

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

June 23, 2026

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Sam Marotta, Nancy Babis, Meghan Lutz, Andrew Rosenberg, Damon DeCastro, Deputy Corporation Counsel, Jason Dool, Chief Building Inspector

EXCUSED: Dennis Stachera, Kevin McDonough

The Chairman explained to those present the procedure followed in these Hearings, First the explanation by the Appellant as to what he/she is appealing for, second, any questions those present wishes to ask to clarify the appeal, and third, the Board will hear any opinions for or against the granting of this variance. The chairman stressed the point that anyone wishing to speak must first state their name and address.

Roll call was taken by Chairman Kevin Foltz and all the members present stated that they have seen the properties.

The first case to be called was Case No. 2378. Appeal of Kristopher Pratt to erect a 6' wooden fence on the north and west property lines located at 301 Hawley Street situated in a Medium Density Residential Zone.

Mr. Pratt stated that he has the dimensions of what he plans on doing. He said that he noticed with the survey that it would be kind of close to the right-of-way if the fence is extended to what he originally submitted. He said that if approved, he would probably go about 18' off the north side of the house toward Green Street. He said that it would be 4'-5' from the sidewalk instead of 2'-3'. He said that they want to fence to close in the garage so that he can get his animals in and out of the house and to and from the car when they go places. He said that he will not be installing the fence by himself, he is hiring someone. He said that he already put a down payment in with a contractor. He said that the fence will look nice.

Mr. Pratt said that in the packet of papers he submitted, there are pictures of the type of fence and posts that he has chosen. He said that it would be picture #1 that would be moved closer back toward the house slightly. He said that the fence won't change the line of sight. He said that the picture show is him standing 30' from the stop sign in the middle of the road looking south. He said that you can see all the way past the next intersection, which is about 530' of visibility heading south. He said that he doesn't think it would obstruct visibility that way. He said that the fence is for more area for his dogs to run around.

Mr. Foltz asked if the fence will be stockade.

Mr. Pratt said yes, there is a photocopy of the specific fence that they chose in the packet submitted.

Mr. Foltz asked if they are going to stain or paint the fence.

Mr. Pratt said that they wouldn't paint it, most likely stain it.

Ms. Lutz said she just wants to be clear, the fence shown on the drawings is about 3.5' from the sidewalk. She asked if he is going to move that back from what the original drawings shows so there is more room between the sidewalk and the fence.

Mr. Pratt said yes, when he pounded the post in and took that picture he realized how close it was. He said that he thinks it would be better to go maybe 18' off the foundation towards Green Street rather than 20'. He said that will keep the fence 5'-6' from the sidewalk so that the kids walking home from school are tossing trash over the fence and he has somewhere to put the snow in the winter.

The meeting was opened to the public.

Mr. Ryan Myrtle, 295 Hawley Street stated that he is the direct neighbor. He said that he is for this. He said that it is not a ghetto project, it will improve the area. He said that it will be a nice addition.

The meeting was closed to the public.

There being nothing further Meghan Lutz made a motion to approve the variance request to erect a 6' wooden fence on the north and west property lines as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Nancy Babis.

Kevin Foltz-yes

Meghan Lutz-yes
Nancy Babis-yes
Andy Rosenberg-yes
Sam Marotta-yes

AREA VARIANCE GRANTED

Sam Marotta made a motion to approve the minutes from the May 26, 2026 meeting.
Seconded by Nancy Babis. Ayes-5 Noes-0

Meghan Lutz made a motion to adjourn; Motion seconded by Sam Marotta. Ayes-5
Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, July 28, 2026 at 5:00 p.m.