

Zoning Board of Appeals  
REGULAR MEETING AGENDA  
March 23, 2017

5:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: MR. ARCARO, MR. NAYLOR, MRS. SHERMAN,  
MRS. GATES, MR. McKENNA

OLD BUSINESS: None

NEW BUSINESS

**Case # 04-2017** – O'Reilly Auto Parts are seeking the below variances to build a new store on the corner of State & Buffalo St on the south side of the road. This is zoned a B-3 District. Included in packet: CT Consultants Engineers and O'reilly Auto Parts Improvement Plans

- Minimum 20-foot building setback when abutting a residential property; the plan shows a **setback of 18.66 feet. (Plan C3.01)**
- Minimum 20-foot wide landscaped area to screen building when abutting a residential property: the plan shows a **width of 18.66 feet.**
- Landscaped area is to be planted with evergreen hedge: the plan shows landscaping to consist primarily of **dogwood, which will not provide the dense year-round screening required.**
- Maximum width of driveway: the plan shows four driveways- one each along State Street and Monroe Street, and two along Buffalo Street to be **approximately 20 feet from the intersection with State Street, which is less than the 75 feet required.**
- Minimum number of parking spaces: the plan shows **only 31 parking spaces when the Code requires at least 62**
- Minimum number of loading spaces: **the plan does not show a dedicated loading area.**

ADJOURNMENT:

(Motion to Approve) with the following conditions:

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(Motion to Deny) with Reason Given:

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