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ZONING BOARD OF APPEALS
Monday, September 10, 2018 - 7:00 p.m.
Orange Town Hall Meeting Room

(Unapproved)

ATTENDANCE

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

Members Absent: Secretary Kenneth Gambardella, Rudolph Miller, and Gregory Natalino

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

Chairman Eisenhandler welcomed everyone to the September 10, 2018 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 this application is for a 'General Repairer's License' and does not require a quorum, but rather a simple majority vote. 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.

APPROVAL OF MINUTES – August 6, 2018

- As the August minutes were not included in the Commissioners' packets, the approval of the minutes was tabled until next month's meeting.

PUBLIC HEARINGS

In the absence of Mr. Gambardella, Chairman Eisenhandler read the legal notice for the September 10, 2018 Zoning Board of Appeals meeting in its entirety.

PETITION #1806, Submitted by HBNI Orange LLC d.b.a. HB Nitkin. For property known as 150 Boston Post Road. Application has been filed for a ‘General Repairer’s License’ to locate an AAMCO auto repair service.

- Mr. Craig Way, 230 Mason Street, Greenwich, CT, spoke on behalf of the application for a new AAMCO store. He explained that this operation would have six repair bays and a drive in rear door access.
- Mr. Jarrett Wells, Director of Real Estate, explained further about the nature of the business. While they are able to change tires, fix brakes, and perform routine oil changes, the focus of the business will be on transmission repair and electrical systems. There will be a 2-3 day turn around on the repair for vehicles, and the cars will be parked in the rear of the building at all times.
- Mr. Wells indicated that the inside floor would be coated with a protective paint against oil spills and all fluids will be removed from vehicles before parking them in the rear. They will also utilize a Zamboni vacuum cleaner to remove any remnant fluids. A box truck will deliver remanufactured transmissions in the rear of the building. An egress exit for vehicles is also planned for future development of the site.
- Mr. Dinice advised that the application would go before Town Planning and Zoning Commission on September twentieth for the Commission to review the application regarding the zoning regulations. Mr. Dinice concluded by stating that there will be no visual changes to the property.

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

- The Commission members unanimously agreed that the property was a good fit for this type of business.

Mr. Panza made a motion to approve the request for a ‘General Repairer’s License’ for new AAMCO auto repair shop at 150 Boston Post Road. Mr. Panza seconded the motion. The vote was recorded as follows: Mr. Pickering, aye; Mr. Mr. Panza, aye; and Mr. Crow, aye: Chairman Eisenhandler, aye. The motion PASSED.

Mr. Panza made a motion to adjourn the meeting at 7:23 p.m., seconded by Mr. Pickering. The vote was recorded as follows: Mr. Pickering, aye; Mr. Mr. Panza, aye; and Mr. Crow, aye: Chairman Eisenhandler, aye. The motion PASSED.

Respectfully Submitted,

Deborah Satonick, Recording Secretary