

Village of Central Square
ZONING BOARD MINUTES
April 15, 2025
Hearing 6:30 PM ~ Meeting 6:45 PM

Board Members Present: Chairman Andy Smolnik, board members Carlos Hunter and Mike Plantz.

Village Staff in Attendance: Zoning Board Secretary Krista Ruzekowicz, Codes Enforcement Officer Ed Cusato (in attendance for Hearing).

Public Attendance: Village Residents: Samantha Bonnet and John Bergman. Also in attendance were Bob Bonnet and Will and John Samoraj (Samoraj Contracting).

Meeting Called to Order: At 7 p.m. Chairman Andy Smolnik closed the hearing and called the regular meeting of the Zoning Board to order. All in attendance stood for the Pledge of Allegiance led by Chair Smolnik.

NEW BUSINESS

Chairman Smolnik opened the meeting by asking Samantha Bonnet (the requestor of the area variance) the reason for the area variance request. Samantha Bonnet and her boyfriend, John Bergman would like additional space for John's children to have rooms of their own in the house and they don't wish to move out of the Village or the neighborhood that they currently live in (Tucker Avenue). The 16x32' addition will give them just enough space for them to stay in the home; give each child a bedroom, give them a master suite and an additional bathroom.

Smolnik stated that based on the original drawing he saw that the addition was set back from the front of the current house. Samantha and Bob Bonnet both mentioned that the addition not meeting directly in line with the original home was for aesthetics and that the addition would probably go back another foot further from the original drawing proposed.

Smolnik requested that the secretary note in the minutes that the area variance be noted as such: A reduction of **11 ft.** (instead of 12 ft.) from the required 25 ft.

to **24 ft.** (instead of 23 ft.) in the front yard and a reduction of **29 ft.** (instead of 28 ft.) from the required 50 ft. to **21 ft.** in the rear yard.

Smolnik read the reasons submitted for the area variance as follows from the applicant's request:

1. In its existence the original structure is extremely small and with a growing family it is necessary to add on.
2. This addition will not in any way be a detriment to the health, safety or welfare of the community.
3. There will be no undesirable change to the neighborhood, it is a simple addition.
4. The request is not substantial, because of the configuration or the property lines it is necessary.
5. There will be no real adverse effect on the environmental conditions in the area, no concerns of added water runoff.
6. Generally, it is always self-created, but it is necessary to grow a family instead of moving.
7. The proposed plans have been reduced to meet the absolute smallest changes in order to make this project work and again this will not create any changes to the neighborhood appearance.

Mr. Smolnik asked Ms. Bonnet if she concurred with the above statements and if they were true and accurate. Ms. Bonnet stated that they were true and accurate and that she concurs with the statements, adding that the home will look better too.

All members of the Board have since gone past the home located at 130 Tucker Ave. and saw the 69' of property adjacent to the home and looking at the proposed addition size based on the drawings, 16' taken from that property doesn't look like a lot. Ms. Bonnet took the time to note that the current shed located on the property would be torn down.

Codes Enforcement Officer Ed Cusato requested that the minutes reflect the mention of gutters being added to the 16x32' addition if Cusato found them to be necessary. John and Will Samoraj as well as Samantha Bonnet agreed that if

CEO Cusato deemed the gutters necessary that they would add them to the scope of the project.

Chairman Smolnik wanted to clarify with Ms. Bonnet the number of bedrooms and bathrooms. Samantha will be adding 2 bedrooms and 2 bathrooms in the proposed addition and hopes this will include a large master bedroom closet.

Andy went on to say that there were no oppositions to the area variance from the public and with the proposed addition taking only 16' of the current 69' easement to the left of the current home that the Board will make a motion to accept the request.

Motion made by Mike Plantz to approve the area variance requested by Samantha Bonnet located at 130 Tucker Avenue, Central Square. Tax Map #276.10-07-21. The project will require:

1. A reduction of 29 ft. from the required 50 ft. to 21 ft. in the rear yard.
2. A reduction of 11 ft. from the required 35 ft. to 24 ft. in the front yard.

Reasons for the area variance are as follows:

1. In its existence the original structure is extremely small and with a growing family it is necessary to add on.
2. This addition will not in any way be a detriment to the health, safety or welfare of the community.
3. There will be no undesirable change to the neighborhood, it is a simple addition.
4. The request is not substantial, because of the configuration or the property lines it is necessary.
5. There will be no real adverse effect on the environmental conditions in the area, no concerns of added water runoff.
6. Generally, it is always self-created, but it is necessary to grow a family instead of moving.
7. The proposed plans have been reduced to meet the absolute smallest changes in order to make this project work and again this will not create any changes to the neighborhood appearance.

The Motion was seconded by Carlos Hunter and voted upon: Carlos Hunter-yes, Mike Plantz-yes and Andy Smolnik-yes. The motion carried unanimously.

Chairman Smolnik to Samantha Bonnet – Build your addition and enjoy staying in the Central Square community.

The next Zoning Board Meeting is tentatively scheduled for Tuesday, May 13th with a Hearing at 6:45 p.m. and a Meeting at 7 p.m.

Adjournment

At 7:34 p.m. Mike Plantz moved to adjourn the meeting, seconded by Carlos Hunter. All were in favor.

Respectfully submitted,

Krista Ruzekowicz
Zoning Board Secretary

Approved May 13, 2025