**MEMBERS PRESENT: ALSO PRESENT:**

Vincent Finizia, Chairman Robert Dickover, Attorney

Walter Popailo Alexa Burchianti, Secretary

Dan Doellinger

Julie Bell

Tom Atkin-Alternate

**ABSENT:** Gregg Feigelson and Bob Favara

The meeting was opened at 7:00 pm by the Chairman Vincent Finizia who led those present in the Pledge of Allegiance.

Motion to adopt minutes from April 12, 2018 made by Walter. Second by Julie. Motion carried 5-0.

First item on the agenda is a public hearing for:

**Andre Keel-Public Hearing**

Motion made to open the public hearing made by Walter. Second by Dan. Motion Carried 5-0.

Property location 40 Well Sweep Lane s/b/l 13-1-7. Applicant proposes has had a few extensions on keeping the trailer on his property while constructing a bridge to allow access to the other side (main portion of the lot). Even though there is no primary residence or structure on the property. The trailer is not meant to live in (that has been made clear from the board from day 1), it is only to keep tools secured on site while working on the bridge.

Ronny Lipitz-Mehrberg - Thought the trailer was only going to be there for a little bit. When she got the legal notice she was under the impression this trailer was going to be permanent which she would object to. She also thought the main structure (house) was going to be finished by now. It’s becoming more of a feeling of permanency and is unsightly. Her neighbor submitted a letter expressing some safety concerns which she also feels. She would like to be a good neighbor but is hoping it isn’t going to be there much longer. Was also under the assumption that he was going to be living in it until it was finished.

Andre stated that he has no place to put the trailer at this point, but uses it to store the tools. He is working and doing this project on his own.

Walter asked what kind of tools were being stored in the trailer? Andre responded a pipe bender and electric tools. But if he took the trailer away he would have to have a job box on site and those are easily picked up by 2 or 3 people and tossed in the back of someone’s truck. So they wouldn’t be very secure. Behind the trailer is a small generator and supplies of building materials that he keeps concealed from people on the street.

William Schilling 20 Well Sweep- He lives on the street he can’t see it from his house. But was led to believe that Andre wanted to keep the trailer there after he finished the bridge. Andre stated not legally after he finishes the bridge, He can’t keep the trailer there until there is a primary residence on the property then it would become an allowable item to have. Andre also stated once he finishes the bridge he would like to move it to the other side but it wouldn’t be on the street. However he would still have the same variance issue. Except he wouldn’t be building a bridge he would be doing the foundation of his house. Mr. Schilling stated that he has been in his house for over 50 years the house he is in now there were no windows in it, it was a shack. They were going to push it over and build a new house. At 109 p/week couldn’t afford to do it, he had approached the town of Chester to put his trailer there so he could jack the house up and do the foundation, plumbing, electric and the Town at first wouldn’t talk to him, trailers weren’t allowed there. Then he got a variance for a construction trailer. He put a shovel in the closet and he has it there but he could only keep it there a year until it was finished.

Dan stated he would like to verify the specific requirements for the zone. But many of the zones storage of a trailer on a residential lot is only allowed in the side or rear yard of the lot. It is NOT allowed in the front yard.

Julie: Asked if Ronny Mehrberg that if they didn’t get a letter you wouldn’t have called or said anything? Ronny stated no she would have just assumed it was going to be taken care of.

Chairman read the letter from Donald Roth into the minutes:



Chairman stated he would like a timeline. Board had discussion on how many extensions were originally given. Original application then 2 extensions this would be the 3rd.

Dan felt it was important to address some of Mr. Roth’s safety concerns. If there was a house on this lot this trailer would be legal if it was stored in the side or rear yards of that property in the condition that it is stored in now. Whether that makes it any safer or not it would be a permitted situation IF there was a house on that lot.

Chairman stated we could put conditions in the resolution to secure the trailer. Maybe netting or trellis around the bottom so children can’t crawl underneath. Andre stated he can screw anchor it.

Chairman stated yet again how much time do you need?? Andre stated this has been the golden question all along. If he doesn’t get it done this year he will have to move the trailer. September 21, 2019 is the expiration date and that is the final date.

Motion to close the public hearing made by Tom. Second by Julie. Motion carried 5-0.

Robert Dickover stated that the resolution to adopt will read as follows that the application of Andre Keel for a temporary trailer to be used on the premises until September 21, 2019 with the following conditions, 1) Anchor the trailer. 2) Chock the wheels. 3) Install latis underneath around the bottom of the trailer. No further extensions will be granted, no further variance regarding this application will be granted.

Motion made to grant the variance with the conditions made by counsel, made by Chairman Finizia. Second by Julie. Motion carried 5-0.

Roll Call vote:

Chairman Finizia Yes

Julie Bell Yes

Walter Popailo Yes

Dan Doellinger Yes

Tom Atkin Yes

Meeting adjourned.

Respectfully Submitted

Alexa Burchianti

Zoning Board of Appeals Secretary