

**MINUTES OF THE STAFFORD ZBA  
MEETING OF September 17, 2018**

PRESENT:

Crista Boldt	-Acting Chairman
Jackie Cavanaugh	-Board Member
Jim Balonek	- Board Member
Walt Kershenski	- Recording Secretary
Nicholas Pascucci	Board Member

ABSENT:

Michael Lathan	-Chairman
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OTHERS PRESENT:

Gerry Wood	-CEO/ZEO
Gene Sinclair	-CEO/ZEO
Andrew Darling, Phyllis Darling	

Acting Chairman Boldt called the Public Hearing to order at 7:02 p.m. and read the Notice of Public Hearing as follows:

**LEGAL NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Town of Stafford will hold a Public Hearing at the Stafford Town Hall, 8903 Route 237, on Monday Sept 17, 2018 at 7:00 p.m. regarding an application for an Area Variance for a land separation and merge. The application is made by Philip Call of Call Lands for property at 6407 E. Main Rd., Tax Map 10.-1-10.2, pursuant to Town of Stafford Zoning Law, Article II, section 182-14, subsection C, paragraph 2. Said Planning Board will meet at the place and time stated above to hear from all persons in connection with such matters.

By Order of the Stafford Zoning Board of Appeals  
Michael Lathan, Chairman

Acting Chairman Boldt then called upon the people present to comment on any concerns or issues related to this application for an Area Variance.

All questions and concerns were addressed by the ZBA Acting Chairman and Members.

Motion was made by ZBA Member Cavanaugh and seconded by ZBA Member Balonek to close the Public Hearing 7:12 PM. Motion passed 4 to 0.

Acting Chairman Boldt called the Regular ZBA meeting to order at 7:13 PM.

**1. Approval of July 16, 2018 Meeting Minutes:**

**Motion** made by Board Member Pascucci seconded by Board Member Cavanaugh to accept the minutes of the July 16, 2018 ZBA Meeting with changes as submitted by Secretary Walter Kershenski.

Approved 4 to 0

**2. Approval of August 20, 2018 Meeting Minutes:**

**Motion** made by Board Member Balonek seconded by Board Member Kinney to accept the minutes of the August 20, 2018 ZBA Meeting with changes as submitted by Secretary Walter Kershenski.

Approved 4 to 0 Cavanaugh and Boldt were absent.

**2: OLD BUSINESS:**

**Phil Call Application for a land separation and area variance and merge for property at 6407 Main Rd., Tax Map 10.-1-10.11.**

Acting Chairman Boldt reported that Mr. Call's application did not get referred to the County Planning Board so therefore there is no 'Notice of final action' notification from the County Planning Board regarding Mr. Call's application. The Referral will have to be sent to the County for action at their next County Planning meeting and acted upon at the ZBA October Meeting. Acting Chairman Boldt initiated discussion amongst the ZBA Members regarding Mr. Call's application. It was agreed with Mr. Call that it would be Okay with him if the ZBA makes its decision at the October 15<sup>th</sup> meeting.

**3. NEW BUSINESS**

**a) Nathan Merritt Application for an Area Variance to build a Pergola/Gazebo at 9043 Roanoke Rd., TMP 10.-2-57.**

Mr. Nathan Merritt of 9043 Roanoke Rd. has submitted an application for an area variance to build a Pergola/Gazebo that would be 1 inch from the neighbor's property line. The reason he needs to do this is because it is the only place where the building would not interfere with his septic system leach lines. Mr. Merritt was not present to answer any questions or give details of his project. After a brief discussion amongst the ZBA Members a **Motion** was made by ZBA Member Cavanaugh and seconded by ZBA Member Pascucci to accept the application by Mr. Merritt and schedule a public hearing for the October 15, 2018 meeting. Motion passed 4 to 0.

**b) Authorization to advertise for new ZBA Member.**

Secretary Kershenski informed the Board that because of the sudden recent passing of ZBA Member Kinney he advised that we need to advertise for candidates to fill the vacated position on the Board. A **Motion** was made by ZBA Member Balonek and seconded by ZBA Member Pascucci to authorize Secretary Kershenski to advertise for applicants to fill the vacancy on the ZBA. Dead line to be October 12 for submission of applications. Motion passed 4 to 0.

**4. Correspondence/Workshops/Reports/General Information**

**5. Adjournment:**

A **Motion** was made by ZBA Member Cavanaugh and seconded by ZBA Member Balonek to close the ZBA meeting at 7:29 PM.  
Motion was passed 4 to 0.

Walter Kershenski ZBA Recording Secretary  
*Approved at the October 15, 2018 meeting*