

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS  
FINAL MINUTES  
July 24, 2014**

**MEMBERS PRESENT**

Joseph Malcarne, Chairman

John Calogero  
Charles Canham  
Norma Dolan

Arlene Campbell, Secretary

**MEMBERS ABSENT**

Frank Kealty  
Macy Sherow III  
Arthur Weiland

**ALSO PRESENT**

Chairman Malcarne called the meeting to order at 7:32 pm.

Chairman Malcarne asked the secretary if the application on the agenda was properly advertised and adjoining neighbors were notified. Ms. Campbell responded positively.

Chairman Malcarne noted that the meeting was being recorded for record keeping purposes.

**VARIANCE APPLICATIONS:**

Ernest Klopping Area Variance – property on 377 Ruskey Lane, **tax grid #132400-03-6366-00-256522.**

The applicant is seeking an extension for an area variance that was granted on August 23, 2013.

Ernest Klopping and Pat Smalley appeared and explained why they were back before the board. He indicated the status of the Site Plan approval that is currently before the Planning Board.

Chairman Malcarne asked about where they are at with regards to the approval process. Mr. Klopping responded that they just need to do modifications to the Site Plan and do a Lot Line Adjustment.

Mr. Canham made a follow up question. “How complicated do you think is the process?” Mr. Klopping responded that these are just technical items on the site plan and a matter of procedural process.

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The board discussed the timeline of the approval process of the Site Plan application before the Planning Board.

The board exchanged opinions whether to grant 2 or 6 months extension to the variance.

Mr. Canham expressed his comments. The compelling part of the variance is the public benefit down the road. He doesn't think that the delay in construction of this building will affect this benefit. He expressed no objection to extending the variance. He added that if there is a timing issue, he would prefer to give a 6-months extension.

Mr. Calogero indicated his hopes to see the variance exactly as it is. He opined to see this project moves forward especially now that the town is in the process of zoning revision. Who knows what could happen?

Ms. Dolan shared Mr. Calogero's view. She remarked. "Don't roll the dice!"

The board agreed to open the public hearing.

Chairman Malcarne motion to open the public hearing, seconded by Ms. Dolan, all Aye, Motion carried, 4-0.

Hearing no comments, the board agreed to close the public hearing.

Chairman Malcarne motioned to close the public hearing, seconded by Mr. Canham, all Aye, Motion carried, 4-0.

The board passed a resolution, to wit:

Mr. Canham motioned that the Town of Clinton Zoning Board of Appeals grant a six month extension to the one-year re-approval on August 22, 2013 of area variances granted on September 23, 2010 to **Ernest G. Klopping, Jr.**, on property located at 317-377 Ruskey Lane, **tax grid #132400-03-6366-00-256522.**

This extension will expire on February 22, 2015, and retains all conditions and stipulations previously approved in both the original area variances dated September 23, 2010 and the re-approval of those area variances on August 22, 2013.

Seconded by Mr. Calogero.

**Discussion.** Ms. Dolan stated that she'd like to see the same stipulation of the variance. She also expressed her hopes to see this variance proceed in accordance to the town procedure.

All Aye, Motion carried, 4-0.

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**APPROVAL OF MINUTES:**

Chairman Malcarne motioned to accept the amended minutes of March 27, 2014 seconded by Mr. Calogero, all Aye, Motion carried, 4-0.

**ADJOURNMENT:**

Chairman Malcarne motioned to adjourn the meeting at 8:00 pm, seconded by Mr. Canham, All Aye Motion carried, 4-0.

Respectfully Submitted By:



Arlene A. Campbell  
Zoning Board of Appeals Secretary

Cc: Carol Mackin, Town Clerk