garage to allow her to park closer to the side entrance door of her apartment in attempt to mitigate any possible “fall” issues. She has poor mobility and currently utilizes a walker.
- Mr. Steiner advised that changes were made from last month based on all of the recommendations of the Board members. In attempt to reduce the variance request, he has moved the garage closer to the house by one foot, reduced the breezeway by one foot, and moved the entire proposed garage further back by seven inches. He also supplied a photograph of the property, as was suggested at the previous meeting.
- Mr. Panza and Mr. Pickering inquired as to the nature of the hardship. It was noted that the house was build in 1954 on a smaller lot of 30k feet, and the leaching fields and septic tank are located in the back and side of the house.
- Mr. Dinice read into the record a letter from adjacent neighbor Chalasani Saikrishna, 758 Mapleveiw Drive, approving the variance request.
- The Commission members made numerous suggestions to the owner and contractor, Aaron M. Eli, to reduce the size of the variance. Suggestions included changing the direction of the steps and moving the garage approximately 6.7 feet away from the house. New architectural drawings with dates were strongly recommended.
- Chairman Eisenhandler explained to the applicant that if a vote were made this evening declining the variance request, he could present a new application before the Zoning Board of Appeals, but the petition would have to have significant changes from these current plans. Mr. Steiner also was given the option to table this variance request until their March meeting. Mr. Steiner elected to table the variance request until the March Zoning Board of Appeals meeting.

Mr. Panza made a motion to adjourn the meeting at 7:30 p.m., seconded by Mr. Pickering. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow, aye; Mr. Pickering, aye; and Chairman Eisenhandler, aye.

Respectfully Submitted,

Deborah Satonick
Recording Secretary