



plant. The variance requested is a C1 hardship variance due to the uniqueness of the property. The positive criteria are that the proposed disturbance is being moved further to the west which reduces the amount of tree clearing and disturbance. There are really no negative criteria besides extra noise and disturbance during construction which will be remedied once the house is completed. The Board can grant the variances without any detriment to the zone plan or to the zoning ordinance.

Mr. Fedun expressed concern over the maintenance of the driveway easement and emergency vehicle access. Mr. Falcone testified there is a current maintenance agreement amongst the people who use the easement.

Chairman DeRochi opened the meeting to the public. There being no public comment, the public hearing was unanimously closed.

A motion to approve the variance subject to the conditions was made by Vice Chairman Smith and seconded by Mr. Lopez-Lopez. The motion carried on the following roll call vote:

Ayes: DeRochi, Smith, Wu, Lopez-Lopez, Sudol and Patel

Nays: Fedun

#### **IV. MINUTES**

##### **February 20, 2018 – Regular Meeting**

A motion to approve the minutes was made by Mr. Lopez-Lopez and seconded by Vice Chairman Smith. The motion carried on the following roll call vote:

Ayes: DeRochi, Smith, Fedun, Lopez-Lopez, Sudol and Patel

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.