

ZONING BOARD OF APPEALS REGULAR MEETING MARCH 6, 2008, 5:30 P.M. PAGE 1  
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Chw. Annabel Resnisky, Judith Pehota, Martin Reardon,  
Linda Reil, Robert Stefurak, Joseph DeFrancesco

BOARD MEMBERS  
PRESENT

Evelyn Russo

BOARD MEMBERS  
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon  
and Joseph DeFrancesco the Board approved the minutes of  
the January 3, 2008 regular meeting. Vote was unanimous.

ITEM 2.1  
APPROVED THE  
MINUTES OF THE  
1/3/08 REGULAR  
MEETING

On motion and second by Board Members Judy Pehota and  
Martin Reardon the Board tabled an appeal of a finding by the  
Zoning Enforcement Officer with regards to conducting re-  
creational activity events such as horse roping, horse rodeo,  
team penning and barrel racing in the R-60 zone on property  
owned by Edward and Andrea Hills on Brooks Road. Vote was  
unanimous. Applicant/agent Edward & Andrea Hills/Richard D.  
Carella ZBA2007-22

ITEM 3.1  
TABLED AN AP-  
PEAL OF A FIND-  
ING BY THE  
ZONING ENFORCE-  
MENT OFFICER  
WITH REGARDS TO  
CONDUCTING RE-  
CREATIONAL  
ACTIVITY EVENTS  
SUCH AS HORSE  
ROPING, HORSE  
RODEO, TEAM PEN-  
NING AND BARREL  
RACING IN THE  
R-60 ZONE ON PRO-  
PERTY OWNED BY  
EDWARD AND  
ANDREA HILLS  
ON BROOKS ROAD

Dean Maroun presented the proposal and submitted a packet  
of photographs, drawings, text and maps known as Exhibit  
2008-1-001 into the record. Lilly Aucaigne of 245 Tuttle Place  
had a question about the proposed construction and the possible  
effects on the Tuttle Place roadway. On motion and second by  
Board Members Judy Pehota and Martin Reardon the Board  
closed the public hearing. Vote was unanimous. Discussion en-  
sued. On motion and second by Board Members Martin Reardon  
and Joseph DeFrancesco the Board granted a variance to Section  
21.03A with regard to the rear yard setbacks for a proposed gar-  
age to be located in the R-1 zone at 223 Tuttle Road with the  
condition that there be no commercial activity. Vote was un-  
animous. Applicant/agent Dean Maroun ZBA2008-1

ITEM 3.2  
GRANTED A  
VARIANCE TO SEC-  
TION 21.03A WITH  
REGARD TO THE  
REAR YARD SET-  
BACKS FOR A  
PROPOSED GARAGE  
TO BE LOCATED IN  
THE R-1 ZONE AT  
223 TUTTLE ROAD

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Mark Styra presented the proposal. Ken Cotrone, 47 Margarite Road, spoke against the proposal. Luigi Scianna, 57 Margarite Road, spoke against the proposal. Board Member Martin Reardon questioned the applicant if the proposed rear setback could be changed from five (5) feet to ten (10) feet. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Board Member Judy Pehota indicated that she could not see a hardship and therefore would vote against it. Discussion ensued. A motion to grant a variance to Section 21.02 with regard to the side and rear yard setbacks for a proposed garage to be located in the R-15 zone at 84 Victoria Heights was made by Board Member Martin Reardon and seconded by Board Member Linda Reil. The motion failed unanimously. Applicant/agent Mark Styra ZBA2008-2

ITEM 3.3  
DENIED A PROPOSED VARIANCE TO SECTION 21.02 WITH REGARDS TO THE SIDE AND REAR YARD SETBACKS FOR A PROPOSED GARAGE TO BE LOCATED IN THE R-15 ZONE AT 84 VICTORIA HEIGHTS

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 Linda Reil the Board adjourned the meeting at 6:55 p.m. Vote was unanimous.

ITEM 6  
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO  
Zoning Enforcement Officer