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Zoning Board of Appeals Meeting

Monday, November 5, 2018 - 7:00 p.m.

Orange Town Hall Meeting Room

(Unapproved)

ATTENDANCE

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

Board Members Absent: Secretary Kenneth Gambardella

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

Chairman Eisenhandler welcomed everyone to the November 5, 2018 Zoning Board of Appeals meeting and called the meeting to order at 7:05 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 Mr. Crow would be the alternate voting this evening on the variance request.

1. APPROVAL OF MINUTES – September 10, 2018 Meeting

Mr. Panza made a motion to approve the September tenth, 2018 Zoning Board of Appeals minutes, seconded by Mr. Miller. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow; Mr. Natalino, aye; Mr. Miller, aye, Mr. Pickering, aye; and Chairman Eisenhandler, aye.

2. PUBLIC HEARINGS

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

PETITION #1807, Submitted by Yvette and Anwar Krumeich. For property known as 87 Neenan Street. The proposal is to construct an addition to the existing dwelling. The addition consists of a 580 Sq. Ft. Family room with bathroom. A variance of Section 383-30 A, Setback from streetline, is requested.

- Mr. Rich Miller, of West Haven, spoke on behalf of the applicant. He explained that this single-family house was built in the 1930's and does not conform to the town's present zoning regulations. The lot square footage is 1/4 of the required 60,000 square feet. The age of the house and the size of the lot are the hardships, which make it difficult to meet the present front yard setback requirement.
- Mr. Miller added that TM Wright Excavation Company reviewed the existing septic system and has determined that it will need to be replaced. An engineered system will be submitted upon approval of this variance. The new septic system will be in the rear of the house, making the proposed addition an encroachment to this new system.
- Currently, the home has only one upstairs bathroom and this family room/bathroom addition is needed by the homeowners to accommodate family members. Mr. Miller concluded by stated that the neighbors are approving of this addition.

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

- There was a very brief discussion among the Board members regarding the variance request.

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

Mr. Panza made a motion to add "Review and Approval of 2018-2019 Zoning Board of Appeals Budget" to the Agenda. Mr. Pickering seconded the motion. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow; Mr. Natalino, aye; Mr. Miller, aye, Mr. Pickering, aye; and Chairman Eisenhandler, aye.

3. REVIEW AND APPROVAL OF 2018-2019 ZBA BUDGET

Mr. Panza made a motion to approve the 2018-2019 Zoning Board of Appeals budget, seconded by Mr. Pickering. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow; Mr. Natalino, aye; Mr. Miller, aye, Mr. Pickering, aye; and Chairman Eisenhandler, aye.

Mr. Panza made a motion to adjourn the meeting at 7:29 p.m., seconded by Mr. Miller. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow; Mr. Natalino, aye; Mr. Miller, aye, Mr. Pickering, aye; and Chairman Eisenhandler, aye.

Respectfully Submitted,

Deborah Satonick
Recording Secretary