

Minutes of the Avon Planning Board—November 11, 2010

The Planning Board meeting was held in the conference room located at the rear of the Municipal Building as the closet was locked and no key to open it could be located.

Attendance- Davey, Egan, Ernst, Kenny, McLaughlin, Placitella, Ryan, Talmage, Maloney.
Absent-O'Malley, Mahon, (Was present for the caucus meeting), McGovern (Was present for the caucus meeting),

Chairman Richard Maloney opened the meeting.

Chairman Maloney announced the hearing for Paul Amato scheduled for this meeting was moved to the December 9, 2010 meeting at the request of Mr. Amato.

The only hearing for this meeting was for Mr. Michael Magrini of 522 West End Ave.

Attorney Gregg Vella represented Mr. Magrini for this hearing.

In his opening statement, Attorney Vella mentioned that Mr. Magrini has a site plan approved in 1995 to build a house on the property. It was stipulated that Mr. Magrini would build according to the plans approved at that time. The only thing that is changing is that he now wants to build a modular house on the lot. Attorney Vella indicated this house is the same house except it will be a modular constructed house. Exhibit A-1 are the revised plans for the modular home. He mentioned the new plans indicate the house will not exceed 35 feet on from the crown of the road on West End Ave.

Attorney Vella reviewed some of the other changes such as the south section having fewer windows, and change in the doors on the proposed deck.

Board member Egan asked a question on the height of the new home.

Attorney Vella answered this house will be under 35 feet from the crown of the road. It depends on where you measure from the crown of the road because of the slope of the lot.

Maloney- The Resolution approved for this property on July 21, 2005 stipulated that the final plans will be submitted to Engineer Rooney for final approval.

Attorney Vella stated we will do this, including a grading plan, and full plans to the engineer.

Engineer Rooney- commented that the concrete stairs on the plan are not shown on the actual plans when submitted. He also referred to a side stoop that violates the sidelines allowed.

Answer -there is no side stoop and the plans when we submit the revised plans there will be no side stoop.

Engineer Rooney- The site plans must show the retaining wall on the lake. A site plan must be submitted that show all easements, proposed sidewalks and impervious surfaces on the property, all proposed utility details should be provided, also the location of adjacent residences. (The report from Engineer Rooney, dated June 24, 2005, and the resolution of July 21, 2005 indicate much of what remains to be submitted.). The plan to be submitted needs to show all site improvements, a grading plan, and should be accurate in what you are proposing. In addition, the plans should include signature blocks for the board secretary, the board chairperson, and the board engineer to sign.

Engineer Rooney referred back to his letter of January 10, 2006 that mentioned other aspects for this application that need to be provided.

Attorney Villa answered that he will provide this to the attention of the engineer so he will be aware of these issues.

The meeting was opened to the public for any questions- No one from the public asked to speak.

Motion by Maloney, second by Ernst that the motion be approved with the following conditions;

1. The issues in Engineer Rooney's letter of January 10, 2006 be addressed and approved by Engineer Rooney..
2. That one (1) copy of the grading plan be submitted to Engineer Rooney for his final approval.
3. That four (4) copies of the grading plan be submitted to the Planning Board Secretary
4. That one (1) copy of the site plan showing all building lot coverage and impervious coverage, be submitted to Engineer Rooney for his final approval.
5. That five (5) copies of the site plan showing all building lot coverage and impervious coverage, be submitted to the Planning Board Secretary.
6. That one (1) copy of the house to be constructed be submitted to Engineer Rooney for his final approval
7. That four (4) copies of the final plans for the house to be constructed be submitted to the Planning Board Secretary.
8. That the house to be constructed will be no higher then 35 feet as measured from the crown of the road.
9. The house to be constructed will be on the same footprint as approved on July 21, 2005
- 10.If an outdoor shower is to be constructed it will need final approval from the Borough engineer and the construction department.
11. Any other conditions agreed to at previous meetings and or noted in the resolution of July 21, 2005.
12. If it is found that any of the above conditions require additional variances, the applicant will apply for such variances prior to any permits being issued.

Vote on the motion

Yes- Davey, Egan, Ernst, Kenny, McLaughlin, Placitella, Ryan, Talmage, Maloney.

No- None

Abstained- None

Vote on the Resolution of Approval for Ted Watanowski of 413 Norwood Ave, Block 12, Lot 10.

Yes- Davey, Egan, Ernst, Kenny, McLaughlin, Ryan, Talmage, Maloney.

No- None

Abstained- Placitella