

**CALL TO ORDER:**

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**SWEARING IN OF NEW APPOINTMENT**

Ms. Barbara Bushell was sworn in by Mr. Princiotto, Board Attorney, as an Alternate member (Alt. #2) of the Zoning Board. Ms. Bushell's term will be ending December 31, 2021.

**ROLL CALL:**

Robin Malley, Chairwoman	Present
Barbara Bushell	Present
Dianna Cereijo	Present
Sanjeev Dhawan, Vice Chairman	Absent
Emilia Fendian	Present
Christina Hembree	Present
Michael Kaufman	Present
Lynda Picinic	Present
S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Present
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

**APPLICATIONS (New)**

**Frank & Meline Belgiovine  
7 Birchwood Drive**

**Block: 1701 Lot: 2.01  
R 22.5 Zone**

Requesting variances for a new garage with associated driveway and an inground pool with associated patios and equipment. This would require three variances: 1) Building coverage from 16.14% to 18.36% where 15% is permitted, 2) Total coverage from 22.39% to 34.65% where 30% is permitted and 3) Front setback of 31.3' where 35' is permitted.

Received: 3/16/21; Deemed Complete by Board Engineer: 4/23/21;

Ms. Hembree stated that this property has been before the Board previously and was granted variances. Ms. Hembree stated that the property had been in disrepair and is now beautiful.

Mr. Belgiovine, owner, was sworn in and will presenting this application with his engineer, Mark Martins. Mr. Belgiovine stated that he wants to add a third garage because he has three cars and currently needs to park one of the cars on the grass. Mr. Belgiovine also wants to add an in-ground pool with patio. The garage addition has been proposed to be in line with the front of the house. The bathroom originally proposed at the back of the garage has been changed to a storage area.

Ms. Fendian questioned the proximity to the neighbors.

Mr. Belgiovine explained that the nearest neighbor is on the right side and is buffered by large spruce and pine trees. He stated that his backyard is private.

Ms. Hembree stated that it is imperative for the Board members to visit the properties and see for themselves what is existing and what is requested.

Mr. Princiotto reminded the Board that they must not gather in groups of 4 (four) or more as this would render it a quorum.

Ms. Picinic stated that she had driven by and that the property is very nice.

Chairwoman Malley questioned the property line on the south side of the property. Chairwoman Malley stated that the neighbors' driveway seems very close to the property.

Mr. Belgiovine stated that it is very close to the property line and approximately 34 feet from the rear of the house.

Mr. Martins was sworn in. He stated that he prepared the Site Plan (last revised 6/3/21 and labeled as A-6) for this renovation. Mr. Martins stated that this application proposed a 3<sup>rd</sup> garage attached by a breezeway. This garage would line up with the other garages and the front of the home which is 31.7 feet from the front property line where 35 feet is required. An inground pool is proposed to the rear of the garage.

Mr. Martens stated that these improvements would increase impervious coverage by 2,300 sq. ft. and that a seepage pit is proposed to manage runoff.

Ms. Cereijo questioned tree protection for the existing trees.

Mr. Martins stated that any tree in the disturbed area would be protected and that no trees would be removed. A field change will be needed to adjust the fence so that one of the trees is not affected.

Ms. Hembree stated that she was concerned with total coverage. She is OK with the garage but would like to look at the coverage numbers for the pool and patio.

Mr. Martins suggested removing the patio area behind and to the side of the pool and possibly reducing some of the driveway to reduce coverage.

Mr. Kaufman questioned what type of fence would be used.

Mr. Belgiovine stated that a chain link fence would be used in the back and aluminum picket fence would be used along the sides and the front. Mr. Belgiovine explained that chain link fencing would work better with the berm in the back and around the trees.

Mr. Jacobs stated that the specifics of drainage and grading would need to be provided after Board approvals and this would be done through a Soil Movement application. Mr. Jacobs stated that the seepage pit proposed to address drainage concerns and a perimeter drain around the pool is usually required and would be connected to the seepage pits.

Mr. Princiotto questioned the size and purpose of the breezeway.

Mr. Martins stated that the breezeway was 8 feet wide by 6 feet deep and its purpose was to attach the garage to the house.

Mr. Princiotto asked Mr. Jacobs if there were any concerns with the total impervious coverage proposed.

Mr. Jacobs stated that the applicant has proposed seepage pits to address drainage.

Mr. Martins stated that the applicant will comply and add more if necessary.

Mr. Princiotto asked if there would be any additional plantings.

Mr. Belgiovine stated that they would be relocating some of the existing landscaping and does not believe that there is any room to add more.

Mr. Martins suggested that the applicant add any additional with direction from Mr. Jacobs.

Mr. Jacobs suggested more screening trees for year-round coverage.

Mr. Belgiovine agreed to plant more trees.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Ms. Bushell.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Mr. Starr, neighbor at 209 Glen Road, stated a concern about water runoff because his property is down slope.

Mr. Martins stated that a grading plan would grade away from the rear of the property and that a seepage pit was being added to control water.

Mr. Starr questioned how the applicant would control ground water flow and stated that he was worried about getting water in his basement because of this coverage.

Mr. Belgiovine stated that there was no water table issues with the original build and that he also has a basement and does not want to affect any basement.

Mr. Starr stated that his property is down hill and down grade and he feels that this pool could be detrimental to his house.

Mr. Jacobs stated that during construction a perc test would be required to ensure that the ground will absorb water. Revisions will be made, if necessary, after results of the perc test are provided.

The meeting was closed to the public with a motion by Ms. Hembree, seconded by Ms. Fendian.

Ms. Hembree stated that she still had a problem with variances for total maximum coverage.

Mr. Princiotto stated that this could possibly be reduced by 250 sq. ft. as suggested by Mr. Martins.

Ms. Cereijo stated that she would like the reduction in coverage especially due to the neighbor's concerns.

Mr. Martins stated that the pool area pitches toward Birchwood and not toward the neighbor who is concerned.

Mr. Belgiovine stated that his neighbor on Birchwood was aware of this application and was not concerned.

Ms. Cereijo stated that she would still like the reduction in coverage.

Mr. Jacobs stated that perimeter drains would collect overflow and be connected to the seepage pit. He stated that all water collected would be directed to the seepage pit.

Ms. Picinic questioned if this was a standard size pool.

Mr. Martins stated that the pool is 440 sq. ft which is smaller than average.

Mr. Kaufman stated that the pool would act as a catch basin and collect water. Mr. Kaufman stated that this is a beautiful home and he saw the renovations as they happened.

Ms. Fendian agreed with a reduction in coverage and asked if part of the front driveway would be reduced.

Mr. Martins stated that part of the 250 sq. ft. reduction was from the front driveway.

Ms. Bushell agreed with other board members who wanted the reduction in coverage.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Mr. Kaufman.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public wishing to address the applicant or the board, the meeting was closed to the public with a motion by Ms. Hembree, seconded by Mr. Kaufman.

An email received from Mr. Starr was read into the record.

Mr. Kaufman made a motion to approve this application with the reduction of 250 sq. ft. of coverage as proposed. This motion was seconded by Ms. Fendian. On a roll call vote, all board members present were in favor of the motion.

Use Variance to add 53 apartment units and to permit multi-family residential use in the S-O zone, a variance for front yard setback of 34.1 ft where 35 ft is required, a variance for rear yard setback of 39 ft where 50 ft is required, a variance for building setback from the street centerline of 65.6 ft where 70 ft is required and a variance for deficient parking lot area landscaping where 185 sq ft is proposed and 1,320 sq feet is required.

Received: 3/12/21; Deemed Complete by Board Engineer: 4/5/21;

Time for decision extended to 8/3/21;

Transcript of this application will be provided by the applicant.

The Board added a Special Meeting for Tuesday, July 20<sup>th</sup> to continue the application for 188 Broadway.

The meeting was adjourned on a motion from Ms. Hembree and seconded by Ms. Picinic, and carried by all.

Respectfully submitted,

Meg Smith