

2019 SEP 10 AM 9:33

Patrick B. O'Sullivan
TOWN CLERK



Zoning Board of Appeals Meeting

Monday, September 9, 2019 - 7:00 p.m.
Orange Town Hall Meeting Room

(Unapproved)

ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Pat Panza, Rudolph Miller, Gregory Natalino, Matthew Pickering, and David Crow

Staff: Paul Dinice, Zoning Enforcement Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the September 9, 2019 Zoning Board of Appeals meeting and called the meeting to order at 7:02 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 that all four permanent members and alternate member Mr. Crow would be voting this evening.

1. APPROVAL OF MINUTES - March 4, 2019

Mr. Pickering made a motion to approve the March 4, 2019 Zoning Board of Appeals minutes. Mr. Natalino seconded the motion. The vote was recorded as follows: Mr. Panza, aye; Mr. Natalino, aye; Mr. Miller, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. Mr. Pickering abstained. The motion PASSED.

2. PUBLIC HEARINGS

Secretary Mr. Panza read in its entirety the legal notice for the September 9, 2019 Zoning Board of Appeals meeting.

PETITION #1811, Submitted by Gary M. Tompkins. For property known as 381 Spring Street. For the removal of a 2-car garage and horse barn as well as replacing a cesspool with a code compliant septic system. The proposal also includes an addition of a 26' x 26' x 46' garage attached to an existing dwelling. Variances of Section 383-30 C. Setback from Other Property line, and Section 383-28 Minimum Lot Area had been requested.

- Mr. Robert Hiza, 209 Old Tavern Road, spoke as the civil engineer and surveyor representing the applicant. He explained that his client, Mr. Gary M. Tompkins, lived at this address as a child and now wishes to rehabilitate the property and move back into his home. It has been vacant for about one year.
- Mr. Hiza gave some history regarding the original home, citing that it was a part of a subdivision dating back to 1872. This was the first house built in 1980 as a part of that subdivision where zoning regulations were virtually nonexistent.
- Mr. Hiza noted that the proposed renovations would not alter the existing footprint of the house and the removal of the garage and horse barn will reduce ground coverage as the new garage will be underneath the home. In addition, the new compliant septic system will be for a three-bedroom house and will replace the existing cesspool for a two-bedroom house.
- Chairman Eisenhandler read into the record two letters of approval and a third letter from the Town Sanitarian Brian Slugoski approving a three-bedroom compliant septic system on the property. One letter was from Thomas A. Torrenti, 387 Spring Street, dated June 28, 2019 and the second letter of approval was neighbor Genevieve M. Pellegrino, dated July 13, 2019. Illustrations and photos were included with the application.

In Favor of the Variance Request

- Mr. Smith spoke in favor of the applicant, citing that the home has been in a state of decline and believes that the renovations will enhance the neighborhood.
- Mr. Jed Smith, 77 Pinecrest Road, indicated that Mr. Tompkins was a great neighbor and is in favor of the application.

Mr. Panza made a motion to close the Public Hearing portion of the meeting, seconded by Mr. Miller. The vote was recorded as follows: Mr. Panza, aye; Mr. Natalino, aye; Mr. Miller, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. The motion PASSED.

- There was a brief discussion as all of the members unanimously felt that this variance request

was appropriate and reasonable.

Mr. Panza made a motion to approve the variance request of Petition #1811 as presented. Mr. Miller seconded the motion and the vote was recorded as follows: Mr. Panza, aye; Mr. Natalino, aye; Mr. Miller, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. The motion PASSED.

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

Respectfully Submitted,

Deborah Satonick
Recording Secretary