

**TOWN OF ELSMERE
BOARD OF ADJUSTMENT
MEETING MINUTES**

**January 28, 2025
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER: A moment of Silence was held to honor Board Member Ron Russo.

ROLL CALL:

CHAIRMAN	JAMES PERSONTI	PRESENT
BOARD MEMBER	JOHN ACTON	ABSENT
BOARD MEMBER	JOHN SMITH	PRESENT
BOARD MEMBER	KYRAH TATE	PRESENT
BOARD MEMBER	VACANT	

Code Enforcement Officer, Nicole Facciolo – Present

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Minutes from August 27, 2024, Board of Adjustment Meeting

ACTION: Board Member Smith made a motion to approve the minutes from the August 27, 2024, Board of Adjustment meeting with no corrections. Board Member Tate seconded the motion.

VOTE: All in favor Motion carried

Acton – Absent, 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:

1. Review Petition 25-01, Tax Parcel # 19-00500-190

The applicant seeks to expand the rear porch from a size of 7’x15’6” to a 16’x15’6” porch. The Board of Adjustment will review and render a decision regarding the petition.

The applicant was asked to provide an opening statement. In his statement, Edgar Molina stated that he is requesting to tear down the existing porch that is in complete disrepair and enlarge the porch while rebuilding it.

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.

ACTION: Board Member Smith made a motion to approve Petition 25-01 and grant the variance to Chapter 225 Attachment 3 to allow for a zero-side yard setback in lieu of the required 5 feet. Board Member Tate seconded the motion.

VOTE: All in favor Motion carried

Acton – Absent, Smith – Yes, Personti – Yes, Tate – Yes

2. Review Petition 25-02, Tax Parcel # 19-00500-190

The applicant seeks to add 156 sq. feet of additional impervious lot coverage via a three-season room. The Board of Adjustment will review and render a decision regarding the petition.

The Applicant/representative was asked to provide an opening statement. In his statement, he is requesting to build a 12’x13’, three season room on top of an existing foundation.

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. The reason for the Board of Adjustment approval is due to the room being enclosed with a roof.

ACTION: Board Member Smith made a motion to approve Petition 25-02 which grants the variance from the Town of Elsmere Code 225 Attachment #3 to allow for a 42% lot coverage in lieu of the required 30%. Board Member Tate seconded the motion.

VOTE: All in favor Motion carried

Acton – Absent, Smith – Yes, Personti – Yes, Tate – Yes

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

PUBLIC COMMENT: None

ADJOURNMENT:

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

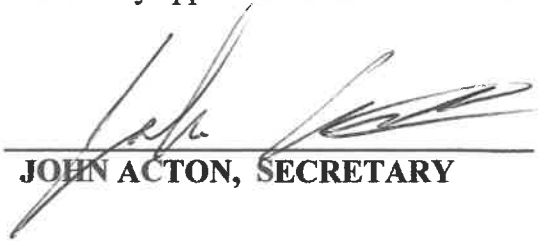
VOTE: All in favor Motion carried

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

These minutes summarize the agenda items and other issues discussed at the January 28, 2025, 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