**MEMBERS PRESENT: ALSO PRESENT:**

Vincent Finizia, Chairman David Gove, Attorney

Gregg Feigelson Alexa Burchianti, Secretary

Julie Bell

Konrad Mayer

Dan Doellinger

**MEMBERS ABSENT:**

Bob Favara

The meeting was opened at 7:02 pm by the Chairman Vincent Finizia who led those present in the Pledge of Allegiance.

**JOEL WERZBERGER – AREA VARIANCE**

Joel Werzberger is an electrical contractor based out of Rockland County who purchased 191 Lehigh Ave which is residential house. Would like to add a contractor’s storage to the property, for some of the equipment and office space on the first floor of the house. Main office is in Rockland County some business is in Orange County and would like to have a base in this area to park vehicles and have some storage.

It’s a residence now that was owned by the bank, but it is zoned I for industrial he’s got a lot size of 1.2 acres, with a 5 acre minimum for what he wants to do. So he’s looking for a 3.9 acre variance. His brother-in-law will live upstairs who works for his company.

It’s a fully operational residential house right now. Joel wants to fill in the pool and make it all gravel to make the back a parking lot for the vehicles.

Julie: How many vehicles? Tractors, trailers, cars, a mix up? Joel: We have a total of about 15 vehicles, but mostly parked in Rockland County. We would have approximately 4-5 vehicles commercial vans. Julie: You’ll only have 4-5 at a time does that include the person that lives upstairs? Joel: Yes, Julie: So tops you’ll have 5.

Joel: The biggest vehicle we have is a 12 footer box truck, that would be there on certain days. Julie: Anything that’s going to be there is going to have plates on it? Will be licensed and insured? Joel: Yes, correct.

Walter: Will the vehicles be seen from the road or will there be a fence? Joel: I was going to go for a permit for a fence but only allowed to be 4ft high. It will be somewhat visible from the road. There are bushes and trees right in front of the property so it’s not right on the road but you can see it. Walter: They are pretty high in the front we were cutting the grass when the bank owed the property.

Julie: Have you talked to any of your neighbors? Joel: No, I haven’t met any yet.

Dan: Any other equipment outside? Joel, No, only maybe spools of wire, but will be kept in the back by the sheds or (office).

Tom Becker: There are some issues with the property that maybe the owner should be aware of. As far as the property now there were sheds that were added on. When it was sold from Conroy to Fabrino(?) they had to get a variance for the garage because it was to close to the property line on the farm property side. Now there are 2 other sheds that were added even beyond that. There’s another shed on the far side for more like a pool house that was put right on the property line just about. Right now those are all zoning issues at this point. The existing house at this point also has a septic issue. When we walk by there’s always a smell in the ditch I don’t think there is a leach field at all.

Chairman Finizia: Do you but that knowing that per chance? Joel: NO. Tom: I’ve let several real estate people know, but I’m sure they never forwarded that on to anyone.

Joel: I have to redo the entire interior of the house. I’ve done new boiler, new heating system in the entire house. Chairman: If there’s a problem with the septic that’s an issue. Tom: there is definitely an issue because you can literally smell it, when your walking in the summer. When the previous residents were there it was running right into the ditch.

When Phil Conroy sold there was only the 40x40 garage which was issued the variance. After that the new owner added sheds which was the last owner and that owner lost the property to the bank.

Motion made for Public Hearing on April 20, 2017 at 7pm by Gregg. Second by Walter. Motion carried 6-0.

Motion to adjourn the meeting made by Gregg. Second by Walter. Motion carried 6-0

Respectfully Submitted,

Alexa Burchianti

Zoning Board of Appeals Secretary