

ZONING BOARD OF APPEALS MEETING

May 20, 2021

6:00 PM

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

Kathy Taylor, Chairperson

Craig Coleman

Bob Faynor

Ernie Rivera

Maureen Riester

Absent: Donna Gilfus, Alternate

Also in attendance: Bill Gabak, Jr., Zoning Officer

Richard Harmon

Mike Fallat

Bob Faynor made a motion to approve the minutes of April 15, 2021, seconded by Kathy Taylor. Approved AYES 5-0.

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

1. Richard Harmon, 2666 Forest Hill Drive, Tax Map #130.05-1-57, is requesting a rear yard area variance of 15' from the required 20' for the installation of a 24' round aboveground swimming pool (Section 8-20 of Town Zoning Law).

The applicant, Richard Harmon, stated that he would like to put in an aboveground pool and the back wall will be about 15 feet from the property line. There is a 5 ft by 4040 ft strip of land adjacent to his rear property line that he is in the process of purchasing. At that point, the pool will be the required 20 feet from the property line. There was discussion about the process to get this property transferred and possible future improvements to his property.

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

Chairperson Taylor made a motion to vote on the variance request of 15 feet from the required 20 feet, seconded by Bob Faynor.

Roll call vote was taken by the Board.

Craig Coleman	YES
Bob Faynor	YES
Ernie Rivera	YES

Maureen Riester YES  
Chairperson Taylor YES  
MOTION APPROVED

2. Michael Fallat Minor Subdivision, 2737 Almond Drive, Tax Map #130.05-1-11.1. This subdivision was approved at the April 15<sup>th</sup> meeting. Subsequent to that approval, it was brought to our attention that the parcel to be transferred to Paul Colella and Kristy Alberici, had incorrect information as to the size.

Mr. Fallat has submitted a revised Letter of Intent for Parcel Size Adjustment and sealed copy of the revised map. The correction would be as follows:

0.173 acres (7,520 sq ft) to Paul Colella & Kristy Alberici  
(to be merged with 130.05-1-10.19)

The parent parcel would now consist of 5.516 acres.

Mr. Fallat stated the surveyor made a mistake when they tried to line up the lot with Paul Collela so that there wouldn't be a little jog, so they had to move it over a few inches. That caused a mistake on the survey as when the surveyor did the original survey, he didn't pick up on this and didn't put in the new information. This is a correction of the map with the revised legal description.

Chairperson Taylor made a motion to approve the correction in the lot line adjustment to Colella & Alberici, seconded by Craig Coleman.

Roll call vote was taken by the Board.

Maureen Riester YES  
Ernie Rivera YES  
Bob Faynor YES  
Craig Coleman YES  
Chairperson Taylor YES  
MOTION APPROVED

There being no further business, Chairperson Taylor made a motion to adjourn the meeting, seconded by Maureen Riester. Time was 6:23 PM.

Respectfully submitted,

Cindy Schiminske  
Clerk, Zoning Board of Appeals