

Minutes of the Avon Planning Board ---December 8, 2011

Attendance – Dave, Egan, Ernst, Kenny, Mahon, McGovern, McLaughlin, O'Malley, Placitella, Ryan, Talmage, Maloney, Atty. Cramer, Engineer Rooney

Absent-- None –

Discussion on changing the Ordinance on sidelines.

Vote on should the ordinance be changed.

Yes-Egan, Placitella, Talmage

No- Davey, Ernst, Kenny, O'Malley, Ryan, Maloney

Abstain-Mahon, McGovern, McLaughlin,

Vote on the proposed Ordinance should it be submitted for approval by the Board of Commissioners.

**NO** ~~Yes~~-Davey, Ernst, Kenny, O'Malley, Ryan, Maloney  
**YES** ~~No~~- Egan, Placitella, Talmage  
Abstain-Mahon, McGovern, McLaughlin,

This application was for a single family home for Balsamo, and McGovern at 50 East End Ave., Block 8 Lot 1.01.

Chairman Maloney read the Land Development Ordinance for the Single Family Residential District, C (2) Minimum Set Back Requirements for the Principal Building that will apply to the McGovern request. The Attorney is Michael Rubino, and the Architect is Tom Petersen.

They explained that even with a lot of 7,600 square feet it has three fronts and this will create a very difficult situation in trying to build a home on it. They continued that any lot with three fronts will require variances and this proposed house will require at least three variances.

The applicant has provided plans to build a house on this lot and Attorney Rubino and Architect Petersen explained the application and the plans. The applicant is requesting three variances. Variance #1 is a front yard setback on First Avenue. Variance #2 is a front yard setback on Lakeside Ave. Variance #3 is a front yard setback on Lakeside Ave. for a proposed garage. The building lot coverage will be at 35% and the impervious coverage is at 50%.

Attorney Rubino and Architect Petersen both answered questions from board members.

After a Motion by Egan and second by Ryan the above application was approved by the board with the set backs provided in the plans for this application, and to allow the following variances and conditions,

1. A variance for a front yard set back on First Ave.
2. A variance for a front yard set back on East End Ave.
3. A variance for a front yard set back on Lakeside Ave.
4. A variance for a garage in the front yard.
5. All conditions outlined by Engineer Rooney in his reports of October 7, 2011 and December 20, 2011, be adhered to.
6. That the proposed patio on Lakeside Ave. is not allowed.
7. That the applicant file 6 copies of revised plans (signed and sealed) with the Planning Board Sec.

The next application addressed was a continuation of the Amato application. The transcript from this hearing on Dec. 8 was completed by Debra Belsamo, the court reporter. I have two copies of it and it is available if any member wants to review it. It is 114 pages in length and certainly more absolute and finished than if I had completed it.

Also, any member who missed a hearing for the Amato application should have signed a Certification by an absent member that you read through the minutes or listened to the tape of the missed meeting.

If you have any questions on any of the above see me.