

Present: DeNofa, Canonico, Walsh, Stambaugh, Waterbury, Fisher, Clark  
Forrester (Attorney)  
Absent: Peterson, Betesh

Vice Chairman, Mr. DeNofa, called the meeting to order at, 7:30 p.m.  
All saluted the flag, and the presiding officer's statement was read.

**Minutes:**

A motion was made by, Mr. Walsh, seconded by, Ms. Canonico to adopt the minutes of the March 4, 2009 meeting as submitted. All approved.

**Planning Board Representative:** no report

**Correspondence:**

- Letter received from Mr. Edward McKenna requesting that the application for **Paul David Party Wares** be carried to June 3, 2009 without further notice.  
A motion was made by Mr. Walsh, seconded by Ms. Canonico approving the request to carry the application to June 3, 2009 without further notice.  
All approved.

**Unfinished Business:**

**M/M Richard Montgomery:**

A motion was made by Mr. Walsh, seconded by Mrs. Clark to adopt & memorialize the resolution of approval for M/M Richard Montgomery as submitted.

Roll Call:

Affirmative: DeNofa, Walsh, Stambaugh, Fisher

Negative: None

**New Business:**

Mrs. Clark stepped down from the board as she lives within 200' of applicant and was noticed.

Ms. Canonico stepped down from the dais in order to present her application

Mr. Forrester stated that since Ms. Canonico is a member of the Board he wanted the following to be included in the record. He asked if any board member has any difficulty with hearing Ms. Canonico's application as a stand alone application, and if they do would you please express that now. No members had any concerns with hearing Ms. Canonico's application and giving the application the same consideration that they would give to every other application.

**Ms. Shelley Canonico:**

**Bulk variances**

201 Beechwood Dr.  
Bl: 52, Lot: 6

Mr. Forrester announced that he has reviewed service and finds it to be adequate and the board has jurisdiction to hear this matter.

Ms. Canonico, 201 Beechwood Drive, was sworn.

Mr. Forrester marked the following into evidence:

- A-1:** Topographical Survey, prepared by Thomas Santry, with the proposed addition & Zoning Officer's comments
- A-2:** Architectural drawings, prepared by James Daley, dated 3/10/09 revised 3/17/09  
Floor plan & elevations
- A-3:** Photos taken by Ms. Canonico, 10 photos

Ms. Canonico testified that she has lived on Beechwood Drive since 1950 and the homes were all ranch houses until the last few years where a few homes have gone up. She explained that she is before the board to renovate her home to accommodate her needs, by extending the back of the house for a master bedroom, and add a loft in the front of the house which oversees the den and living space.

Ms. Canonico testified that her family lives in Germany and they visit for the entire summer, and she has an elderly father and he may eventually move in with her, and there may be a child in her future.

Ms. Canonico explained that it is currently a ranch house but she does need the extra space, and without going to a full 2<sup>nd</sup> story the loft came into the design, which will be her computer area, where currently it is located in her kitchen area and this design will give her the work station she needs and also allows her to maintain 3 bedrooms.

Ms. Canonico testified that several of her surrounding neighbors have gone up and out the rear and referred to the photos which were marked into evidence. She again stated that she is not going for a full 2<sup>nd</sup> story.

Mr. Forrester asked Ms. Canonico, if the lots on either side and to the rear of her home are fully developed making it impossible to pick up any additional land? Ms. Canonico said correct.

Mr. Forrester explained that her lot is currently 11,245 sq. ft. where 15,000 sq. ft. is required, and is similar to other existing lots in the area. Ms. Canonico stated that is correct.

Mr. DeNofa asked Ms. Canonico if she received Mr. Cranmer's letter, and would she have a problem with conforming to his suggestions? Ms. Canonico said no, and she has already spoken with Mr. Cranmer and she will be meeting with her architect and an expert on rain gardens.

Ms. Waterbury asked if the new rear addition will be over an existing patio?  
Ms. Canonico said that is correct. Ms. Waterbury stated that she does like the addition being built into the roof area it helps to keep the mass down and balances out the house.

Ms. Canonico mentioned that she did not take a photo of the new front porch that she would like to construct, currently she only has a front stoop, and she will be adding a 6 ½' x 27 ½' front porch; she mentioned that she is adding an additional 2' in depth to accommodate 2 columns.

Ms. Canonico stated that the addition will go over an existing brick patio.

Mr. Forrester asked if the one car garage facing the street will be maintained?  
Ms. Canonico said yes.

A motion was made by Mr. Walsh, seconded by Ms. Waterbury to open the meeting to the public. All approved.

There were no comments/questions.

A motion was made by Mr. Walsh, seconded by Ms. Waterbury to close the meeting to the public. All approved.

A motion was made by Ms. Waterbury, seconded by Mr. Fisher to approve the application of Ms. Canonico, with the condition of Mr. Cranmer's letter, recognizing that part of the new addition will be going over an existing patio, and f/y set back for a new front porch.

Roll Call:

Affirmative: DeNofa, Walsh, Stambaugh, Waterbury

Negative: None

**Resolution:**

A motion was made by Ms. Waterbury, seconded by Mr. Walsh to adopt & memorialize the resolution of approval with conditions to Ms. Shelley Canonico as amended.

Roll Call:

Affirmative: DeNofa, Walsh, Stambaugh, Waterbury, Fisher

Negative: None

Mrs. Clark returned to board  
Ms. Canonico returned to board

A motion was made by Mr. Walsh, seconded by Ms. Stambaugh to adjourn the meeting at 8:10 pm. All approved.