

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
February 4, 2016
*UNAPPROVED***

Call to Order: Chairman Don Dubrule called the meeting to order at 6:16 pm.

Roll Call: Don Dubule, Mike Bonanno and David Selent were present. Chris Demers arrived at 6:20 pm. Robert Roudebush, Bob Long, Mike Roberts, Chris Roberts and Darrin Grady were also present.

Mike Bonanno moved to suspend the agenda and consider the Roberts zoning permit application. David Selent seconded and the motion passed.

Roberts – addition – Mike Roberts explained the proposed project would extend the outer walls of the home onto the existing deck to create a master bathroom and the old bathroom space would be used for closets. They want to use piers and 6x6 posts to support the back wall (specifically 3 piers with weight capacity of up to 20,000 pounds each). Mike Roberts and his contractor Darrin Grady explained the configuration of the lot is such that concrete can't easily be poured from the drive to create a continuous foundation as required by the zoning ordinance; in this case it would require the use of wheelbarrows to get concrete to the site which is expensive and cumbersome. The Roberts would like to start the project in May. After discussion of various possibilities, the Board agreed building the project with a short wall (frost wall) continuous foundation would be within requirements. Mike Bonanno moved to approve the permit application with the following conditions: 1) the building plan be revised to include a short wall continuous foundation with appropriate structural changes and 2) that modifications to the building plan be provided to the office for addition to the permit application information. David Selent seconded and the motion passed.

Mike Bonanno moved to return to the regular agenda; Chris Demers seconded and the motion passed.

Approval of Minutes – January 7, 2016: Mike Bonanno moved to approve; David Selent seconded and motion passed.

Approval of Agenda – Mike Bonanno moved to approve; David Selent seconded and motion passed.

Zoning Permit Applications:

- **Prater – Deck** – Kristi Garofalo reported a letter was sent to the homeowner on 1/25/16 requesting an update on purchase of the adjoining lot. The homeowner responded the purchase has been completed. The Board agreed the homeowner should be asked to provide proof of purchase and to merge the lots to settle the setback question. *Kristi Garofalo will draft an email letter to the homeowner and send to Don Dubrule for his approval before emailing it to the homeowner.*

Review of Zoning Permits Report:

- **Long – New Home** – The zoning officer report stated the home is approximately 90%. The Board noted the permit will expire this month. After discussion about how to apply for an extension of the time allowed from building start to “shell” completion, Chris Demers moved to set the procedure as “extension requests should be made in writing to the Board”. Mike Bonanno seconded. *Bob Long said he would send a permit extension request to the Board.*
- **Krull – Addition** – The zoning officer report stated addition needs roofing and siding.

- **Sanzo – Enclosed Porch/Addition** – The zoning officer signed off on the permit. The Board agreed to remove this permit from the report.

Review of Incident Reports:

- **Swiftwater Circle – Ciotti:** No new information.
- **Lakeside Drive –Prater:** See above notes.
- **Edwards – Unregistered vehicle** – No new information.
- **Pawtuckaway Drive – Weeks** – The Board discussed an email from District attorney Bernie Waugh referencing Section 506 of the zoning ordinance which states non-conforming structures can be replaced and possibly enlarged by 20% if placed on the same footprint. Mike Bonanno moved to re-open the permit application previously denied; Chris Demers seconded and the motion passed. The Board agreed the shed in question is a replacement shed under Section 506. Mike Bonanno moved to approve the permit with conditions: 1) new permit paperwork be completed by the homeowner 2) the new shed be placed on the same location as the old 3) the new shed not be larger than the former structure by more than 20%. Chris Demers seconded and the motion passed. Bob Long suggested a disclaimer be added to the permit stating that without an approved survey, the District denies any liability for action taken as a result of the permit approval. Chris Demers moved to add the disclaimer; Mike Bonanno seconded and the motion passed. ***Kristi Garofalo will draft a letter and send it to Don Dubrule for approval before mailing to the homeowner.***
- **Swiftwater Circle – Pixley/Jenks (formerly Hudson)** – The zoning report stated a letter was sent to the owner of record on 1/25/16. That person contacted the zoning officer to say he recently sold the property and knew nothing about the travel trailer on the lot. Kristi Garofalo researched ownership and with the zoning officer’s help sent a revised letter to the new owners on 2/1/16.
- **Bear Road – Wright** – Kristi Garofalo said the owner did apply to the ZBA for an exception to clear more trees than allowed in the zoning ordinance, but the ZBA chairperson needs more information (i.e. abutter info, owner’s plans for the property, etc.) The application is on hold.
- **Windsor Avenue - ???** – Mike Bonanno reported the for sale sign has been removed. The Board agreed to remove this incident from the report.
- **Windsor Avenue – Sorrentino** – The zoning report stated a letter was sent to the homeowner on 1/25/16 regarding the zoning restriction against keeping livestock.
- **NEW - Lakeside Drive - ???** – Robert Roudebush reported that a realtor sign has been placed at this home. ***Kristi Garofalo will ask Stan Borkowski to check it out.***

Old Business:

- **Zoning/Mapping Standardization: Tabled** – the Board agreed to remove the topic
- **Swimming pools: Tabled** – the Board agreed to remove the topic
- **Maintenance/Rebuild Requirements – Accessory Definition: Tabled** – the Board agreed to keep this topic on the agenda.

New Business:

- **Zoning Officer Meeting:** Kristi Garofalo passed along times when Stan Borkowski could meet with the Board. The Board agreed a Monday afternoon around 3:00 pm would work best. ***Kristi Garofalo will contact Stan Borkowski for a meeting date on a Monday at 3:00 pm.***

Mike Bonanno moved to adjourn and David Selent seconded. The meeting adjourned at 7:37 pm.

The next Planning Board meeting will be Thursday, March 10 at 6:00 pm at the District Office.

Respectfully submitted,
Kristi Garofalo