

Chw. Annabel Resnisky, Martin Reardon, Evelyn
Russo, Judy Pehota, Linda Reil, John Voli, Robert
Stefurak

BOARD MEMBERS
PRESENT

Sara Vecchitto

BOARD MEMBERS
ABSENT

Bill Warner, Director of Planning, Conservation and
Development, Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon
and Linda Reil the Board approved the minutes of the
December 1, 2005 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
12/1/05 MEETING

On motion and second by Board Members Martin Reardon
and Evelyn Russo the Board continued the public hearing
for a proposed variance to Section 21.02 with regard to the
side and rear yard setbacks for a proposed shed in the R-15
zone at 131 Baldwin Drive due to a lack of a quorum for
voting purposes. Vote was unanimous. Applicant/agent
Gary and Deborah Linklater ZBA2005-30

ITEM 3.4
CONTINUED P.H.
FOR A PROPOSED
VARIANCE TO SEC-
TION 21.02 WITH
REGARD TO THE
SIDE AND REAR
YARD SETBACKS
FOR A PROPOSED
SHED IN THE R-15
ZONE AT 131 BALD-
WIN DRIVE

Atty. Joseph Borkowski presented the application and
explained a warranty deed for the subject property. He
stated that the previous lot size had been increased with
this proposal, adding that the proposed footprint has also
been increased. The applicant has offered to erect a fence,
provide a buffer, provide off-street parking and anything
else within reason. Joseph Lombardo indicated the pro-
posed house will be a two (2) family as well as the pre-
vious house and that the hardship is that the proposed
will cause the property to become more conforming.
From the public, Atty. Paul Morello asked about buffer-
ing, parking spaces, and other two (2) family houses.
Atty. Morello also stated that the applicant has not de-
monstrated a hardship, adding that a new house may be
built on the existing footprint. Atty. Paul Morello stated
that the proposed house is larger, would command a higher
rent and thus is for economic reasons.

ITEM 3.2
DENIED A PRO-
POSED VARIANCE
TO SECTION 14
TO ALLOW THE
RELOCATION OF
OF AN EXISTING
AND NON-CON-
FORMING TWO
FAMILY HOME
TO A DIFFERENT
LOCATION ON A
PROPERTY LO-
CATED IN THE
R-15 ZONE AT
29 VILLA STREET

Eleanor Wajcicki spoke against the proposal. Anthony Giocco spoke against addressing the upkeep conditions at the previous house and the subsequent house. Rachel Ciavroli spoke against the proposal stating that a duplex is not needed on Villa Street. Mike Pellegrini spoke against the proposal noting the existing building's front setback and adding that the proposal depicts a house set back further than existing buildings on Villa Street. Anthony Giocco asked where the right to have a two (2) family was derived from. Board Member Evelyn Russo spoke against the proposal, indicating that due to the narrow width of Villa Street, adding more vehicles by approving a duplex would worsen the traffic problem. Atty. Paul Morello stated that the proposal is an expansion of a non-conforming use. Board Member Linda Reil asked Atty. Morello if the neighborhood opposition would oppose the rebuilding of a structure on the existing foundation. Eleanor Wajcicki indicated that the previous house had fewer tenants than the proposal now before the Board. Chw. Annabel Resnisky summarized the options available to the applicant. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Martin Reardon stated that he cannot support the proposal. Board Member Judy Pehota stated that the proposal was not in keeping with the neighborhood. A motion to grant a variance to Section 14 to allow the relocation of an existing and non-conforming two family home to a different location on a property located in the R-15 zone at 29 Villa Street was made by Board Member John Voli and seconded by Board Member Martin Reardon. The motion failed with Board Members John Voli and Linda Reil in favor and Chw. Annabel Resnisky, Board Member Judy Pehota and Board Member Martin Reardon opposed. Applicant/agent Joseph Lombardo ZBA2005-35

Richard Rizzo, representing the owner of the Middletown Nissan Dealership David Calabrese, presented the application. Michelle Reicart, the Administrative Assistant, was also present. On motion and second by Board Members Judy Pehota and John Voli the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Judy Pehota the Board granted a variance to Section 48.07 with regard to the height requirements for proposed signs at the Middletown Nissan Dealer-

ship located in the NPC zone at 1138 Newfield Street. Vote
was unanimous. Applicant/agent Richard Rizzo, Agent
ZBA2005-37

There was no Old Business.

ITEM 4
OLD BUSINESS

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Members Martin Reardon
and Judy Pehota the Board adjourned the meeting at 7:15 p.m.
Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce Driska, CZEO
Zoning Enforcement Officer