**Meeting called to order**: 7:08pm

**Members present**: Chairman Finizia, Dan Doellinger, Walter Popailo, Julie Bell, Gregg Feigelson, Bob Favara, Tom Atkin

**Members absent**: none

**Also present**: Alexa Burchianti-Secretary, Robert Dickover-Attorney

Chairman led the meeting with the Pledge of Allegiance.

A motion was made to adopt the minutes from May 10, 2018. Motion made by Julie. Second by Walter. Motion carried 7-0

**Lora Juncaj-Area Variance**

Lora Juncaj and Aldo Chiappetta owners of 115 Beverly Rd s/b/l 15-3-23.1 are before the board with an application for an area variance. There is no structure on this lot. This lot was originally deemed “unbuildable”. The previous owner went through the proper channels with the health department and the Planning Board to get approval to build. The applicants are looking to move the house on the plans. The current front and rear setback is 100 feet. In the rear setback, there is a 50’ buffer of no disturbance to the stream. The current plan only shows the new location of the house moved forward.

After discussions with the board and Counsel Dickover, the applicants determined that they would like to slide the house forward, down, and turned so the front of the house is not looking into the hill.

Counsel stated they would need a new plan to show exactly where they want the house as to determine whether other area variances are going to be needed (front, side, rear). Counsel also stated he needed to know if the stream was New York State. Applicant will also need to submit a 239 disclosure.

Applicant stated they will speak with their engineer and have him submit a new plan showing everything.

Motion made to set public hearing for November 8, 2018. Motion made by Dan. Second by Walter. Motion carried 7-0

Motion made to adjourn the meeting. Motion made by Walter. Second by Julie. Motion carried 7-0

Respectfully Submitted,

Alexa Burchianti

Zoning Board of Appeals Secretary