

Colden Zoning Board Meeting

May 15, 2025

Zoning Board Mark Bus, Andrew Geist (Chairman), Bernie Horschel,
Members Present: Alexander Keogan, and Linda Kotlarsz

Also Present: Michael Lukaszewski (Applicant)
John Kotlarsz (Bldg. Insp/Code – Enf. Officer), and Tom Dziulko
1 Resident

Andrew Geist called the May 15, 2025 Zoning Board Meeting to order at 7:01 PM.

I. Roll Call of Members – All Present

II. The Board Members reviewed the June 20, 2024 minutes. Alex motioned to approve the minutes and Alex seconded. All were in favor.

The Board Members reviewed the December 19, 2024 minutes. Linda advised of a name correction for calling upon the Applicant. Alex motioned to approve the minutes with the revision and Bernie seconded. All were in favor.

III. Andrew asked Mr. Lukaszewski to review his request for a variance for his property located on Partridge Rd. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a minimum required yards; 108-40.

Mr. Lukaszewski explained that he has a non-confirming lot, and after a difficult winter, more room for indoor parking in a garage would benefit his family. Mr. Lukaszewski described his lot and the ravine that drops off from his property and he's surrounded by woods. He understands that it's a big ask to have another garage but he will keep it harmonious with his home. Mr. Lukaszewski stated that he received support from his surrounding neighbors with zero negative feedback. He also stated that there were a few instances where garages were granted that are close to the road in the past.

Andrew verified with the Board Members that everyone had a chance to view the site from street view.

Andrew closed the public hearing and asked for the Board Members input.

Mark – No questions or comments

Bernie – Requested for the garage to be built next to the house and add an 8ft deep retention wall.

Alex – Reviewed the printed GIS map and survey map and verified that the yellow line represented the easement. Mr. Lukaszewski verified that it was the easement and if the garage was placed there, it would block the view from the living room window and require more expenses to pave to the garage.

Linda - No questions or comments

Andrew – Verified that Mr. Lukaszewski was aware of the closeness to the utility pole. Mr. Lukaszewski stated that he could run the wires underground and Andrew commented that the phone line wouldn't be underground. The angle of the garage was also discussed and Code Enforcement Officers stated that there aren't any other options.

Andrew stated that the Planning Board submitted written input for the Zoning Board Members review, and it was accepted by the Zoning Board as unofficial documentation.

The Zoning Board Members voted as follows:

Andrew Geist Aye

Mark Bus Aye

Alex Keogan Aye

Linda Kotlarsz Aye

Bernie Horschel Nay

The Board Members thanked Mr. Lukaszewski for his time and advised that he will receive a letter in the mail.

Alex motioned to adjourn at 7:22 PM, seconded by Linda. All were in favor.

Submitted by: Crystal Barrett