

Meeting called to order by Chairman Martinelly @ 7:30 pm

All saluted the flag & the Presiding Officers Statement was read.

Roll Call:

Present: Martinelly, Walter-Reger, Doran-Eulner, Cherbini, Carroll, Daly, Colella
Attorney: Kennedy
Engineer: Cranmer
Absent: Anderson, Hemel, Barnett, Poling

Minutes:

A motion was made by Ms. Walter-Reger, seconded by Mr. Carroll to adopt the minutes for the **August 4, 2021** meeting as submitted. All approved.

Land Use Business:

Unfinished Business: none

New Business:

Mr. Kennedy asked if there were any concerns or questions on the Groom service? There were none. Mr. Kennedy announced that the service was adequate and the board has jurisdiction to hear this matter.

M/M Neill Groom

Bulk variance for side yard setback
structure in front yard

Bl: 8, Lot: 23

Mr. Kennedy marked the following into evidence:

Mr. Kennedy marked the following:

- A-1; Development Application Package – 4/22/2021
- A-2: Zoning Permit denial 4/23/2021
- A-3- Survey –James Goddard 4/14/21 notations
- A-4 : Floor Plan & Elevations – 5 pages Anthony Bush 7/13/2021
- A-5: Photo of property

Mr Neill Groom was sworn, and testified that he has owned 286 Sycamore for 18 years, it is a single family home and is seeking approval for a structure in his front yard area and side yard setback.

Mr. Groom explained that the “accessory structure” will be a shed with a garage door on the front, it will hold all the items that are currently in his garage, and the garage will be his new exercise room. The height will be at the maximum height or 14’ high, 16’ x 24’ will be the main structure with a side roof that will be an open area 20’ x 12’ with a blue stone base, this will give him an outdoor sitting area.

Mr. Groom explained that they have a long narrow lot and it would not be attractive to have the structure in the middle of the lot, so putting it closer to the side yard is more esthetically pleasing, and it will match the setback of his other shed on the property. There is a sycamore tree right in the middle of their property and he doesn’t want to take it down at the required set back of 30’.

Mr. Groom explained that the shed would be located on the Sena property line and he doesn’t have any issues with the garage location, in fact, it will block out his home from the backyard neighbor house. All of his neighbors have been noticed and there were no issues from anyone.

Mr. Groom explained that there will not be a second floor rather platform that will be used for storage. No Utilities will be in the structure electric only and no heat at this time. There will not be any living space or a driveway leading up to the garage.

Mr. Kennedy pointed out that there was a denial from Mr. Cranmer of 20’ where 30’ is required, and Mr. Groom noticed for 10’.69, which is what will be approved if the board approves the request. Mr. Kennedy explained that this is a double frontage lot, frontage on Sycamore Ave & Elm Lane, and his two lots have been consolidated. The shed will be placed in the “functional backyard “and “technically” in a front yard area. Mr. Groom agreed. This is a unique situation. Mr. Groom explained that this structure would fill in the gap between that exists between the fence and landscaping.

No further questions from board members

No audience.

Mr. Kennedy read some conditions into the record.

Mr. Groom asked if he could have an approval for the more conservative set back of 10’.69 and approve for a minimum of no less than a 10’.69 set back and could go as far away as 13-15’ from the property line. Board members agreed,

Approval:

A motion was made by Ms. Reger, seconded by Mr. Colella to approve the application of M/M Neill Groom, 286 Sycamore Ave Bl: 61. Lot: 6 as submitted with conditions as read into the record.

Roll Call:

Affirmative: Martinelly, Carroll, Eulner, Reger, Cherbini, Colella, Daly

Negative: None

Adoption of Resolution:

A motion was made by Ms. Reger, seconded by Mr. Daly to adoption and memorialize the resolution of approval to M/M Neill Groom, with conditions.

Roll Call:

Affirmative: Martinelly, Carroll, Eulner, Reger, Cherbini, Colella, Daly

Negative: none

A motion was made by M. Cherbini, seconded by Ms. Reger to adjourn the meeting @ 8:00 pm all approved.