

**VILLAGE OF LAKEWOOD  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 26, 2021**

The meeting was called to order at 7:00 p . m . Members present were Chairman John O'Hara; Commissioners Galizi, Knapp, Mattick, Smith, Shamoun, and Wayne. Also present were Village Manager Jean Heckman, Village Clerk Jeanette LoBosco, Village Attorney Scott Puma, and a few members of the public, including Village President Stavropoulos.

**APPROVAL OF MINUTES:** Commissioner Knapp, seconded by Smith moved to approve the March 15, 2021 minutes as amended and March 29, 2021. Voting Aye: Commissioners Galizi, Knapp, Mattick, Smith, Shamoun, Wayne and Chairman O'Hara. Voting Nay: None. Motion declared carried.

Chairman O'Hara explained the petition being presented and the discussion will involve the consideration to Floor Area Ratio (FAR) and an increase to the maximum height of a dwelling unit.

**PUBLIC HEARING: TO CONSIDER A PETITION OF DEREK DEPAUL TO THE PROPERTY KNOWN AS 2120 SOUTH SHORE DRIVE, PIN 18-01-402-007 TO GRANT CERTAIN VARIATIONS AND DEPARTURES FROM THE REQUIREMENTS OF VILLAGE OF LAKEWOOD ZONING ORDINANCE RELATIVE TO AN INCREASE TO THE MAXIMUM HEIGHT OF A DWELLING UNIT FROM THE ALLOWED 30 FEET, AS PROVIDED AT CHAPTER 17, SECTION 10.3-6, A-2, UP TO 32 FEET, AND AN INCREASE TO THE MAXIMUM FLOOR AREA RATIO FROM THE MAXIMUM ALLOWED OF .4, AS PROVIDED AT CHAPTER 17, SECTION 10.3-7, UP TO .49, AND FOR SUCH OTHER AND FURTHER ZONING RELIEF AS MAY BE REQUIRED**

The public hearing was reopened by Commission Wayne, seconded by Commissioner Knapp at 7:03 p.m. Voice Vote: All Ayes. Nay: None. Motion declared carried.

Village Manager Heckman, along with Village Clerk LoBosco confirmed the verification of Public Notice and Publication

Village Manager Heckman clarified with the Commission that all have had the opportunity to review the latest version of documents that were submitted. She also recapped the Plan Review revision submitted by Building Inspector Brian Fragassi.

The Oath was administered by Village Attorney Scott Puma to Derek DePaul and Keith DuShane, who were present to testify.

Petitioner Derek DePaul took the floor to begin his presentation. Being that this would be the

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third time he is coming before the commission, his focus was presenting the results of the previous comments and feedback. Attention was given to the following changes: basement was altered to be a crawl space, reconfiguration of the building footprint, decrease to first floor square footage, changes to second floor ceiling height.

General Contractor Keith DuShane was also present to offer clarification to the changes. He was also prepared to offer hardcopies of the revised plans.

Commissioners Wayne and Smith asked for clarification in regards to Floor Area Ratio.

Commissioner Mattick clarified the height of the crawl space. He also inquired if the material to be used for the driveway has been determined.

Commissioner Knapp asked for clarification of the second floor bathrooms and bedrooms ceiling height. Discussion continued regarding setbacks indicated on the proposed site plan.

Chairman O'Hara commented that if alterations are made to shrink the house design it would result the FAR calculation in a positive way. He also offered explanation of lineal design.

Village Attorney Scott Puma drew attention to material being used for the driveway. The difference of impervious vs pervious material use may result in an engineering rejection of the plan.

Commissioner Smith, seconded by Commissioner Knapp moved to close the Public Hearing at 7:39 p.m.

Commissioner Smith, seconded by Commissioner Galizi moved to approve the request to Floor Area Ratio to .49. Voting Aye: Commissioners Galizi, Mattick, Shamoun, Smith and Wayne. Voting Nay: Commissioner Knapp. Abstain: Chairman O'Hara. Motion declared carried.

Commissioner Smith, seconded by Commissioner Shamoun moved to approve the request for Maximum Dwelling Height to 32 feet. Voting Aye: Commissioners Galizi, Shamoun, Smith, And Wayne. Voting Nay: Commissioners Knapp and Mattick. Abstain: Chairman O'Hara. Motion declared carried.

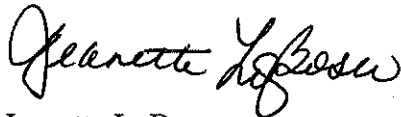
**UPDATE ON PLANNING, ZONING, AND DEVELOPMENT ISSUES.** Chairman O'Hara addressed the commission to continue to review the property list and maps that Village Manager Heckman provided. Discussion particular to the Oasis project at Rt 47 and Rt 176; RedTail Golf Club; Village Hall; and available vacant property led to elaboration of development ideas.

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President Stavropoulos addressed the committee. He thanked them for their service. He stated the commission is comprised of talented people and is excited for the impact they can make in the village.

Chairman O'Hara requested the commission to return September 20<sup>th</sup> with some developed ideas on the discussion points.

With nothing further to discuss, Commissioner Galizi, seconded by Commissioner Wayne moved to adjourn the meeting. Voice Vote: All Ayes. Nay: None. Motion declared carried. The meeting adjourned at 8:36 p.m.



Jeanette LoBosco  
Village Clerk