

**REGULAR PLANNING BOARD MEETING HELD SEPTEMBER 02,  
2003**

Present: Nancy Johnsen, Sean Schumacher, Dan Cianfoni, Gary Bogner,  
and Peter Butler.

Absent: None

Others attending: Mary Ann Malark, Barbara Gardner, Bruce Tarzia

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:05pm. The minutes of the August 05, 2003 meeting were reviewed. A motion was made by Sean Schumacher, seconded by Dan Cianfoni to approve the minutes as written.

**LOT DIVISION – 72, 74, 76 SOUTH MAIN STREET**

Mary Ann Malark has contracted to sell her property located at 74 South Main Street, Manchester, to Brenda Tarzia. This property is the main residence of Mary Anne Malark.

She has also contracted to sell her commercial building located at 72 S Main St., and her residential building located at 76 S. Main St., to Bruce and Brenda Tarzia.

No subdivision would be required if all of the lands owned by M.A. Malark were to be conveyed to Bruce Tarzia and Brenda Tarzia. The only reason a minor subdivision allowing the main house parcel to be located on a separate lot is necessary is that it will be owned by Brenda Tarzia, while all the remaining lands will be owned by Bruce and Brenda Tarzia.

Currently the lot division is going down the center of the store. There will be no change in the use of any of the buildings from their previous use. The only change proposed is to create a separate lot for the main residence at 74 S Main St. and the unification of all the other properties onto one lot.

Chairman Bogner stated that a problem arises when subdividing the lot. It does not meet the village zoning code. It is a non-conforming lot. The subdivision will require them to appeal to the Zoning Board of Appeals to appeal provisions set in Schedule I and Schedule II which would require 15'

setback from side property lines, 30' rear setback, minimum 100' lot width and a minimum two parking spaces per dwelling unit with a right of way easement. Proposed setbacks show only 4.2' to north property line, 8' to south property line, 20' rear setback, 42.88' lot width and no available parking or street access.

Mr. Tarzia stated he would proceed to have the whole parcel put in his wife's name so that they can proceed without delays.

Chairman Bogner stated the Planning Board would send their recommendations to the Zoning Board of Appeals to grant the variances if ever they wish to proceed to go before the ZBA.

### **LOT DIVISION – 58 SOUTH AVENUE**

Chairman Bogner signed the mylar and three copies of the survey map showing the change in the property line for 58 South Avenue. Shortening the lot size does not create any zoning violations and conforms with village code.

The next Planning Board meeting will be Tuesday, October 7, 2003 at 7:00 pm.

The meeting was adjourned at 7:45pm.

Respectfully submitted,

Rita J. Gurewitch  
Deputy Clerk/Treasurer