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## Zoning Board of Appeals Meeting

Monday, September 13, 2021 – 7:00 p.m.  
Orange Town Hall Meeting Room

*(Unapproved)*

### ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, David Crow, Pat Panza, Gregory Natalino, and Matt Pickering (Zoom attendance)

Board Members Absent: Cathy Bradley

Staff: Jack Demirjian, Planning and Zoning & Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the September 13, 2021 Zoning Board of Appeals meeting and called the meeting to order at 7:07 p.m. He proceeded to introduce the Board members, Ms. Syat, Public Stenographer; and Ms. Satonick, Recording Secretary. Chairman Eisenhandler explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Eisenhandler stated that all present would be given an opportunity to speak, if they so desired. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed. All five members in attendance would be voting this evening.

### 1. Review and Approval of Minutes – August 2, 2021

*Mr. Panza made a motion to approve the August 2, 2021 Zoning Board of Appeals minutes, seconded by Mr. Natalino. The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.*

### PUBLIC HEARINGS

Chairman Eisenhandler read the official legal notice for the September 13, 2021 Zoning Board of Appeals meeting in its entirety. He added that the applicant applied in July but withdrew the application. This is to be considered as a brand new application.

PETITION #1821, Submitted by Robert and Tracey Bocek. For property known as 658 Ridge Road. A variance of Section 383-31 (B) regarding Maximum Ground Coverage has been requested.

- Attorney Kevin J. Curseaden, 3 Lafayette Street, Milford, spoke on behalf of the applicant. He stated that the hardship is due to the narrow and unique shape of the property. The proposed structure is a 90' x 70' metal building to be used as a storage/sport game facility for personal use only. There will be no bathroom in the structure. An A-2 survey was provided.
- Attorney Curseaden noted that if the variance request were approved this evening, a Special Use Application would be reviewed by the appropriate Town Board for Site Plan Approval.
- Mr. Robert Bocek, 658 Ridge Road, gave a brief history on the home, which was built in 1989. He explained that his two children are very active in sports and he would like to install an indoor regulation basketball court and indoor soccer field. He also indicated that he is eliminating a portion of the existing garage to reduce the maximum ground coverage. Attorney Curseaden added that the patio was erroneously included in the land coverage and this needs to be amended to reflect less land coverage.
- Chairman Eisenhandler explained that this is a large variance request that could be applicable to many narrow lots in the Town of Orange. The hardship should be specific to this particular lot.

#### In Favor of the Variance Request

- Mr. Longobardi, 606 Ridge Road, advised that he is the only neighbor directly affected by this proposed addition and he is in favor of the application.
- Chairman Eisenhandler gave the applicant the choice of resubmitting the application with the correct land coverage by removing the patio from this calculation. The applicant agreed to table the application for thirty days until next month's meeting.

***Mr. Panza made a motion to table Petition #1821 for thirty days until the next ZBA meeting. Mr. Crow seconded the motion. The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

***Mr. Panza made a motion to adjourn the meeting at 7:45 p.m., seconded by Mr. Crow. The vote was recorded as follows: The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Mr. Crow, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

Respectfully Submitted,

Deborah Satonick  
Recording Secretary