

9/19/12

3:46:08 PM - Start Recording
3:46:10 PM -
3:46:16 PM - Stop Recording
3:46:16 PM - PLANNING/ZONING BOARD HEARING, SEPTEMBER 19, 2012. CHAIRMAN TOM MCALLISTER IS NOT PRESENT FOR THIS MEETING, VICE CHAIRMAN JOEL GOLDMAN WILL PRESIDE. BOARD MEMBERS PRESENT FOR THIS MEETING ARE: JOEL GOLDMAN, COMMISSIONER LAWLER, RICHARD HIRSCH, LEN GERIA, LIZ DONAGHY, BILL WILDS, JOE MARCASCIANO, MICHAEL AFFANATO AND CONNIE PAPPAS.
3:49:29 PM - Start Recording
3:49:38 PM - VICE CHAIRMAN JOEL GOLDMAN CALLED THE MEETING TO ORDER. THE FIRST APPLICATION OF THE EVENING IS DANIEL & ANNETTE TIMMINS, 5 NORTH 26TH AVENUE, BLOCK: 29 LOT:7.
3:51:03 PM - Stop Recording
7:11:52 PM - Start Recording
7:15:17 PM -
7:15:36 PM - THE TIMMONS APPLICATION WAS PRESENTED BY MR. DAN TIMMONS, AS WELL AS ROBT. BURDICK A PROFESSIONAL ENGINEER AND LICENSED PLANNER AND ANTHONY ZARRILLI THE BUILDER.
7:17:39 PM - MR. TIMMONS PROCEEDED WITH HIS TESTIMONY. HE IS DEMOLISHING A SINGLE FAMILY HOME IN THE RSF-1 ZONING DISTRICT AND CONSTRUCTING A MODULAR HOME.
7:19:00 PM - THE LOT IS CURRENTLY UNDERSIZED AND THERE IS A SHED AT THE REAR OF THE PROPERTY THAT IS CURRENTLY NON-CONFORMING. THE APPLICANT WISHES TO KEEP THE EXISTING SHED.
7:21:15 PM - THE SHED WILL REQUIRE A VARIANCE. LOT WIDTH IS NOT A PROBLEM AS THERE WAS AN EXISTING SINGLE FAMILY HOUSE PRIOR TO DEMOLISHON.
7:23:09 PM - THE ONLY OTHER ISSUE IS THAT THE HVAC SYSTEM IS LOCATED ON THE ROOF OF THE PROPERTY. MR. CARTER STATED THAT ZONING REQUIRES THAT HVAC CANNOT BE HIGHER THAN A CERTAIN HEIGHT. THE APPLICANT STATED THAT THE HVAC SYSTEM WILL BE PLACED IN A CUT-OUT IN THE ROOF AREA.
7:26:28 PM - COMMENTS WERE MADE ABOUT GOVERNORS STRIP WITH GRASS ON THE 26TH AVE SIDE.
7:28:31 PM - THE PUBLIC PORTION WAS OPENED. MARY NUGENT 2604 OBERON AVE STATED IN FAVOR OF THE APPLICATION. THE PUBLIC PORTION WAS CLOSED.
7:29:46 PM - A MOTION WAS MADE IN THE AFFIRMATIVE BY MICHAEL AFFANATO SECONDED BY COMMISSIONER LAWLER. THE VOTE: MICHAEL AFFANATO, YES COMMISSIONER LAWLER, YES RICHARD HIRSCH, YES LEN GERIA, YES LIZ DONAGY, YES BILL WILDS, YES JOE MARCASCIANO, YES CONNIE PAPPAS, YES.
7:34:23 PM - THE NEXT APPLICANT IS STEPHEN KRELL. THE APPLICANT IS REPRESENTED BY CHRIS BAYLINSON. MR. PAUL KISS, A LICENSED ARCHITECT WAS SWORN AND TESTIFIED. THE APPLICANT WISHES TO RAISE THE HOUSE AN ADDITIONAL 2 FEET IN HEIGHT. THE PROPERTY IS LOCATED IN THE RSF-1 ZONE. BOARD MEMBER LIZ DONAGHY RECUSED HERSELF FROM THIS APPLICATION.
7:35:30 PM - THE APPLICANT WISHES TO RAISE THE HEIGHT OF THE NEW HOME.
7:37:36 PM - THE ROOF PEAK IS TO BE AT 31 FEET INSEAD OF THE ALLOWED 29 FEET. OTHER SETBACKS ARE IN EXCESS OF WHAT THE CODE ALLOWS. LOT COVERAGE AND BLDG. COVERAGE ARE WITHIN CONFORMANCE.
7:46:59 PM - NEW FENCE LOCATIONS AROUND THE POOL AND PARKING SPACING CONFORMS. THE WALL ENCROACHING INTO THE RIGHT OF WAY WILL BE REMOVED.
7:52:37 PM - JOHN VAN DUYNE WAS SWORN AND TESTIFIED THAT TAPERING THE EXISTING WALL AND WROUGHT IRON WOULD BE A PROBLEM. THE WALL WILL TERMINATE AT THE PROPERTY LINE WITH A HEIGHT OF FOUR FEET WITH 50 % OPEN.
7:57:00 PM - IN A DISCUSSION BY THE BOARD MEMBERS, LEN GERIA QUESTIONNED THE PITCH OF THE ROOF. MICHAEL AFFANATO QUESTIONNED BUILDING COVERAGE.

7:59:44 PM -

8:04:46 PM - THE PUBLIC PORTION WAS OPENED. BARBARA SYLK, 12TH AVENUE. SHE IS OBJECTING TO THE GRANTING OF THE VARIANCE FOR BUILDING HEIGHT. THE PUBLIC PORTION IS CLOSED.

8:09:13 PM - A MOTION IN THE AFFIRMATIVE WAS MADE BY LEN GERIA, SECONDED BY JOE MARCASCIANO. THE VOTE: COMMISSIONER LAWLER, YES JOEL GOLDMAN, YES, RICHARD HIRSCH, YES LEN GERIA, YES BILL WILDS, YES JOE MARCASCIANO, MICHAEL AFFANATO, YES CONNIE PAPPAS, YES.

8:18:42 PM -

8:18:42 PM - THE NEXT APPLICATION IS THE COOPER RESIDENCE 116 SOUTH 18TH AVENUE. THE APPLICANT IS SEEKING A VARIANCE TO EXCEED BUILDING HEIGHT TO 31 FEET, SOME 2 FEET ABOVE ALLOWABLE HEIGHT. MR. PAUL KISS, REGISTERED ARCHITECT WAS SWORN AND TESTIFIED FOR THE APPLICANT. BOARD MEMBER LIZ DONAGHY RECUSED HERSELF FROM THIS APPLICATION.

8:21:20 PM -

8:26:31 PM -

8:27:24 PM - IN A DISCUSSION OF BOARD MEMBERS, THIS APPLICATION IS SIMILAR TO THE PREVIOUS APPLICATION (KRELL).

8:38:42 PM - JUNE DOWNS ASKED IN LIGHT OF GRANTING VARIANCES FOR HEIGHT, WOULD'N'T IT BE BETTER TO JUST CHANGE THE ORDINANCE. RON LEFF, A NEIGHBOR STATED THAT THE NEW HOUSE WILL BE A SIGNIFICANT IMPROVEMENT TO THE NEIGHBORHOOD. MS. SYLK A NEIGHBOR TESTIFIED AS TO WHAT WILL BE THE BOTTOM LINE .

A MOTION IN THE AFFIRMATIVE WAS MADE BY RICHARD HIRSCH SECONDED BY THE VOTE: COMMISSIONER LAWLER, YES CHAIRMAN GOLDMAN, YES RICHARD HIRSCH, YES LEN GERIA, YES BILL WILDS, YES JOE MARCASCIANO, YES MICHAEL AFFANATO, YES CONNIE PAPPAS, YES

8:50:03 PM -

8:53:56 PM - THE NEXT APPLICATION IS BROWNSTEIN 118 SOUTH 12TH AVENUE. THE APPLICANT IS SEEKING A HEIGHT VARIANCE OF 2 FEET, AND A VARIANCE FOR DORMER LENGTH.

8:56:25 PM - MR. MARK ASHER A REGISTERED ARCHITECT WAS SWORN AND TESTIFIED ON BEHALF OF THE APPLICANT. THE SETBACKS, FRONT, SIDE, AND REAR ARE ALL COMPLIED WITH IN EXCESS OF REQUIRED. BLDG. COVERAGE IS AT 45% WHICH INCLUDES ALL PORCHES. HABITABLE AREA IS 27%. PERVIOUS COVERAGE COMPLIES, PARKING IS ALSO CONFORMING.

9:11:24 PM - IN A DISCUSSION OF BOARD MEMBERS, LEN GERIA QUESTIONED THE CHIMNEY IS LOCATED IN THE SETBACK.

9:13:19 PM - THE PUBLIC PORTION WAS OPENED FOR DISCUSSION. MS. SYLK 109 S. 12TH AVENUE.

9:13:50 PM - A MOTION IN THE AFFIRMATIVE WAS MADE BY JOE MARCASCIANO, SECONDED BY LEN GERIA.

THE VOTE: COMMISSIONER LAWLER, YES JOEL GOLDMAN, YES RICHARD HIRSCH, YES LEN GERIA, YES BILL WILDS, YES JOE MARCASCIANO, YES MICHAEL AFFANATO, YES CONNIE PAPPAS, YES

9:29:27 PM - Stop Recording

9:29:27 PM - THE LAST APPLICATATION OF THE EVENING WAS HOROWITZ ON BEACH TERRACE (1205). THE APPLICANT IS SEEKING A HEIGHT VARIANCE ON NEW CONSTRUCTION. ALSO A SINGLE DORMER LENGTH VARIANCE IS BEING REQUESTED.

9:33:38 PM - Start Recording

9:35:46 PM - THE ARCHITECT, MR ASHER IS A REGISTERED ARCHITECT AND WAS SWORN AND TESTIFIED. BUILDING COVERAGE IS 41%. IMPERVIOUS COVERAGE IS 61% THE ONLY DORMER VARIANCE BEING REQUESTED IS ON THE WEST ELEVATION OVER THE MASTER BEDROOM WITH 2 DOUBLE HUNG WINDOWS VERSUS 3 WINDOWS.

9:47:31 PM - THE PUBLIC PORTION WAS OPENED/CLOSED

A MOTION IN THE AFFIRMATIVE WAS MADE BY RICHARD HIRSCH, SECONDED BY BILL WILDS.

THE VOTE: COMMISSIONER LAWLER, YES CHAIRMAN MCALLISTER, YES
RICHARD HIRSCH, YES LEN GERIA, YES BILL WILDS, YES JOE
MARCASCIANO, YES MICHAEL AFFANATO, YES CONNIE PAPPAS, YES.
10:02:03 PM - RESOLUTIONS WERE READ AND APPROVED
10:04:44 PM - A MOTION WAS MADE TO ADJOURN.
10:14:30 PM - Stop Recording