

**REGULAR MEETING
ZONING BOARD OF ADJUSTMENT MINUTES
December 9, 2021 @ 7:30 P.M.**

Call to order- The meeting was called to order and Roll call at 7:30.

Flag salute

Roll call for meeting:

Present: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kelly, Mr. Mattio, Chairman Zoltkowski

Absent: Mr. Heller, Mr. Kennedy

Also present: Mr. Ed Fox, Planner; Mr. Tom Coleman, Board Attorney; Maryalice Brown, Board Secretary

Reading of the Statement of Compliance with the Open Public Meetings Act was read.

Adoption of the minutes of the November 9, 2021 meeting as presented prior to this meeting.

It was moved by Mr. Thomas, 2nd by Mr. Murphy to adopt the minutes

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Chairman Zoltkowski

Abstain: Kelly **Absent:** Mr. Kennedy, Mr. Heller,

RESOLUTIONS

2021-16Z

Donald George

1978 Rt. 206

Block 1903, Lot 44

Bulk variance – construction of addition

Mr. Murphy made a motion to approve the resolution, 2nd by Mr. Thomas

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Chairman Zoltkowski

Abstain: Mr. Kelly,

Absent: Mr. Heller, Mr. Kennedy

2021-17Z

Edward Davis

343 New Rd

Block 2302, Lot 8.01

Bulk variance – inground pool

Mr. Murphy made a motion to approve the resolution, 2nd by Mr. Thomas

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Chairman Zoltkowski

Abstain: Mr. Kelly,

Absent: Mr. Heller, Mr. Kennedy

2021-18Z

Justin Wienckowski

165 Ridge Rd

Block 1903, Lot 33.02

Bulk variance – pole barn

Mr. Murphy made a motion to approve the resolution, 2nd by Mr. Thomas

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Chairman Zoltkowski

Abstain: Mr. Kelly,

Absent: Mr. Heller, Mr. Kennedy

2021-19Z

Kyle Hilbert

506 Meadowyck Lane

Block 901.03, Lot 3

Bulk variance – construction of porch

Mr. Murphy made a motion to approve the resolution, 2nd by Mr. Thomas

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Chairman Zoltkowski

Abstain: Mr. Kelly,

Absent: Mr. Heller, Mr. Kennedy

NEW APPLICATIONS

Thomas Raio

85 Cranberry Run

Block 3201.09, Lot 5

Bulk variance – Pole barn

Moved by Mr. Murphy, 2nd by Mr. Kelly to deem the application complete. All in favor

Mr. Raio was sworn in by Mr. Coleman and then gave testimony to the application

Mr. Fox reviewed their letter with the board and applicant.

Public comment on application: None received

It was then moved by Mr. Robbins, 2nd by Mr. Murphy to approve a C-2 variance to allow the construction of a 30x 48' pole barn. The building cannot be used for storage of cars. Mr. Raio must provide new survey with grading plan. 6' fence will be allowed along Sooy Place Rd. Exceed max size of 1200' to 1440'

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kelly, Mr. Mattio, Chairman Zoltkowski

Abstain: -0- **Absent:** Mr. Kennedy, Mr. Heller

Robert Curry

48 Falcon Dr

Block 2401.01 Lot 29

Bulk variance – inground pool

Moved by Mr. Murphy, 2nd by Mr. Robbins to deem the application complete. All in favor

Mr. Curry was sworn in by Mr. Coleman and then gave testimony to the application

Mr. Fox reviewed their letter with the board and applicant.

Public comment on application: None received

It was then moved by Mr. Robbins, 2nd by Mr. Murphy to recognize the pre-existing, non-conforming conditions and to increase imperious coverage to 13%

Ayes: Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kelly, Mr. Mattio, Chairman Zoltkowski

Abstain: -0- **Absent:** Mr. Kennedy, Mr. Heller

Board Comment: None

Motion for adjournment:

Mr. Thomas made a motion to adjourn at 8:44 pm, 2nd by Mr. Murphy. Motion was passed with a unanimous voice vote.