MEMBERS PRESENT:
Joseph Maguire
Lynne Schill
Walter Fazler
Lynne Gallo
Arthur Greene, MD, Alternate I
William Barker, Alternate II

Absent: Vincent D’Antonio, Georgette Castner

Mr. Maguire called the meeting to order in the Council Chambers at 7:04pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

This meeting was held via video conference (MS Teams)

RESOLUTIONS:

- ZBA 2016-16 Drew Krisanda & Raymond O’Connor
  - A motion to approve this resolution was made by Mr. Fazler seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the June 16, 2020 Meeting Minutes with required changes was made by Mr. Fazler seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- A motion to approve the June 30, 2020 Meeting Minutes was made by Mr. Fazler seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

- ZBA#2019-30 Gerard Law
  630 South Saratoga Drive
  Block: 7301 Lot: 11 Zone R-1
  Decision Due: August 30, 2020
  Bulk Variance to permit a garage with a storage capacity of 8 motor vehicles where 3 motor vehicles are permitted.

  Mr. Richard Roy, attorney for the applicant introduced himself to the Board and asked to have the witnesses sworn in and accepted as experts to the Board.
  Mr. Tom Wagner- Architect
  Mr. Gerald Law- Applicant/homeowner
Mr. Clifton Quay- Engineer/Planner

Mr. Roy gave the facts about the application and why Mr. Law was seeking approval for the bulk variance in front of the Board. Mr. Roy introduced Mr. Law to the Board and asked him to speak to reasons that he felt need to have an 8 car garage built on the property. Mr. Law testified he liked to restore old cars and needed the space to do so. He also does wood working as a hobby and wanted a part of the garage to be dedicated to his tools he would need to use in order to do his wood working. He will not be selling any of the pieces he works on and will not be using the space to “sell” work on any cars. Mr. Roy asked if Mr. Law would be renting out space in the garage for living therefore this will not be a space for anyone to live. The proposed garage will be about 70% space used for restoring cars and 30% space used for the wood working space. There will be an attic space that will be strictly used for storage.

The proposed garage will have gas, electric, water and sewer connections as well as a bathroom and a refrigerator in the space. Mr. Thorndike wanted to know if no one is going to living in the garage then why would he need a bathroom and a fridge? Mr. Law said since he would be so far from his house he needed a place to use the restroom and grab something to eat and drink while he was working. Mr. Barker was concerned about the noise coming during the time he was working. Mr. Law testified there was minimal noise that comes the work that he does and he will not be working at night and doesn’t foresee there being a problem.

Mr. Tom Wagner, Architect, designed the building for the applicant. He presented exhibit A-3, first floor plan, testifying to the outside design as well as the landscape and elevations. Mr. Wagner testified he and Mr. Law didn’t want the building to look like a house but also wanted to make it look nicer than just a garage. Mr. Wagner believes the design he came up with will fit well into the neighborhood.

Mr. Clifton Quay, Engineer/Planner, presented exhibit A-1, Aerial of Property, and A-2, Site Plan testifying to the set-backs as well as extending the driveway making it better for turnaround for the cars that he restores. The proposed garage will be about 200 ft. from the house and have a 25ft. side yard setback from the neighbors. Mr. Quay testified there will be a small water basin put in to help reduce the run off of the storm water and aid in drainage of rain water. Mr. Quay also testified to the impact from the machines and felt since the structure was going to be insulated and closed there would be minimal disturbance to the neighbors. He also gave the positive and negative criteria should the Board chose to approve the application. Mr. Thorndike asked about the soil that would be grading down and what the applicant planned on doing with it. Mr. Quay testified they would be using some of it to fill the back area in and then what they didn’t need would be disposed of in accordance with the DEP and Health Department regulations.

BOARD COMMENT:

Many Board members stated as long as the applicant was willing to comply with all the conditions of approval stated by Mr. Thorndike they could support this application. Mr. Thorndike laid out the following conditions of approval:
1. Close the garage doors when working with heavy machines during the car restorations and wood working.
2. Place a Deed restriction- limiting of garage for working equipment and restoring cars but no one can live there.
3. No kitchen area
4. Work with the Board Landscape Architect to provide the appropriate amount of buffering
5. Removal of soil and septic system done in accordance with county and health departments.

PUBLIC COMMENT:
Barbara Rich- 37 E Central Ave

Ms. Rich asked if the Board would require the applicant to provide a report to MEAC about the storm water basin and the sewer tank. Mr. Thorndike testified the Board was not required to provide such reports to MEAC but there was copies of the reports about the basin and the sewer tank on file with Mr. Clifford. Mr. Clifford testified he would be happy to share the reports with MEAC and Ms. Rich.

Joan Ponessa- MEAC Chairperson

Ms. Ponessa stated MEAC had not been given enough time to review reports about the basin and storm water management and felt they should be able to see the reports so they could work with the applicant should they have problems or suggestions. Mr. Clifford stated again he would be happy to share the reports and should they have questions he would be happy to put them in connection with the Board Engineer.

- A motion to approve this Application was made by Mr. Fazler seconded by Ms. Gallo. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Ms. Gallo made a motion, seconded by Ms. Schill to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:17pm