

**CITY OF MIDDLETOWN
ZONING BOARD OF APPEALS**

MINUTES

October 21, 2015

A special meeting of the Zoning Board of Appeals was held in the Common Council Chambers, Second Floor, City Hall, 16 James Street, Middletown, New York on, October 21, 2015 at 7:00 P.M., Randy MacLean, presiding.

Board Members Present: Deborah H. Clark, Nicholas Barber and Randy MacLean.

Board Members Absent: Joel Sierra, Don Luis.

Other Attendees: Walter Welch, Building Inspector.

Mr. MacLean: I need a motion to accept the minutes from our last meeting on September 16, 2015.

A motion was made by Mr. Barber and seconded by Mrs. Clark to accept the September 16, 2015 minutes as submitted.

Board Members Aye: Deborah Clark, Nicholas Barber and Randy MacLean.

**25-29 Hanford Street
Ana Rivera
area variance**

Mrs. Rivera: I'm sorry, I'm new to these proceedings here so forgive my ignorance.

Mr. Welch: You will be fine.

Mrs. Rivera: My name is Ana Rivera and I am the owner of the residence at 25-29 Hanford Street in Middletown, New York, 10940. I am looking to get a variance; I believe I needed 11 feet to build the deck in the back of my home, right off of the kitchen. I have nobody that lives behind me, it's the actual railroad tracks that are behind me but I do have my neighbors that live on the left side to me. So, I'm appealing the Court to please, please... I need

it. That's the only form of ... I mean, you know... with privacy that I can... I mean I have a porch at the front but it's really nice to have one at the back.

Mr. Barber: Are you putting a door off the kitchen into the back?

Mrs. Rivera: There is a sliding door there, yes.

Mr. Barber: Oh, there is one there now?

Mrs. Rivera: Uhm.

Mr. Barber: Ok.

Mrs. Rivera: Yes, there is.

Mr. MacLean opened public hearing.

Audience Member: No objections.

Mr. MacLean: For the record you just have to mention your name. But if not, uhm... motion?

A motion was made by Mr. Barber and seconded by Mrs. Clark that the Middletown Zoning Board of Appeals hereby approves the application of Ana Rivera for 11 foot area variance for a rear deck located at 25-29 Hanford Street, Middletown, NY, Section 30, Block 1, Lot 28.

Board Members Aye: Deborah Clark, Nicholas Barber and Randy MacLean.

Mrs. Rivera: Thank you.

Mrs. Clark: Congratulations.

Mrs. Rivera: Thank you so much.

Mr. Maclean: Motion for adjournment?

A motion was made by Mr. Barber and seconded by Mrs. Clark to adjourn the Zoning Board of Appeals meeting.

Board Members Aye: Nicholas Barber, Deborah Clark and Randy MacLean.

Adjourned at 7:05 p.m.

Respectfully submitted

Martina Tu, Clerk