MINUTES

Zoning Board of Appeals
Waterford Town Hall

September 12, 2019
6:30 PM

Members Present: C. Newlin, J. Friedman, T. Malley, M. Kripps, A. Darling
Members Absent: None
Alternates Present: D. Van Ness, B. Collins
Alternates Absent: D. McCarty
Staff Present: J. Lecar, Zoning Official; D. Choisy, Recording Secretary
Also Present: Town Attorney N. Kepple

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES
Chairwoman Newlin called the meeting to order at 6:30.

2. APPROVAL OF MINUTES
MOTION: Motion made by T. Malley, seconded by A. Darling, to approve the minutes of the August 1, 2019 meeting as written.
VOTE: 5-0

3. PUBLIC HEARING
Application #Z-19-10 – Appeal of CDP Properties, owners, Advanced Improvements, applicant, at 40 Clark Lane, R-20 Zone. Variance is requested from Zoning Regulation 4.4.1 - Front yard setback of 50 ft. is required. Front yard setback of 30'1" is requested. Variance is needed to legalize construction of a 460 square foot front porch.

Patrick McAneeny, representing the applicant, addressed the Board, stating that he just recently was brought on to this project, and is not prepared this evening to present the application. He is requesting a continuance of the hearing to the October 3, 2019 meeting. He noted that a roofed deck and enclosed porch area were built without permits, and a stop work order was issued by the Building Department.

MOTION: Motion made by J. Friedman, seconded by T. Malley, to grant a continuance of the hearing for Application #Z-19-10 to the October 3, 2019 meeting.
VOTE: 5-0

4. APPLICATION REVIEW
Application #Z-19-7: Appeal of Carl Berman owner and applicant at 5 East Street, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.1 – Front yard setback of 29.52 ft. where 50 feet is required; Section 4.4.2 – Side yard setback; side yard of 8.07 ft. (N) and 4.32 ft. (S) where 20 feet is required; Section 4.4.3 – Rear yard setback: rear yard of 35.99 feet where 50 feet is required and 36.06 feet is provided.

Chairwoman Newlin stated for the record that she had listened to the recording of the previous meeting, and also reviewed the file. D. VanNess was seated for A. Darling, who was not present at the previous meeting.
J. Lecar stated that if the Board approves this request, the applicant will have to conform to the building envelope that is approved.

MOTION: Motion made by D. VanNess, seconded by T. Malley, to approve Application #Z-19-7.
VOTE: 5-0
REASON: The hardship is in the shape, topography and size of the lot. The proposed house is consistent with the neighborhood.

5. OLD BUSINESS
No old business was discussed.

6. NEW BUSINESS
No new business was discussed.

7. ADJOURNMENT
MOTION: Motion made by D. Van Ness, seconded by T. Malley, to adjourn the meeting at 7:10.
VOTE: 4-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary