

**MINUTES OF THE PLANNING BOARD MEETING**  
**Monday, June 27, 2016**

**Present:**

Chairman Wagenbach	Ms. Mandelbaum
Mr. Naidu	Mr. Brinkerhoff
Ms. Balson-Alvarez	Mr. Matias
Mr. Drummond	Mr. Zucker
Mr. Keiser	Clifford Gibbons

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**Notice of Meeting**

Chairman Wagenbach called the meeting to order at 7:30 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

Minutes from the previous meeting were discussed, revisions & corrections made and unanimously approved.

**Resolutions**

Chairman Wagenbach announced that the resolutions for 83 Summit Avenue and 190 River Road would be carried.

PB - 16 - 245; 25 Deforest Avenue - NREFIII 25 Deforest Avenue LLC

The resolution pertaining to 25 Deforest Avenue was discussed. Mr. Gibbons noted a correction brought to his attention by Mr. Naidu regarding the number of jobs to be added in the near future at the office building. Ms. Mandelbaum noted the inconsistencies in the resolution between hairpin striping and single line striping. Discussion ensued by members of the Board regarding the striping but was tabled until the applicants counsel could be contacted for clarification. Chairman Wagenbach also noted a correction regarding the zone and lighting,

(Meeting Continued onto Board Planner Appointment and Master Plan Update)

After the Master Plan update, Mr. James Webber of Dempsey, Dempsey & Sheehan announced that the applicant had agreed to include the double hairpin striping in the proposal. Discussion ensued regarding the size of the spaces and its effects on the parking. Mr. Gibbons clarified that the variance request for the single line striping would be removed from the application. A motion was made by Ms. Mandelbaum to approve the resolution and second by Mr. Keiser. The resolution was approved with the following vote: Aye; Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Kieser, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Chairman Wagenbach, Mr. Zucker, Abstain or Not Voting; Vice Chairman Anderson, Mr. Drummond, Mr. Giangliulio

**Board Planner Appointment**

Chairman Wagenbach announced that next on the agenda was the re-appointment of the Boards Planner. Mr. Matias explained that the City's Common Council had recently extended the Planner's contract with Burgis for another 6 months and that the Board needed to move forward as well. The extension would be from July 2016 to December of 2016. A motion was made by Mr. Keiser and second by Mr. Wagenbach and was approved with the following votes: Aye; Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Mr. Kieser, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Chairman Wagenbach, Mr. Zucker, Abstain or Not Voting; Vice Chairman Anderson, Mr. Giangliulio

**Master Plan Update**

Chairman Wagenbach announced that members of Topology would unfortunately not be available for a brief update on the master plan process. Chairman Wagenbach proceeded to inform that committee meetings were being held, the first public hearing had already been held and that additional public outreach would be taking place

throughout the summer. Additionally, the Chairman announced that the second public meeting was to be held September 13<sup>th</sup> at the Connection, with additional information forthcoming.

### **Public Hearings**

#### **PB – 16 – 246; 10 Iris Road, Andrew Zecca**

Mr. James Webber of Dempsey, Dempsey & Sheehan represented Andrew & Stephanie Zecca for the above referenced application. Mr. Webber presented the application to the board which included the demolition of the existing home, subdivision of the property and construction of two single family homes. Mr. Webber noted that the property was originally divided into two, during the original development of the neighborhood but that one home was constructed over the two and so did not provide any additional rights within this application.

Mr. Webber went on to discuss the makeup of the neighborhood, including the types of homes, lot widths and depths. He explained that the Zeccas were prospective purchasers of the property in question and were friends with the current owner. Mr. Webber explained that the current owner has expressed to the Zeccas that she would be in favor of the development consistent with the street where she has lived for over 30 years.

Mr. Andrew Zecca was sworn in by Mr. Gibbons and questioned by Mr. Webber. Mr. Zecca went on to explain the development proposal as presented in the application and answered questioned posed by Mr. Webber relating to the development, variance requests, etc.

Mr. Zecca now answered questions from Mr. Naidu, Mr. Kieser and Chairman Wagenbach regarding the architectural look of the development. Chairman Wagenbach also questioned the lot coverage calculation and whether a variance was being requested. Mr. Brinkerhoff questioned the project timing and Mr. Matias questioned issues related to drainage. Mr. Naidu also questioned the removal of the 36 inch diameter tree along the side of the property and requested that effort be made to save it.

Mr. Sneickus (Board Planner) questioned the location of the AC condensers and commented on the preservation of the 36 inch diameter tree. Mr. Webber and Mr. Zecca now discussed the materials to be used for the two homes, specifically roof and siding shingles, colors and materials.

Mr. Russell Stern, the applicant's planner was sworn in by Mr. Gibbons and provided the Board with his qualifications. Mr. Stern went on to answer questions posed by Mr. Webber relating to the existing conditions of the neighboring homes and the makeup of the properties in the area.

Ms. Balson-Alvarez, Mr. Stern and Mr. Webber entered into discussion regarding the size of the neighboring lots and how many fit the description similar to the applicants.

The application was moved for approval by Mr. Naidu and second by Ms. Mandelbaum. The application was approved with the following vote: Aye; Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Mr. Kieser, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Chairman Wagenbach, Mr. Zucker, Abstained or Not Voting; Vice Chairman Anderson, Mr. Giangulio

The meeting was adjourned.

Respectfully submitted,

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Rick Matias  
Planning Board Class II Member