

ZONING BOARD OF APPEALS MEETING
August 15, 2019
6:00PM

The meeting was called to order by Chairperson Kathy Taylor at 6:00PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Chairperson
Phil DelloStritto
Neal VanLiew
Ernesto Rivera

Absent: Jason Schenck
Maureen Riester, Alternate

Also in attendance: Bill Gabak, Jr., Zoning Officer
Adam Carey
Robert Vivenzio

Chairperson Taylor made a motion to approve the minutes of June 20, 2019 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 4-0.

The purpose of this meeting was to hear the following requests:

1. Adam Carey, 5828 Lakeview Drive, Tax Map # 130.06-1-12, is requesting the following variances in order to add an attached 20ft by 20ft garage to the property: an east side yard area variance of 8 ft from the required 25 ft (Bulk & Use Table R-2 District); and a variance to the requirements of Section 7-16 A(2)e which limits the total area of the proposed structure to 20% of the floor area of the principal structure.

Robert Vivenzio, a neighbor of Mr. Carey's, voiced his support for the project.

Mr. Carey would like to build a garage on his property. There is currently an old fence and overgrown brush and trees which he would like to clear out for this. He feels it would add value and look a lot nicer than it does now. He has spoken to all the neighbors on each side, front and back, and they are all very supportive of it. He would like to put double garage doors on the structure so that he would be able to move things into the back yard. That's why he would like the 20' x 20' size. If it were any smaller, it would be harder to back a trailer or boat or truck through the doors.

Chairperson Taylor reviewed the five criteria for granting the area variance with the Board Members.

Chairwoman Taylor made a motion to vote on the variances, seconded by Neal VanLiew.

Roll call vote was taken by the Board.

Phil DelloStritto	YES
Neal VanLiew	YES
Ernie Rivera	YES
Chairperson Taylor	YES

MOTION APPROVED

Chairperson Taylor advised Mr. Carey to address the water run off so it does not drain into the neighbors' yards.

2. David Wawrzaszek, 5595 Silver Street Road, Tax Map # 130.00-1-14.13, is requesting a rear yard area variance of 26 ft from the required 30 ft. for an addition to an existing building. Ref. Town of Fleming Zoning Code Bulk & Use Table R-2 District.

Mr. Wawrzaszek was not present at this time. The Board waited 10 minutes for him to appear. As he did not appear, Chairperson Taylor made a motion to postpone his variance application until the next meeting on September 19, 2019, seconded by Neal VanLiew. All in favor.

Chairperson Taylor made a motion to adjourn the meeting, seconded by Neal VanLiew. All in favor. Time was 6:17 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals