

BOARD OF ADJUSTMENT

Minutes of
June 16, 2010

Present:

Mr. D'Armiento
Mr. Fowler
Mr. Langenbach
Mr. Lewis (arrived 7:51PM)
Mr. Zarnowski
Chairman Tighe

Absent:

Mr. Kuga
Mr. Van Winkle

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey.

Chairman Tighe called the meeting to order at 7:35PM. The compliance statement was read and roll call was taken.

BA-09-005 - Edison Garcia, 41 Summit Avenue, proposing a 2½ story addition on a pre-existing non-conforming lot. Mr. Garcia was sworn in. Eric Trepkau, 35 Lee Street, Clinton, architect was sworn in. Mr. Trepkau gave his presentation. The addition is to the rear of the house. It will consist of a recreation room, family room and porch. In addition, there will be renovations to the kitchen, upstairs bedroom, new bathroom and master bedroom suite.

Mr. Zarnowski questioned the stairs to the attic. It is an unfinished space for storage. He also questioned the basement. Mr. Garcia said ¾ of the basement is sheetrock. The washer and dryer is in the basement, however, there is no bathroom, sink or washtub. The ceiling is approximately 6 1/2' high. There is access to the kitchen and backyard. There is one kitchen in the house. Chairman Tighe questioned the "bump-out" section of the house. Mr. Trepkau said it could be squared off, it was done this way for aesthetic purposes and extra space. The garage and driveway will not be altered. The addition will have a basement, it will match-up with the current basement. The Bilco door will be removed and there will be no access to the outside.

Mr. Zarnowski questioned the roof line, scaling it down will reduce the look of the size. Mr. Trepkau testified he designed this look to blend in with the neighborhood homes. The addition will create an additional 498sf on the first floor and 628sf on the second floor. The current house will have a new stone base, stucco, roofing and siding. There are no existing trees to be removed.

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Open to the public. No questions.

The Board deliberated. Mr. Testa said they need to add a seepage pit and the roof leaders from the addition must be tied into the pit.

Mr. Schwartz read the conditions.

Mr. D'Armiento moved to accept the application, Mr. Zarnowski seconded, unanimous approval.

Resolution BA-07-003, Rock Liquors, Route 22, Mr. Zarnowski moved to accept, Mr. Langenbach seconded, unanimous approval.

Resolution BA-10-002, T-Mobile, for the Board of Adjustment to retain the services of Dr. Eisenstein. Dr. Eisenstein's fee will be paid from the escrow account. Unanimous approval.

The minutes of June 2 were unanimously approved.

Mr. Schwartz gave an update on the Greenblatt situation.

Mr. Zarnowski moved to adjourn, Mr. Langenbach seconded, the meeting adjourned at 8:45PM.