

1st Vice-Chm. Judith Pehota, Linda Reil., Jonathan Pulino, Evelyn Russo, Robert Stefurak, Joseph DeFrancesco

BOARD MEMBERS
PRESENT

Chw. Annabel Resnisky, Christopher Beauchemin, Evelyn Russo

BOARD MEMBERS
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

1st Vice-Chm. Judith Pehota opened the meeting at 5:30 p.m. and conducted roll call.

ITEM 1
ROLL CALL

On motion and second by Board Members Joseph DeFrancesco and Jonathan Pulino the Board approved the minutes of the April 7, 2011 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
APRIL 7, 2011
REGULAR MEET-
ING

Speaking in favor of the appeal, Michael Johnson introduced his tenant, James Carone. Mr. Carone spoke about holding meetings and not wanting to violate zoning codes. John Stonkus, L.S. spoke of being hired by Middletown Holdings, LLC to ensure adequate parking places per zoning code. Michael Johnson stated that he has complied with Health, Building, and Fire codes.

ITEM 3.1
UPHELD A
DECISION BY THE
ZONING
ENFORCEMENT
OFFICER REGARDING
AN UNLAWFUL USE
OF LAND AND STRUC-
TURE AND CONDUCTING
PUBLIC ASSEMBLY
MEETINGS WITHOUT
ZONING APPROVAL
AT 10 COOLEY AVENUE

From the public, speaking against, Shelly DiMauro asked a question about zoning uses. Speaking from the City, Bill Warner, Director of Planning, Conservation and Development gave a chronological summary of facts surrounding issues at 10 Cooley Avenue. Joe Biega, owner of Biega Funeral Home spoke of overflow parking concerns that could potentially affect his business. On motion and second by Board Members Linda Reil and Jonathan Pulino, the Board upheld the decision by the Zoning Enforcement Officer regarding an unlawful use of land and structure and conducting public assembly meetings without zoning approval at 10 Cooley Avenue. Applicant/agent Middletown Holdings, LLC ZBA2011-4

There was no Old Business.

ITEM 4
OLD BUSINESS

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Member Jonathan Pulino and Robert Styefurak the Board adjourned the meeting at 5:58 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO
Zoning Enforcement Officer