

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD SPECIAL MEETING via Zoom Video Conferencing
APRIL 19, 2021
*UNAPPROVED***

Chair Mike Bonanno read a statement that the Board was authorized to meet electronically due to the state of emergency (COVID-19), that the meeting had been properly noticed and information given to the public on how to join the meeting via Zoom Video Conferencing, and that all votes would be by roll call, in accordance with the provisions of the Governor's emergency order.

Call to Order: Chair Mike Bonanno called the meeting to order at 6:31 pm.

Roll Call: Mike Bonanno (with Polly Bonanno), Polly Bonanno (with Mike Bonanno), Mike Roberts (alone), and Debbie Fisk (alone). Board member Don Dubrulle and Zoning Officer "Finn" Finnegan were absent and excused.

Public Present: Stan Davis

Zoning Permit Application:

- **Davis – Home (Hemlock):** The Board briefly reviewed the application. Polly Bonanno moved to accept the application as complete; Debbie Fisk seconded. Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye, Debbie Fisk-Aye; and motion passed. Stan Davis shared his discussion with ZO Finnegan at their meeting on 4/18 and Mike Bonanno read part of the email received from ZO Finnegan regarding the 4/18 meeting. Stan Davis said the Hemlock lot is a corner lot and the required setbacks render 67% of his lot unbuildable. He also said the lot topography would reduce visibility of the home from the road as it would be partially hidden by a five-foot embankment. In his meeting with ZO Finnegan on 4/18, Stan Davis said he filled out a ZBA application for a variance and would be requesting a 45-foot setback instead of the required 65-feet. After further discussion, Mike Roberts moved to approve the permit, Mike Bonanno seconded. Roll Call Vote: Mike Bonanno-Nay, Polly Bonanno-Nay, Mike Roberts-Nay, Debbie Fisk-Nay and the motion failed. Mike Bonanno will sign the permit as denied and Kristi Garofalo will forward the denied permit and variance application to the ZBA for action.

Adjournment: Polly Bonanno moved to adjourn; Debbie Fisk seconded. Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye and Debbie Fisk-Aye.

Motion passed and the meeting adjourned at 6:54 pm.

Respectfully submitted,
Kristi Garofalo