

Minutes of the Avon Planning Board---November 10, 2011

Attendance:

Present- Davey, Egan, Ernst, Kenny, Mahon, McGovern, McLaughlin,
Placitella, Ryan, Talmage, Maloney.

Absent- O'Malley.

Also Present- Engineer C. Rooney and Attorney G. Cramer

The meeting was opened by Richard Maloney.

The secretary informed the Board that the hearing for Barbur vs. Hoo & Chan as required by Judge Lawson has been withdrawn by Mr. Barbur. Mr. Barbur has withdrawn his request for a hearing before the board.

Chairman Maloney announced that the Amato hearing will be continued in December.

Approval of a Resolution for Belsamo, McGovern, of Block 8 Lot 1.

A resolution for the sub-division of Block 8, Lot 1 for Belsamo, McGovern was read by Attorney Cramer. After a brief discussion, a motion to approve the Sub-division of Block 8, Lot 1, was made by Maloney with a second by Mahon.

Vote on the motion.

Yes- Egan, Ernst, Mahon, Placitella, Ryan, Talmage, Maloney,

No- None

Abstain-Davey, McGovern,

The next hearing was a continuation of the hearing from the October meeting for Mr. & Ms. Bongiorno of 210 Sylvania Ave. They are represented by Attorney Mike Rubino and Architect Mary Hearn.

The applicant is requesting to tear down the front house and replace it with a new single family home.

They have reduced the requested new house in size to 35% lot coverage from the 41% requested at a previous hearing. The Architect explained how the house has been reduced to 35% lot coverage. She also mentioned they have delimited a second floor porch on the rear apartment.

They have no plans to make changes in the rear house.

This application will require the following variances;

1. A use variance as it has two house (a rear garage apartment and a larger front house on Sylvania Ave.)
2. The following variances will also be required:
 - A. A variance for the height of the front house.
 - B. A variance for the front yard set back of the front house.
 - C. A variance for a side yard set back for the front house.
 - D. Building height of the front house of 35.75 feet as 35 feet is allowed.
 - E. A rear set back from the lane for the rear house,
 - F. A side yard variance to the west for the rear garage apartment.
3. The applicant will present five (5) copies of he new plans showing all changes agreed to.

When no one from the public wanted to ask questions or make a statement a motion was made.

Motion to grant a use variance for two houses on one lot was approved

Yes- Egan Ernst, Placitella, Talmage, Ryan, Maloney, *Kenny*

No- ~~Kenny~~

Abstain- Davey,

Cowley
12/20/11

Motion to approve this application was made by Ryan with a second by Egan with the variances as listed above.

Vote on the motion

Yes- Egan, Ernst, Placitella, Ryan, Maloney, ~~Kenny~~ *Covered*

No- Talmage, ~~Kenny~~

Abstain- Davey,

1/21/11

A resolution for Palumbo was read by Attorney Cramer. After a brief discussion a motion to approve the application was made by Maloney with a second by Ryan.

Vote on the motion to approve the resolution for Palumbo was approved.
By a 5 yes to 4 no vote.

Rajoppi was the next application. They were represented by Attorney Dennis Barrett.

Attorney Barrett stressed the point that this was a under size lot. It has less then 3,000 sq. feet. They have reduced the size of the request 45% to 39% lot coverage. The real issue is that this is a hardship because of the small size of the lot. The applicant answered questions from Attorney Barrett about changes in this application from a previous application. The applicant mentioned that we have eliminated the garage and a small portion of the house to reduce the coverage.

This application will require 4 or 5 variances including a variance for the rear yard set back, side yard set back, Over 35% lot coverage, undersized lot,

Maloney made a motion to approve the plans as submitted, second by Mahon.

Vote on the motion.

Yes-Ernst, Mahon, McGovern, Maloney

No- Egan, Placitella, Ryan, Talmage, Kenny

The motion was not approved