

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
November 6, 2014
Norma Drummer Room, Town Hall

Members Present: Tom O'Neill, Nicolette O'Toole, Robert Ricciutti, Susan Liscinsky

Members Absent: Bob Seale, Ted Holly, Phil Wilhelmy

Also Present: Bob Looker, Town Planner

The public hearings began at 7:50 p.m.

1. An application for a rear yard variance for the purpose of building an 18 ft. by 21 ft. addition to the property at 23 Kozey Lane. Addition to be about 26.6 feet from the rear lot line.

Dave Sciaraffa and April Sciaraffa were present and stated that they are asking for a four foot rear yard setback variance. They are proposing to build an addition for garage and additional living space. Mr. Sciaraffa stated that the septic system is in the front of the property and there is also a well on lot which makes this the best location for the addition. The existing deck will be removed. There was no public comment on the application.

MOTION: R. Ricciutti/N. O'Toole to close the public hearing
Motion Carried 4-0.

2. An application for a side yard variance for the purpose of building a 19 ft. by 35 ft. detached garage on the property at 118 Davis Road. Garage to be about 15 ft. from the side lot line.

Gil Moreiras, 118 Davis Road was present and stated that if the proposed garage is moved it would be too close to the house and the well. Mr. O'Neill felt that there may be other alternatives to the location of the garage. Mr. Moreiras stated that if it is moved it would take up too much of the backyard and would not look right. The garage will be a two car tandem garage.

Paula Chapla, 50 Knorr Avenue stated that she is familiar with the property and where the garage will be located. She stated that if it is moved closer to the house it would look out of place. The variance will give them more room in the back yard. There was no further public comment on the application.

MOTION: N. O'Toole/S. Liscinsky to close the public hearing.
Motion Carried 4-0.

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3. An application for a lot area variance for the purpose of conveying a portion of the property at 20 Evening Star Drive to the property at 36 Jupiter Drive.

David Petroccia, 2 Lake Drive, Oxford, Stanley Bashura, 20 Evening Star Drive and Jim Loughlin, 36 Jupiter Drive were present. Mr. Petroccia stated that he surveyed the property and the present property line goes over the driveway of 36 Jupiter Drive. He stated that these are small lots. They are requesting that a small portion of the property at 20 Evening Star Drive be conveyed to 36 Jupiter Drive. This would remove the encroachment on the driveway and trees and clear the title. The lots are already undersized and this would make the lot on Evening Star Drive a little smaller. The zoning rules have changed over the years and no setbacks are affected just the lot area. Mr. Bashura and Mr. Loughlin both stated that they had no problem with the application. There was no public comment on the application.

MOTION: N. O'Toole/R. Ricciutti to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary