

MINUTES
ISLAND HEIGHTS PLANNING BOARD – June 11, 2014

The regular meeting of the Island Heights Planning Board was called to order by Chairperson Joest at approximately 6:35pm. Following the flag salute roll call was taken and present were: Garrett Joest, Les Knox, George Kotzas, Elizabeth Leahey, Bob MacNeal Richard Morrison, Joe Connors, Ellie Seibert, Bob Snedden, Kim Pascarelli, Michael O'Donnell and Wendy Prior. Absent: Stu Challoner and John Bendel. Chairperson Joest then read the Open Public Meetings announcement.

Motion to approve the minutes from the May 14, 2014 was made by Mr. MacNeal second by Mr. Morrison.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Absent	Mr. MacNeal	Yes
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Abstain	Mr. Snedden	Abstain
		Ms. Seibert	Yes

A motion to approve the Resolution for the minor subdivision for Block 28, Lot 28 was made by Mr. Morrison second by Chairperson Joest.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Absent	Mr. MacNeal	Abstain
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Abstain	Mr. Snedden	Yes
		Ms. Seibert	Yes

Mr. Liston, attorney for Rennoc Development Block 37, Lot 2 commonly known as 277 Summit Ave., introduced Charles Lindstrom, project engineer who was sworn and accepted by the Board as an expert witness. Mr. Lindstrom stated that this is a large parcel of property with a structure that will be demolished and two lots of 75 x 100 will be created. Mr. Liston asked Mr. Lindstrom to review Mr. O'Donnell's letter. Mr. Lindstrom stated that upon demolition of the structure that the variance is eliminated and there will be two vacant lots. One lot the owners are planning on building a house in the near future and the other there is no immediate plans.

Neil Barton was sworn in and stated that he is a partner of Rennoc Development and that they envision removing the house within the next month and a half and a new house will be started within the next few months.

Mr. O'Donnell stated that prior to filing the subdivision map that the existing structure be demolished. Mr. Liston stated that would not be a problem.

Chairperson Joest opened the public portion and Mr. John Winn of 267 Summit Ave. was sworn in. Mr. Winn asked Mr. O'Donnell how much frontage was required on a lot and Mr. O'Donnell stated that it is 75'. Mr. Winn then asked if anything can be done for the 20' setback to be further. Mr. Liston stated that they will meet all requirements or they will have to come back before the board for a variance.

Mr. Joseph Guteski of 216 Bay Ave. was sworn in and asked if the entrance to these two lots would be on Summit Ave. Mr. O'Donnell stated yes.

Chairperson Joest closed the Public Hearing.

Motion to approve the subdivision with the demolition to be completed before plans are signed and submitted was made by Mr. Morrison second by Chairperson Joest.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Absent	Mr. MacNeal	Yes
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Yes	Mr. Snedden	Yes
		Ms. Seibert	Yes

Chairperson Joest made a motion to appoint Richard Morrison as Acting Chairperson for the remainder of the meeting which was seconded by Mr. MacNeal. Unanimous Voice Vote.

The following members were excused for the next application due to the fact that they were within 200' of Block 1 Lot 1 or had a conflict with applicant: Chairperson Joest, Elizabeth Leahey, and Eleanor Seibert.

Mr. Liston attorney for the Davis' Block 1, Lot 1, commonly known as 129 West End Ave. introduced Robert Romano the engineer/planner for this application who was sworn in and the Board accepted him as an expert witness. Mr. Romano explained that they are subdividing into two lots that are irregular in size but meet the requirements of 75' x 100'. The frontage will be on West End Ave. and the old foundation from a boathouse will be removed. Mr. Liston asked if there would be any variances and Mr. Romano stated yes for the existing non-conforming accessory structure.

The applicant, Charles Davis was sworn in and stated that the garage has a room and bathroom over the top that is used for family only and at this time his grandson lives there.

Acting Chairperson Morrison asked if the Board had any questions and there was none. He then opened the Public portion and there being no questions or comments closed the public hearing. Unanimous Voice Vote.

Motion to approve the subdivision for Block 1, Lot 1 with the stipulation that the garage will remain and used only for family members was made by Mr. MacNeal second by Mr. Snedden.

Roll Call Vote:

Mr. Joest	Absent	Ms. Leahey	Absent
Mr. Bendel	Absent	Mr. MacNeal	Yes
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Yes	Mr. Snedden	Yes
		Ms. Seibert	Absent

Motion to adjourn the meeting at 7:15pm was made by Mr. MacNeal second by Mr. Snedden. Unanimous Voice Vote.

Respectfully Submitted by Wendy J. Prior