

**TOWN OF SUNDERLAND**  
**ZONING BOARD OF ADJUSTMENT**  
*Draft Meeting Minutes for November 30, 2017, 6:00 p.m.*  
**at the Sunderland Town Hall**

**Zoning Board Members in Attendance:**

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Peter Van Haverbeke, Chairman  
Robert Faley, Secretary

Robert Alexander  
Peter VanVleck, Jr.,

**Other Attendees:**

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Missy Bell-Johnson, Zoning Administrator  
Dolores Gingue

Lily Van Haverbeke  
Allison & Andrew Murphy

**Business:**

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In the absence of a Chairman, the Secretary called the meeting to order at 6:00 p.m.

**1. Board reorganization and election of officers:**

Since the former Chairman is no longer on the Zoning Board of Adjustment (ZBA), the first order of business was to elect new officers.

Robert Faley made a motion to nominate Peter Van Haverbeke as the new Chairman; Robert Alexander seconded and the motion carried unanimously.

Peter Van Vleck made a motion to continue Robert Faley's position as Secretary; Robert Alexander seconded and the motion carried unanimously.

**2. Variance application of Andrew and Allison Murphy for the removal of an existing garage and partial deck and new construction of an attached mudroom and garage within the minimum side yard setback at 333 North Road:**

The applicants presented their testimony and offered a site plan, pictures of the existing garage, and a computer rendering of the proposed building elevation with improvements. They explained the current condition of the garage is poor and its location subjects it to flooding and subsequent ice lockup throughout the winter. The proposed development will place the garage 27 feet from the adjacent property to the south where the minimum required side yard setback is 30 feet.

The five criteria required for a variance were discussed. No adjacent property owners were present and no objections were heard. Lily Van Haverbeke testified that there is precedence in town with prior variances being granted for similar type projects within setbacks.

**3. Variance application of Zachary, Raymond and Dolores Gingue for the construction of a home on an existing foundation within the minimum front yard setback and a proposed porch extending further into the setback at 2027 Sunderland Hill Road:**

The applicants had been issued a permit previously which has since expired. Construction of the building has commenced, but has been placed on hold pending the decision of the ZBA for a variance. Dolores Gingue presented testimony to the ZBA.

The five criteria required for a variance were discussed. No adjacent property owners were present and no objections were heard. Lily Van Haverbeke testified that she was in support of the project and that the hard working owners and improvements to the property would be a benefit to the town.

**4. Other business:**

None.

**5. Deliberative session and adjournment:**

At 6:28 p.m., Robert Alexander motioned to go into deliberative session to discuss the issues presented; Peter Van Vleck seconded and the motion passed unanimously. At 6:44 p.m., the Chair made a motion to come out of deliberative session and adjourn the meeting; Robert Alexander seconded and the motion passed unanimously.

The meeting adjourned at 6:45 p.m.

rlf/RLF