

**Harrington Park
Zoning Board of Adjustment
MINUTES
February 22, 2017**

The meeting was brought to order by Mr. McLaughlin at 7:05PM.

ROLL CALL

Richard McLaughlin	X	Stephen Martinez	
Michael Roth	X	Todd Cannao	
John Powers	X	Robert Budinich	X
Jin Cho	X	Gail Zaccaro	X
Steve Lott	X		

Also present: Florence Savoye, Land Use Clerk
John Schettino, Board Attorney

January 31, 2017 Re – Organization/Regular Meeting Minutes APPROVED

	Move	Second	YES	NO	Abstain
McLaughlin			X		
Roth			X		
Powers	X		X		
Cho			X		
Martinez					
Lott			X		
Cannao	X				
Budinich			X		
Zaccaro			X		

Flahive Application: 567 Lynn Street Block 203, Lot1

Soil Movement and Variance Application returning from January meeting
John and Kerry Ann Flahive represented by Mr. Tom Barrett, Esq.

Mr. McClellan, Engineer is still under oath from the previous meeting, testified to the following: The new plans have moved the garage farther off of Lynn Street, by (8) eight feet. The size of the home has also been reduced from 4501 sq ft to 4292 sq ft. The porches have been reduced from 181 to 161 sq ft. Driveway also reduced, from 34' wide to 32'ft. Walkways have been reduced from 496 sq ft to 304 sq ft. The patio was also slightly reduced. Moving away from Lynn St., the house has been shifted southeast, requiring some new, but minor variances. Side setback on the Lee street side, and front yard setback for the porch. The foundation of the home now resides more within the building envelope. Drainage plans have not been affected. Mr. Oshab was reminded he was also still under oath. He stated that his previous testimony stays, but the new plans have better situated the house on the property. More C-2 variances will be required; the end result is a better design. There is no substantial detriment to the neighborhood, or the HP Master Plan.

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Mr. McLaughlin reads the review from the HP PD, which states there is no area of concern to the Police, especially since it is a 25 mph speed limit.

Open to the public:

Mr. Ed Delaney, of 579 Lynn St. questions all the statistics and numbers quoted, yet is it really a better product? He feels a nice home could be built on the property without requiring any variances.

Mr. Oshab states that with the odd lot shape and size, the fact that it's a corner lot, and the frontage being narrow, the current plan, with the backyards being adjacent to neighbors is the best for all.

Paul Collins, of 576 Lynn St. notes the size of the backyard is still quite large, while the proposed home encroaches on neighbors.

Mrs. Judy Collins of 579 Lynn St. states the home would fit on the lot if turned toward Lynn. The 2 car curb cut for a 3 car garage, the variances requested, point toward overdevelopment of the property. She also warns the drainage should be closely monitored because of the excessive water in the area.

Samir Kasi of 51 Lee, lives to the east of the property. He has some photos Exhibit P1 shows the drainage on the applicants property is very close to the property line.

Mr. Schettino mentions the rules regarding corner properties; 2 front yards, 1 side, 1 rear, with the rear yard being opposite the front door.

Mr. Delaney spoke again, expressing his displeasure at the slight reduction in the size of the proposed home.

Joan, of 563 Lynn St. wants to know why the home can't face Lynn St. The HP ordinance calls for the home to face Lee, which provides better privacy for all concerned.

Mr. Powers mentioned that the proposal seems to be to build the biggest possible house.

Mr. Flahive states that the idea is to make best use of the lot, so the home and neighborhood will look the best possible.

Mrs. Judy Collins asks if anyone has looked into deed restrictions on the property. She also questions Mr. Oshab's statement that the proposal is "consistent with neighborhood development pattern."

Mr. Golielmi suggests privacy issues could be mitigated by landscaping.

Mr. Oshab states the home will be 2.5 stories high, and the trees that will be planted won't be mature enough to provide a buffer.

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Mrs. Walsh of 66 Lee expresses her displeasure with the lack of a reduction in the size of the proposed home.

Mr. Lott asks about the porch on Lee.

Mr. Schettino again reassures everyone that Neglia Engineering will be monitoring the storm water management and drainage during the construction phase.

Closed to the public

The board votes:

	Move	Second	YES	NO	Abstain
McLaughlin			X		
Roth	X		X		
Powers				X	
Cho			X		
Martinez					
Lott			X		
Cannao					
Budinich		X	X		
Zaccaro			X		

Peter Muchiolo, Jr. Application on hold per Mr. Dineen's request.
100 Schraalenburgh Road Block 1204 Lot 14

Adjourned 8:00PM