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## **Zoning Board of Appeals Meeting**

Monday, November 1, 2021 – 7:00 p.m.  
Orange Town Hall Meeting Room

*(Unapproved)*

### ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Gregory Natalino, Cathy Bradley, and Pat Panza and Matt Pickering (Both in Zoom attendance)

Board Members Absent: David Crow

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

Chairman Eisenhandler welcomed everyone to the October 1, 2021 Zoning Board of Appeals meeting and called the meeting to order at 7:00 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 – September 13, 2021

***Mr. Greg Natalino made a motion to approve the September 13, 2021 Zoning Board of Appeals minutes, seconded by Mr. Eisenhandler. The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Ms. Bradley, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

### PUBLIC HEARINGS

Chairman Eisenhandler read the official legal notice for the October 1, 2021 Zoning Board of Appeals meeting in its entirety.

PETITION #1822, Submitted by Vugar and Ulviyya Imanov. For property known as 12 Woodside Drive. A variance of Section 383-31(B) and Section 383-30 (C) regarding Maximum Ground Coverage and Setback from Other Property Line is requested. Chairman Eisenhandler noted that Petition #1822 has been revised and is for only one variance 383-31 (B), which is a side yard variance.

- Mr. Robert J. Hiza introduced himself as a longtime Orange resident who is both a civil engineer and land surveyor. He is representing Ulviyya Imanov, who owns 12 Woodside Drive. This home was built around 1950 and was in compliance with the Zoning regulations at that time. It is a small house built on a small lot. Mr. Hiza proceeded to give some history on the house, the zoning regulations at that time, and some historical background of the neighborhoods during this time period.
- Mr. Hiza advised that his client has a commercial truck that needs to be garaged. This is one of the primary reasons for the second garage. Mr. Hiza indicated that the placement of the house on the lot in relation to the unique shape of the property has presented the hardship. Mr. Hiza noted that there are a number of homes on this street that have not complied with the zoning regulations of that time period.
- Mr. Hiza presented three letters from neighbors in favor of the variance request. The letters were from Thomas and Cynthia Zchack, 747 Racebrook Road, Richard P. Smeland, Jr., 749 Racebrook Road, and Linda Greco, 16 Woodside Drive.

***Mr. Natalino made a motion to close the Public Hearing portion of the meeting. Ms. Bradley seconded the motion. The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Ms. Bradley, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

- Chairman Eisenhandler felt that this is a small variance due to the unique shape of the property and in character with the neighborhood. Mr. Panza noted that most homes have two-car garages and he did not feel that this request was excessive or would have a negative impact to the neighborhood.

***Mr. Panza made a motion to approve the variance request as presented in Petition #1822. Ms. Bradley seconded the motion. The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Ms. Bradley, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

***Mr. Natalino made a motion to adjourn the meeting at 7:32 p.m., seconded by Ms. Bradley. The vote was recorded as follows: The vote was recorded as follows: Mr. Natalino, aye; Mr. Pickering, aye; Mr. Panza, aye; Ms. Bradley, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.***

Respectfully Submitted,

Deborah Satonick  
Recording Secretary