

AVON PLANNING BOARD MEETING MINUTES
NOVEMBER 14, 2013

Chairperson Richard Maloney opens the meeting at 7PM with opening statement and salute to the flag.

Attendance:

Davey, Egan, Kenny, Mayor Mahon, Richard Maloney, F. McGovern, McLaughlin, O'Malley, Ryan, Board Attorney Mark Kitrick, Engineer Peter Avakian

Absent:

Ernst, R. McGovern, Talmage

First on the agenda is the approval of the October 10, 2013 minutes. Motion by Ryan, seconded by Davey to approve minutes as written.

The vote:

Aye: Davey, Egan, Maloney, F.McGovern, McLaughlin, O'Malley, Ryan

No: 0

Motion is passed.

Second on the agenda is the approval of the Arlene & Doug Gallagher (319 Sylvania Avenue) resolution.

Motion by F. McGovern, seconded by McLaughlin to approve.

The vote:

Aye: Davey, F, McGovern, McLaughlin, O'Malley, Ryan

Abstain: Egan, Kenney, Maloney

No: 0

Third on the agenda is the approval of the Marie Marzarella (415 Second Avenue) resolution.

Motion by Egan, seconded by O'Malley to approve.

The vote:

Aye: Davey, Egan, Kenny, Maloney, F. McGovern, McLaughlin, O'Malley, Ryan

Motion is passed.

Fourth on the agenda is a new application for Lynn & Robert Belletier for Variance Relief to demolish and reconstruct a single family residence at 24 Poole Avenue. A "C" Variance is needed for height proposal.

Attorney Robert Fernicola , Architect Michele DelVecchio, Lynn Belletier and Engineer Peter Avakian are sworn in as witnesses by Mr. Kitrick.

Lynn Belletier testifies while attorney Fernicola refers to evidence exhibits projected on a large screen. Mrs. Belletier describes A1 as a view of lot without the house (garage still standing). They came back after the storm and assessed the damage. The photo also shows the new foundation that has been constructed on the same foot print.

A2 shows the "SUBSTANTIAL DAMAGE DETERMINATION FORM" from the Borough office determining that the cost of repair to the house would be equal to or

greater than 50%. This letter states that the structure must be elevated so that the lowest floor is at or above BASE FLOOD ELEVATION (BFE).

Mrs. Belletier states that the house is too old to withstand raising.

Exhibit A3 "Minor Land Use" certificate approving the plan.

Exhibit A4 photo of Lynn standing by garage. Exhibit A5 photo of garage door line marking where the BFE has to be. Exhibit A6 photo of garage with room above.

In order to qualify for affordable flood insurance Mrs. Belletier has been told that the home's BFE has to be 10' + 1'.

Exhibit A7 photo of Condo's on Main Street at the end of Poole and Main Street.

Exhibit A8 photo of the Mesko residence at 20 Poole Avenue.

Exhibit A9 photo of Kenny residence at 23 Poole Avenue.

Exhibit A10 photo of the Neff residence at 26 Poole Avenue.

Mrs. Belletier testifies that the property has been in her husband's family for 41 years.

They lived in the house with her mother-in-law and daughter. The design of the proposed house will be functional and aesthetically pleasing to the neighborhood.

There are no questions from the public.

Chairperson Maloney points out that the height extension is more than 10% above the required making it a D Variance. Mr. Fernicola agrees.

Mr. Fernicola introduces Architect Michele DelVecchio. Exhibit A11 is projected on the screen and Ms. DelVecchio identifies it as "FLOOD ELEVATION CERTIFICATE" showing the elevation prior to "SANDY" the BFE at 7'. After "SANDY" FEMA now requires the house to be 10' + 1' elevation.

Mr. Fernicola asks Ms. DelVecchio to refer to plans and describe the existing and proposed impervious coverage. Proposed height (32' from the crown) and lot coverage.

There is a decorative turret that triggers the 32' height.

The design of the house is typical seashore aesthetic and will be cohesive with the neighborhood. Exhibit A12 a color rendering of proposed house is projected. The finished floor elevation will be 12'.

Chairperson Maloney asks Ms. DelVecchio if the garage is separate from the house. Ms. DelVecchio states the garage is attached and that the house is a single family residence.

No questions from the public.

Ms. DelVecchio states that the proposed finished floor elevation will be 12' which is 2' above the required 10' by FEMA.

In response to Chairperson Maloney's question on the BFE requirement of 11", Mr. Fernicola clarifies that the 12' elevation is necessary to acquire fully subsidized flood insurance and protect the home for a 100 year storm.

Board member Ryan asks if there an outdoor shower planned. Mrs. Belletier answers that there is not.

Board member McLaughlin asks if there will be an A/C condenser and or generator.

Mrs. Belletier replies yes to the A/C unit, no to the generator.

Engineer Peter Avakian addresses his review letter and the variances required. Mr. Avakian finds the application in compliance with new FEMA requirements.

Comments from the public.

Mary Reilly of 507 Jefferson Avenue is sworn by Mr. Kitrick. Mrs. Reilly is in favor of the application. She feels the house would fit in the neighborhood.

Linda Henderson of 108 second Avenue is sworn in. She is hopeful that the board would approve the application.

Chairperson Maloney refers to the board's recommendation to the mayor and council to look at every application on an individual basis. Mr. Maloney states that he believes they did a good job on the application and he couldn't vote against it as they are staying on the same foot prints and are raising the house per FEMA requirements.

Vice Chair Egan agrees with Maloney that they basically need to get out of the water.

Board member Ryan motions for approval with A/C condenser. Motion is seconded by Kenny.

The vote:

Aye: Davey, Egan, Kenny, Maloney, F. McGovern, McLaughlin, O'Malley, Ryan

No: 0

Motion to approve Belletier application passes.

Motion to adjourn by Maloney

Aye: All

Minutes approved at the December 12, 2013 meeting.

Motion by Maloney second by Ryan:

The vote:

Aye: Egan, Kenny, Maloney, F. McGovern, McLaughlin, O'Malley

Absent: Davey, Ryan

Abstain: Ernst, Talmage

Motion passed

Sheila Sullivan/Planning Board Secretary