

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
July 13, 2011
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE: 7/18/11
TIME: 4:02 PM
TOWN CLERK'S OFFICE

Members Present: David Coe, John Uhelsky, Nicolette O'Toole,
Theresa Conroy, Ted Holly

Members Absent: Melissa Smith-Poynton, Robert Ricciutti

Others Present: Bob Looker, Town Planner

1. An application for a side yard and rear yard variance for the purpose of building a 28 ft. by 28 ft. detached garage on the property at 88 Cedar Street. Garage to be approximately 5.7 ft. from the side lot line and approximately 17.3ft. from the rear lot line.

Paul Halushak was present and stated that he has a 48' x 48' concrete pad in the backyard. He had a tent type garage there which collapsed in the winter. Mr. Halushak stated that he would like to put up something more permanent. He stated that when the zoning regulations changed in 2000 the setbacks changed. Mr. Looker stated that the tent type garage was considered a temporary structure and he only needed 10' setback but a permanent structure requires the full setback. Mr. Coe stated that he was at the property and there is a bank in the rear. All members had been to the property. Ms. Conroy asked if it would be a two car garage and Mr. Halushak stated that it would probably be two bays. He stated that if he puts up a metal structure it would be considered temporary and at this time he is not sure whether it will be metal or wood. He stated that he would like to put up a 28' x 26' garage with the height of 12' to 13' in the center. He stated that he keeps two old antique firetrucks in the garage. Mrs. O'Toole asked if any of the neighbors had any problems with this and Mr. Halushak stated that they did not. Mrs. O'Toole stated that she wanted to make sure that the garage will only be used for the storage of personal items and vehicles and will have no other use. Mr. Halushak stated that it is his intention to just keep his vehicles there and there will only be minimal electricity. Mr. Looker pointed out that the plans state either wood or metal. Mrs. O'Toole noted that if it is a wood structure it would be a permanent structure.

There was no public comment on the application.

MOTION: O'Toole/Conroy to close the public hearing.
Motion Carried 5-0.

2. An application for a front yard, rear yard and side yard variance for the purpose of building an 85 ft. by 110 ft. storage building on property now known as 76 Silvermine Road. Building to be approximately 15 ft. from the rear and side lot lines and approximately 17.4 ft. from the front lot line.

Larry Jeneski, Basement Systems was present and stated that he moved his business to Seymour from Stratford in 1997. He stated that he has expanded the business several times over the years. He stated that he is under contract to purchase the property that is next to his building. The lot is small and the house blighted. He stated

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that the building that he would put up would match his other buildings and used as a storage space. He would look like an extension of his corporate building.

Chris D'Angelis stated that the existing lot is approximately .22 acre and the proposed building would be 85' x 110' and 9350 s.f. There would also be 14 parking spaces added. The lot is zoned R-18 and if purchased would be combined with the larger parcel and would be changed to the GI-2 Zone. He stated that the area is changing to more of a commercial area. He also stated that because of the topography of the lot only one half of the building will be visible to the neighbors. This will be an improvement to what is there now. Mr. Janeski stated that they cannot do anything without a variance because the lot is only 60' deep. Mr. D'Angelis stated that the property was posted with the notice. Mr. Janeski stated that four residential houses will remain in the area and this will make a nice transition.

There was no public comment on the application.

MOTION: Conroy/Uhelsky to close the public hearing.
Motion Carried 5-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary