

**TOWN OF ELSMERE
BOARD OF ADJUSTMENT
MEETING MINUTES
June 25, 2024
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	JAMES PERSONTI	PRESENT
BOARD MEMBER	JOHN ACTON	PRESENT
BOARD MEMBER	RON RUSSO	PRESENT
BOARD MEMBER	JOHN SMITH	PRESENT
BOARD MEMBER	KYRAH TATE	PRESENT

Code Enforcement Officer, Nicole Facciolo – Present

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Minutes from the May 28, 2024, Board of Adjustment Meeting

ACTION: Board Member Smith made a motion to approve the minutes from the May 28, 2024, Board of Adjustment meeting with no corrections. Board Member Acton seconded the motion.

VOTE: All in favor Motion carried

Russo – Yes, Acton – Yes, Smith – Yes, Personti – Yes, Tate - Yes

OLD BUSINESS: None

OPENING STATEMENT:

Administrative Assistant for the Code Department Denise Lardani read the opening statement.

NEW BUSINESS:

Review Petition 23-09, Tax Parcel # 19-00400-063

The applicant seeks to subdivide the existing 5.12+/- acre parcel, which is bisected by New Road. The subdivision would create two parcels, one on each side of New Road. The Board of Adjustment will review and make a recommendation to the Mayor and Town Council.

The applicant was asked to provide an opening statement. In his statement he requested to subdivide Corpus Christi church from the gym.

ACTION: Board Member Tate made a motion to recommend Petition 23-09 to Mayor and Council. Board Member Smith seconded the motion.

VOTE: All in favor Motion carried

Russo – Yes, Acton – Yes, Smith – Yes, Personti – Yes, Tate – Yes

Review Petition 24-08 Tax Parcel # 19-00800-130

The applicant seeks to add 640 sq. feet of impervious coverage in the rear for parking. The Board will review and render a decision regarding this petition.

The applicant was asked to provide an opening statement. In her statement, Denise Purnell Cuff stated that she has been a long-time resident of over 20 years in the Town and is seeking this approval due to a medical necessity for her ailing husband to be able to get to and from the car in a safe manner. Her request is to install a 640 sq. foot driveway at the back of the house. Currently, the rear yard is unsafe for him to maneuver. She would like to install the coverage so that she can pull the car right up to the rear door and he can get inside the residence with no issues.

Code Enforcement Officer Nicole Facciolo read the site analysis from the Building Official. She also stated that the Town has no opposition to this variance request, and it should be considered for approval since this is a true medical hardship.

Multiple questions were asked by the Board Members as to the size of the driveway and as to the dimensions of it. Could a smaller driveway be installed?

ACTION: Board Member Tate made a motion to approve Petition 24-08 to allow the variance for the additional 640 sq. feet of impervious coverage and grant the variance. Board Member Russon seconded the motion.

VOTE: All in favor Motion carried

Russo – Yes, Acton – Yes, Smith – Yes, Personti – Yes, Tate – Yes

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

PUBLIC COMMENT: None

ADJOURNMENT:

ACTION: Board Member Russo made a motion to adjourn. Board Member Tate seconded the motion.

VOTE: All In favor Motion carried

Russo – Yes, Acton – Yes, Smith – Yes, Personti – Yes, Tate - Yes

These minutes summarize the agenda items and other issues discussed at the June 25, 2024, Board of Adjustment meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



JAMES PERSONTI, CHAIRMAN



JOHN ACTON, SECRETARY