

## ZONING BOARD OF APPEALS

29 April 2008

### TO MEMBERS:

Robert F. Hannon, Chairman  
Donald Clark, Vice Chairman  
Theresa Ranciato-Viele, Secretary  
Joseph Cappucci  
Caren M. Genovese

Mary Jane Mulligan, Alternate  
Robert E. Martin, Alternate  
Cheryl Juniewicz, Alternate

### TOWN PERSONNEL:

Alan Fredricksen, Land Use Administrator

## AGENDA

There will be a meeting of the Zoning Board of Appeals on Thursday, May 15, 2008, Room #2 of the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street at 7:30 PM:

1. #08-30 Application of Anthony E. Parent, Esq., Applicant, Luciani Realty Partnership, Owner, relative to 99 and 117 Washington Avenue, (Map 73, Lots 9 & 5), Appeal of a decision of the Zoning Enforcement Officer. CA-20/IL-30 Zoning Districts.
2. #08-32 Application of Elaine Varunes, Owner and Applicant, relative to 43 Butler Road, (Map 80, Lot 55), per Section 2.1.1.9, requesting a variance of 8' to permit a front yard setback of 17' where 25' is required. R-12 Zoning District.
3. #08-33 Application of B.A.M. Properties, LLC, Owner and Applicant, relative to 70 Old Broadway West, (Map 66, Lot 15), per Section 5.1.2, requesting a variance of 67' to permit a front yard setback of 8' where 75' is required, and requesting a variance of 27', to permit a rear yard setback of 13' where 40' is required, and per Section 8.5.2.7, requesting a variance of 3% to permit 78%

impervious area in a front yard where a maximum of 75% is permitted.  
IL-30 Zoning District.

4. #08-34 Application of Stephen G. and Shirley Y. Rapuano, Owners and Applicants, relative to 107 Ezra Street, (Map 61, Lot 19), per Section 2.1.1.9, requesting a variance of 11' to permit a front yard setback of 39' where 50' is required, and requesting a variance of 5', to permit a side yard setback of 5' where 10' is required. R-20 Zoning District.
5. #08-35 Application of Edible Arrangements International, Inc., Applicant, SKF North Haven LLC, Owner, relative to 101 Washington Avenue, (Map 73, Lot 7), per Section 8.8.7.2(3), requesting a sign area variance of 26 square feet to permit a 40 square foot sign where 14 square feet is permitted, and a sign front setback variance of 16' to permit 9' where 25' is required and a 10' side yard variance to permit 2' where 12' is required. CA-20 Zoning District.
6. #08-36 Application of Bill and Cristina Ryan, Applicants and Owners, relative to 60 Meadowbrook Road, (Map 25, Lot 42), per Section 2.1.1.9, requesting a 8' aggregate side yard variance to permit 17' where 25' is required, and a 4.5' side yard variance to permit 5.5' where 10' is required, and a 5' rear yard variance to permit 20' where 25' is required.  
R-12 Zoning District.

**DELIBERATION SESSION:** #08-30, 99 & 117 Washington Avenue  
#08-31, 441 State Street  
#08-32, 43 Butler Road  
#08-33, 70 Old Broadway West  
#08-34, 107 Ezra Street  
#08-35, 101 Washington Avenue  
#08-36, 60 Meadowbrook Road

**OTHER:**

**CEASE & DESIST ORDER:**

**CORRESPONDENCE:**

**MINUTES:** April 17, 2008

**ADJOURN:**