

**DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT**

A regular meeting of the Zoning Board of Appeals was held on September 9, 2020. Present: Chairman Peter Hofmann, Bruce Gombos, Jeremy Gutman (arriving at 8:26 p.m.), Jon Maass, Paul Monte, and Ed Manley/Building Inspector, Dan Roemer/Assistant Building Inspector and Trustee Liaison Christy Knell. Excused: 1<sup>st</sup> Alternate Joseph Capasso.

Chairman Hofmann opened the meeting.

1. Adopt Minutes for Zoning Board of Appeals Meetings of January 8, 2020, February 12, 2020, June 10, 2020 & August 12, 2020

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the meeting minutes of January 8, 2020 as amended.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>2</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

The Board discussed approving the meeting minutes of February 12, 2020 and there is not a quorum of Board members present this evening who were in attendance at the meeting. The approval of the February 12, 2020 will be carried over to the next meeting of the Board.

Chairman Hofmann said he did not see anything that needed to be amended in the June 10, 2020 meeting minutes.

Mr. Manley asked for confirmation that the Board is approving all the meeting minutes, except for the meeting minutes of February 12, 2020. Chairman Hofmann confirmed that this was correct.

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the meeting minutes of August 12, 2020 as amended.

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<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>2</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

**2. 26 Magnolia Drive – Continuation Public Hearing for Plans to Construct a New Retaining Wall on Property**

Mr. Jeffrey Gaspar and Mr. Brian Ferguson were represent to represent the application.

Mr. Gasper and Mr. Ferguson discussed the proposed application.

A discussion was held and Mr. Gasper and Mr. Ferguson addressed questions from the Board.

No one from the public addressed the Board.

Motion by Chairman Hofmann, seconded by Mr. Gombos to close the public hearing for the application of 26 Magnolia Drive to construct a new retaining wall on property.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>2</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Motion by Chairman Hofmann, seconded by Mr. Gombos to grant the application of 26 Magnolia Drive to construct a new retaining wall on property in accordance with the plans submitted.

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<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="4"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="2"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

**3. 257 Palisade Avenue** – Public Hearing for Plans to Install a Deer Fence in Front Yard on Property

Trustee Christy Knell/257 Palisade Avenue was present to represent the application.

Trustee Knell discussed the proposed application and displayed the following slides:

**RELATION TO HOUSE**



**FROM STREET**

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**FROM SIDEWALK**

**REAR VIEW**



**NEXT TO DRIVEWAY**



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**FROM WEST**

**RELATION TO NEIGHBOR**



**FROM STREET**

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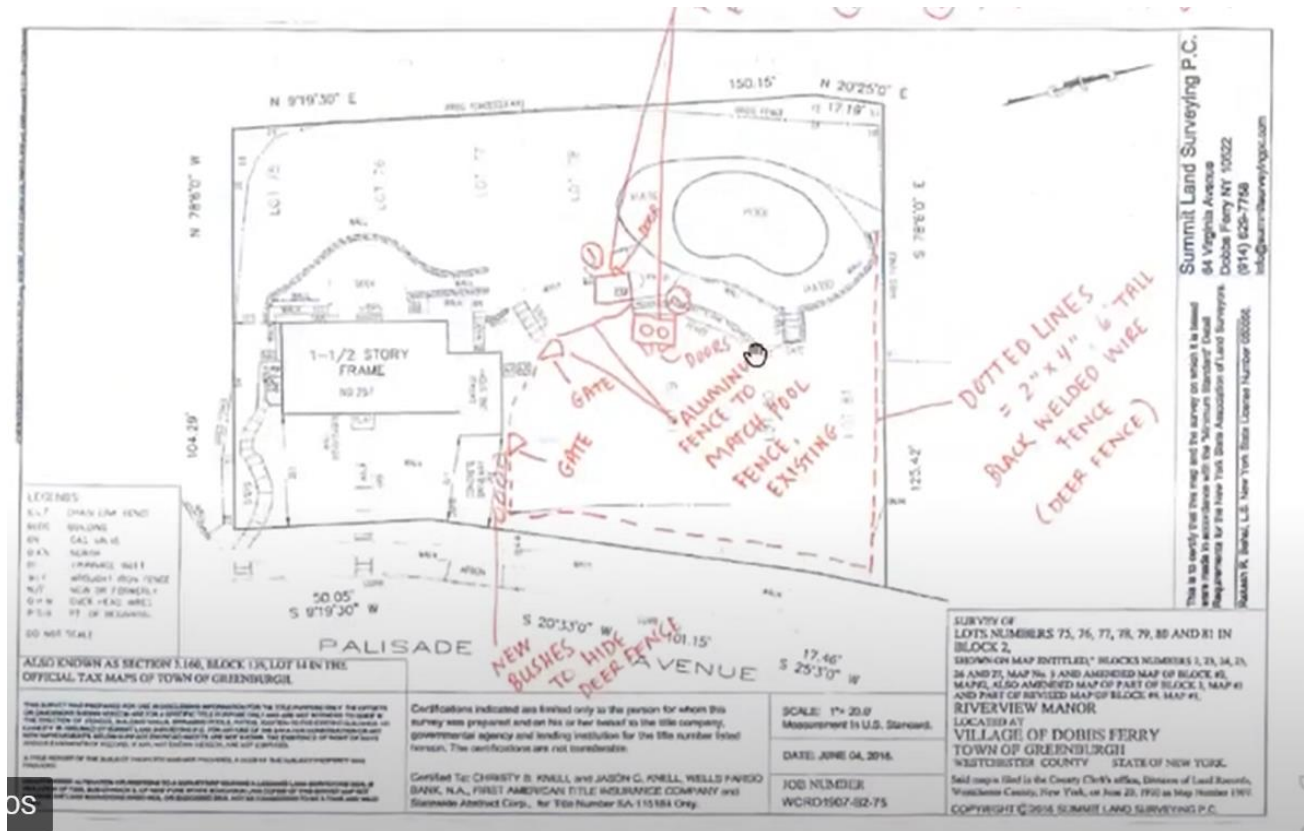
**FROM BACK  
NEXT TO DRIVEWAY**



**FROM WEST**



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Christy Knell



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**8' x 100' Elk and Large Animal Fence-Black**

★★★★★ 7 reviews

~~\$331.14~~ **\$275.95**

(You save \$55.19)

SKU: DE1648

AVAILABILITY: IN STOCK

Quantity:

1

ADD TO CART

Available Quantity Discounts: (Discounts Reflected In Cart)

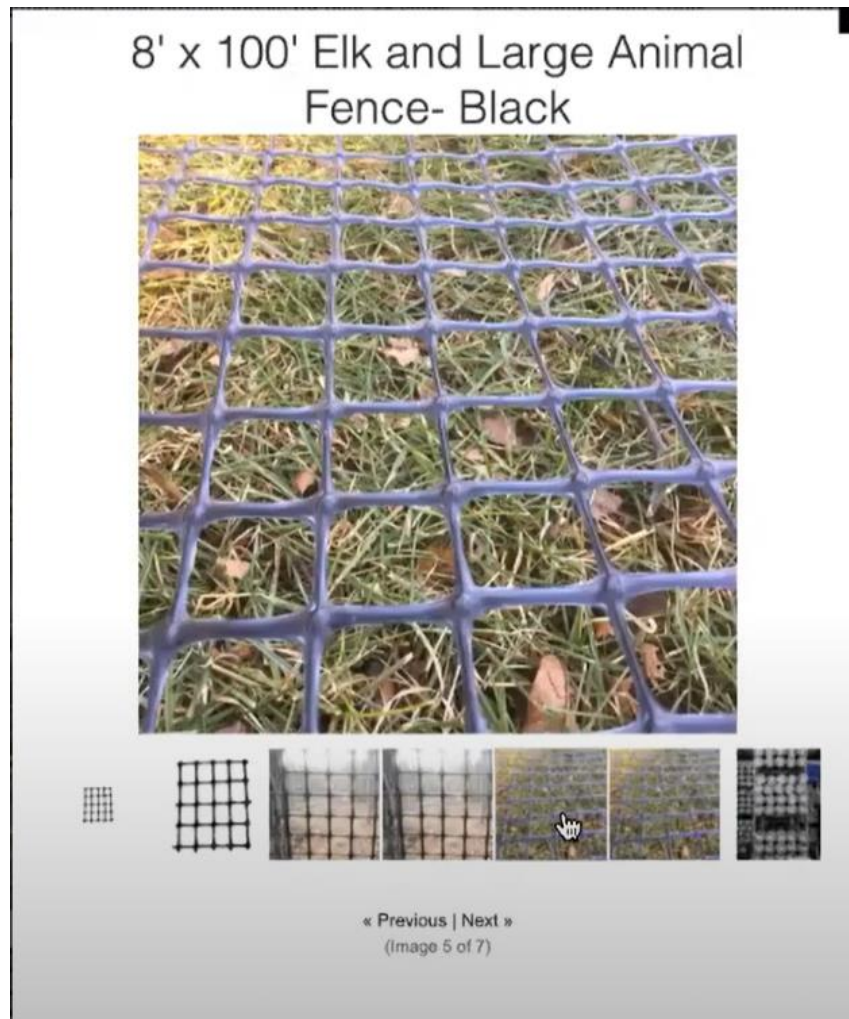
- Buy 5 - 9 and get 5% off
- Buy 10 or above and get 10% off

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A discussion was held and Trustee Knell addressed questions from the Board.

No one from the public addressed the Board.

Motion by Chairman Hofmann, seconded by Mr. Monte to close the public hearing for the application of 257 Palisade Avenue for plans to install a deer fence in front yard on property.



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<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>2</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Mr. Gutman arrived at the meeting.

Motion by Chairman Hofmann, seconded by Mr. Gombos to grant the application of 257 Palisade Avenue for plans to install a deer fence in front yard on property, in accordance with the plans submitted.

Mr. Monte said this should be with the understanding that the existing bushes will remain, which was not noted on the plans.

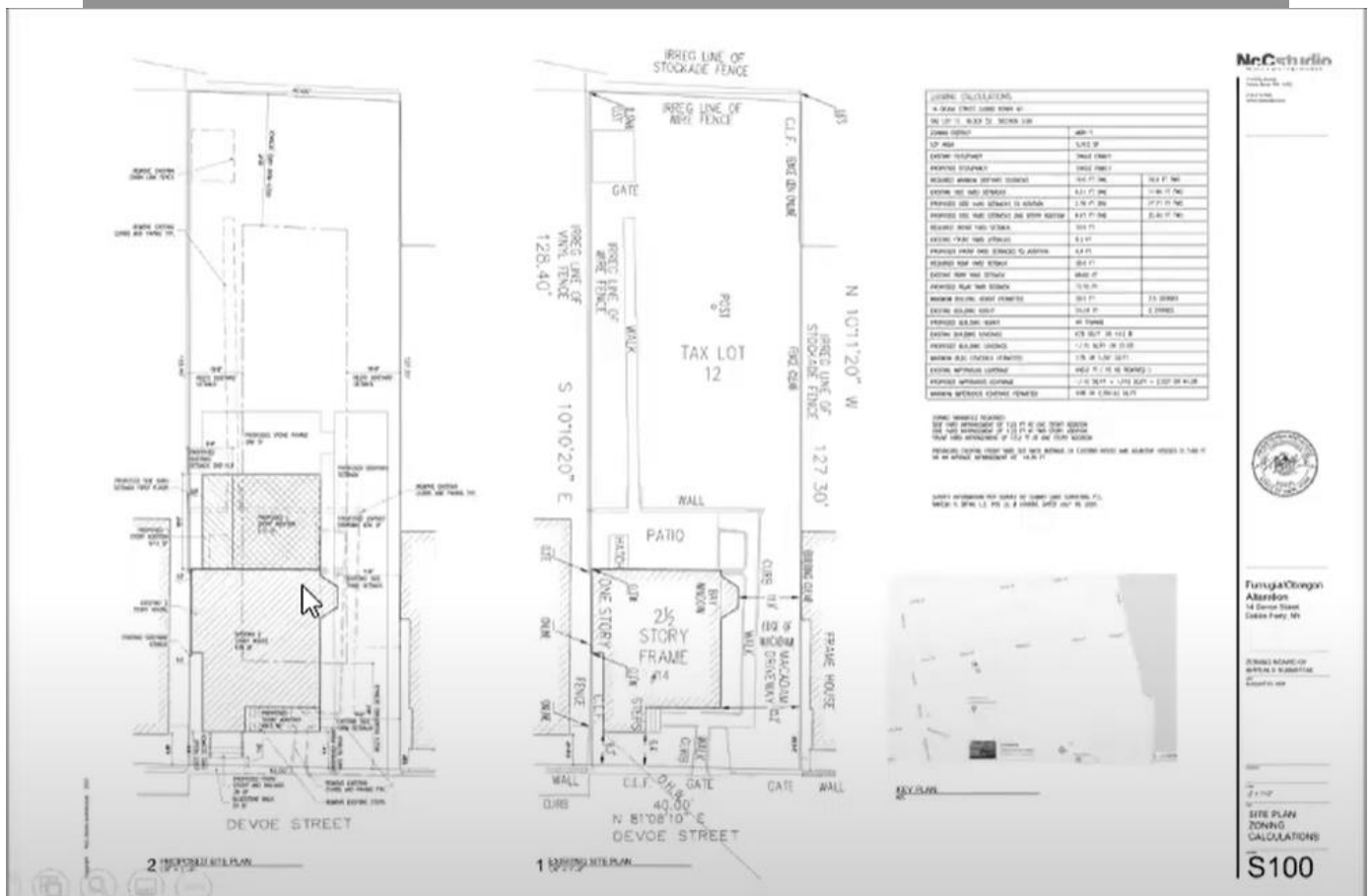
Mr. Manley asked Mr. Roemer to note on the plans that the existing bushes are to remain.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>1</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

**4. 14 Devoe Street – Public Hearing for Plans to Construct a Two (2) Story Addition on Property**

Mr. Niall Cain/Architect was present to represent the application.

Mr. Cain discussed the proposed application and displayed the following slides:



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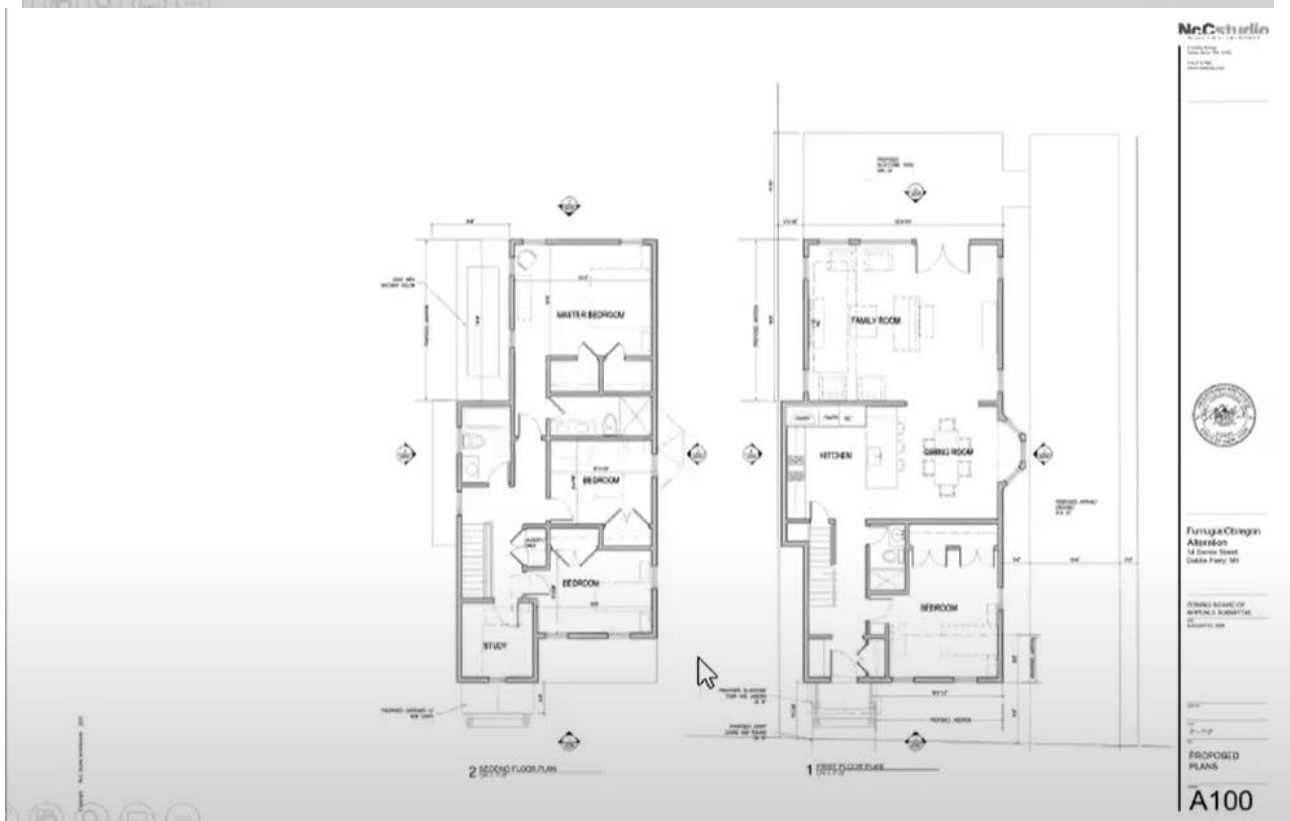


**DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT**

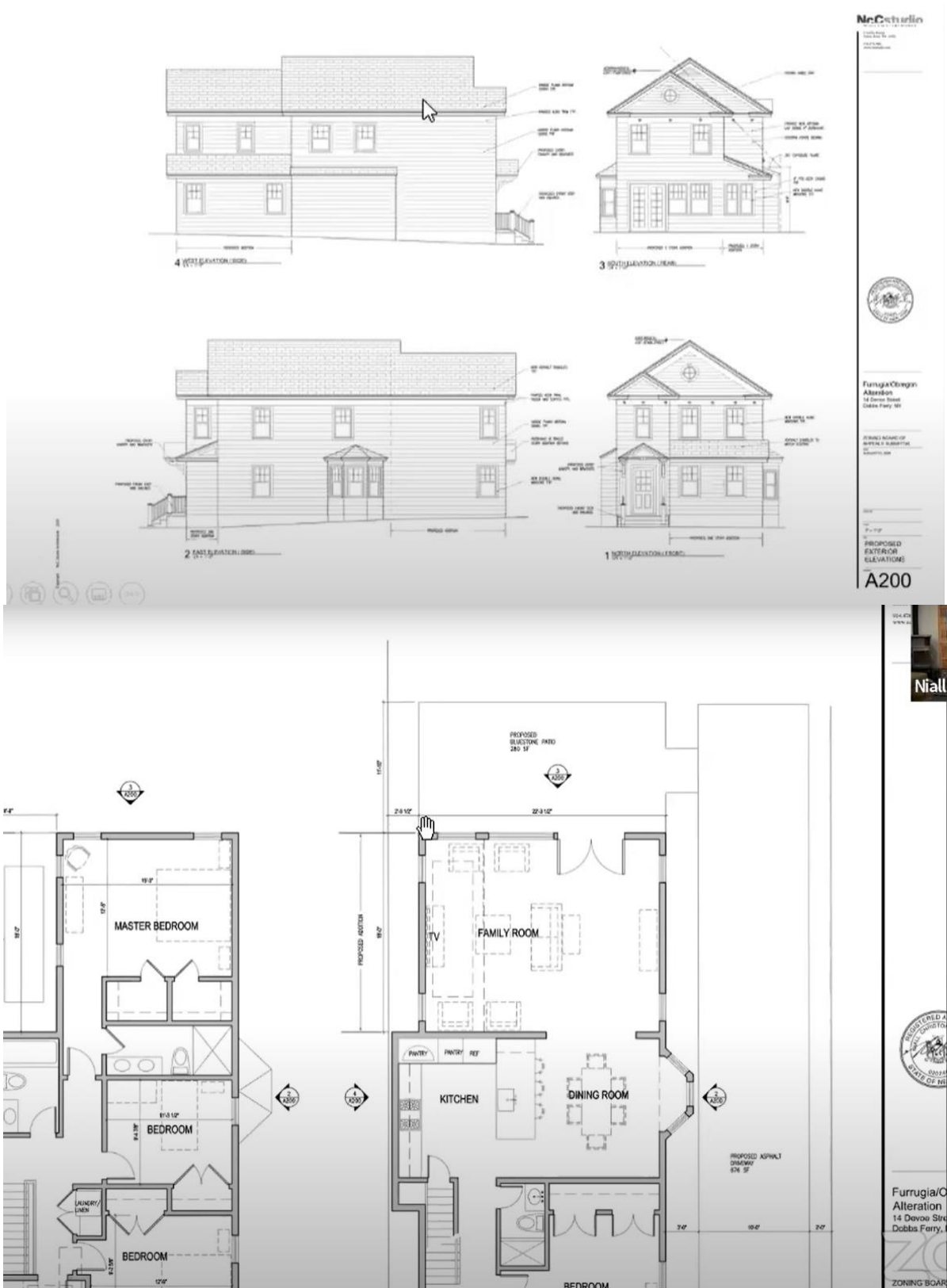




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A discussion was held and Mr. Cain addressed questions from the Board.

No one from the public addressed the Board.

Mr. Manley said we did receive the affidavit of noticing.

Motion by Chairman Hofmann, seconded by Mr. Gombos to close the public hearing for the application of 14 Devoe Street for plans to construct a two (2) story addition on property.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>5</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Motion by Chairman Hofmann, seconded by Mr. Monte to grant the application of 14 Devoe Street for plans to construct a two (2) story addition on property, in accordance with the plans submitted.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>5</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

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Motion by Chairman Hofmann, seconded by Mr. Gombos to adjourn the meeting.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

The meeting adjourned at 8:39 p.m.