

Harrison Barany, PE, engineer for the Applicant, remained sworn in. He referred to the revised plan set dated August 17, 2023. He stated that the changes that were made are that they are removing one of the garage bays and shortening the overhangs. These changes will reduce the detached garage from 1081 square feet to 676 square feet. The overall building coverage is now 3361 square feet or 13.9%. This is 95 square feet over the requirement.

The lot coverage has also been reduced slightly to 24.9% due to these changes. They will install a trench drain in the driveway. All roof leaders will direct the storm water to the street to the municipal system. Mr. Barany noted that the perc test was unsuccessful so they had to use this plan.

Board Engineer Michael Sgaramella stated that he has reviewed the plan and is satisfied with it.

Mike Cannilla asked if there is adequate capacity in the municipal system. Mike Sgaramella replied that there is capacity and it is sized for a 25-year storm. The yard drain will also mitigate of the runoff coming from Riverside Drive.

Rick Zeien asked if the generator was still behind the garage and Mr. Barany replied yes. Mr. Facas received confirmation that there will be water and electric in the garage. There will not be heat.

Mike Cannilla asked if the Applicant would be willing to limit their lot coverage to the original percentage of 26.5% where 30% is permitted. This will give the Applicant approximately 400sf of additional lot coverage.

Marco Iacovo, homeowner, replied that he did not understand why that would be an issue. They are doing what they can to mitigate any runoff.

Jeff Noss stated that the applicant has a right to this lot coverage and it is no within our jurisdiction to limit it.

Marco Iacovo responded that he is not willing to limit the lot coverage to less than what he is allowed.

The application was opened to the public. There were no questions or comments. Mr. Barany confirmed that the application testimony is complete. Mr. Cannilla asked for any final comments from the Board.

Mr. Noss was pleased that they showed flexibility. Mr. Novalis was concerned about the drainage and is happy that they have a plan that will mitigate it. He had some concerns since this is a new construction project that was changed before you finished. However, it is good that the garage was removed.

Mr. Zeien was happy that the garage was cut back. It was very large. Mr. O'Connor and Mr. Shivietz were also concerned about the drainage and are pleased that is was addressed. Mr. Facas noted that they inherited a water problem but you addressed it. He appreciated their patience.

Mr. Cannilla appreciated the garage reduction. He agreed that they handled the water the only way they could.

He called for a motion on the application.

Mr. Noss made a motion to approve the application second by Mr. Zeien

Roll Call: Noss, yes; Zeien, yes; O'Connor, yes; Novalis, yes; Cannilla, no; Facas, yes; Shivietz, yes
Approved 6-1

Break: 7:00-7:10pm

