MEMBERS PRESENT: CHAIRMAN JOHN LOWN, MEMBER DONNA BARLETTA, MEMBER JENNIFER WOZNICK

MEMBERS ABSENT: MEMBER SHEILA SCHWARTZ, MEMBER BILL GIANNICO

ALSO PRESENT: ATTORNEY RICHARD GOLDEN, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC PRESENT: ROBERT & CHRISTIANNE POPPER, JERRY CARRASQUILLO, PASTOR TOM JACKSON, MARGARET SALISBURY

**PUBLIC HEARING- 7PM**

**ROBERT & CHRISTIANNE POPPER**

**314 HOMESTEAD AVENUE**

Chairman advised on the property located in the R-6 zone, seeking a variance for a pool in the backyard,

the minimum setback is 10 feet, wants a 4 ft. variance.

Motion by Member Woznick, seconded by member Barletta, to open the Public Hearing at 7PM. 3 ayes,

0 nays.

Margaret Salisbury advised she is their neighbor and has no problems with giving them a variance.

Motion by Member Woznick, seconded by Member Barletta, to close the Public Hearing at 7:05PM. 3

ayes, 0 nays.

Chairman advised on the draft decision for approval.

Motion by Member Barletta, seconded by Member Woznick, approving the 4 ft side yard variance. 3

ayes, 0 nays.

Robert & Christianne thanked the Board.

**PUBLIC HEARING**

**JERRY CARRASQUILLO**

**307 TOWER AVENUE**

Motion by Member Barletta, seconded by Member Woznick, to open the meeting at 7:07PM. 3 ayes, 0

nays.

Chairman advised on the property also in the R-6 zone, is requesting a variance for a deck off the rear of

house which extends to non-conforming and needs variances. Chairman advised by looking at the map,

it looks like 2 side yard variances are needed, he would need a minimum of 10 ft. and a total of setbacks

of 20 ft., 2.6 ft. and 10.2 ft. to conform.

Attorney asked for clarification to ensure the distance on the left side is 7.4 inches, it’s handwritten in as

7.4 ft, which is not the same as 7. 4 inches.

Attorney advised to clarify is it 7. 4 ft from property line and 2.4 ft. from property line.

Pastor Tom asked will this impact the shared sidewalk between the two structures or will that close that

off, as long as it doesn’t interfere, he has no problem.

Chairman advised it wouldn’t encroach on the easements.

Pastor Tom asked so we will still have access?

Attorney advised entirely within the easement and won’t encroach.

Pastor Tom advised he has no problem as long as it doesn’t encroach on easements.

Attorney advised they’re enlarging it, the two variances are side yard variances.

Chairman advised 10.2 side yard area variance.

Motion by Member Woznick, seconded by Member Barletta, to close the Public Hearing at 7:27PM. 3

ayes. 0 nays.

Chairman advised we did receive the GML from Orange County, no impacts, local determination.

Chairman advised the Board we will now go through the Five Part Balancing Test.

Chairman and Board agreed a deck on the back would be an improvement, it’s a good thing. The ZBA

makes no decision on the door Jerry spoke of.

Chairman advised the structure is non-conforming, no other avenue other than the request for

variances.

Chairman advised the 10.2 area variance is substantial but don’t know if it could be any smaller would

be plausible. It’s necessary in this case.

Chairman advised on adverse effect on the environment, he was on site and saw nearby properties and

saw none.

Chairman advised yes it is self created but in this case it should be allowable, no negative impacts at all.

Attorney advised on granting the minimum variance ( 2.6), no ability on the other side, this is the

minimum variance.

Attorney advised given the factors it meets the five part test, the Board may authorize Attorney to draft

a decision.

Motion by Member Barletta, seconded by Member Woznick, authorizing Attorney to draft decision. 3

ayes, 0 nays.

Motion by Member Woznick, seconded by Member Barletta, to set a Special Meeting on May 12, 2021

at 7PM. 3 ayes, 0 nays.

Motion by Member Barletta, seconded by Member Woznick, meeting was adjourned at 7:47PM. 3 ayes,

0 nays.

Respectfully submitted,

Valentina Johnson

Village Clerk-Treasurer