



TOWN OF VERNON

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OFFICE OF
ZONING ADMINISTRATION

DRAFT MINUTES Zoning Board of Appeals (ZBA)

Wednesday, April 21, 2021 6:30 PM
Held via Telephone Conference

RECEIVED
VERNON TOWN CLERK
21 APR 30 PM 1:00

1. Roll Call:

Attendees: Regular Members: Howard Steinberg, Carmen Melaragno and Robert Mullan
Alternate Members: Claire Crane and Sherrin Roach
Absent Member(s): Chairman, Jennifer Roy
Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison and Cassandra Santoro, Recording Secretary

Liaison Andy Marchese made both Claire Crane and Sherrin Roach voting members. Secretary, Carmen Melaragno called the meeting to order at 6:32PM and read the opening statement.

2. Action on Application(s)

Application ZBA-2021-01 of Robert Carlson, seeking a Variance of Zoning Regulation Section 4.3.1.8 Maximum lot coverage when not in an Aquifer Protection Zone: 25%, to allow lot coverage of 33% to construct a new swimming pool and patio decking on the property located at 194 Hany Lane, in the R-22 Zone.

- Liaison Andy Marchese gave a brief explanation of the application.
- Secretary Carmen Melaragno read the voting requirements.
- Robert Carlson, Applicant explained the reason he is requesting the variance.
- Mary Jane Panke, 208 Hany Lane spoke in favor of the application.
- Sharon Zampino, 51 Brimwood Lane spoke in favor of the application.
- Public Hearing closed at 6:50PM.

Claire crane made a motion to vote in favor of Application ZBA-2021-01 of Robert Carlson, seeking a Variance of Zoning Regulation Section 4.3.1.8 Maximum lot coverage when not in an Aquifer Protection Zone: 25%, to allow lot coverage of 33% to construct a new swimming pool and patio decking on the property located at 194 Hany Lane, in the R-22 Zone. Howard Steinberg seconded and the motion carried unanimously. Robert Mullen explained the hardship

is it was a non-conforming lot constructed before this regulations for conforming lots went into effect.

3. Review Draft Minutes of the October 21, 2020 ZBA Meeting.

Robert Mullan made a motion to approve the October 21, 2020 minutes with corrections. Sherrin Roach seconded and the motion carried unanimously.

4. Other Business

Andy Marchese, Liason explained that he will be speaking with Administration regarding making an alternate member a full time member and getting another alternate member.

5. Adjournment

Sherrin Roach made a motion to adjourn at 6:49PM. Howard Steinberg seconded and the motion carried unanimously.

Respectfully,

Cassandra Santoro,
Recording Secretary