Zoning Board of Appeals
EAST GRANBY, CONNECTICUT

Thursday, October 23, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:03 pm, Members present when Chairman John Corcoran called to order: Art Reardon, Mike Malloy, & Alternates, Katie Hastings & Josette Lumbruno; Members absent: Betty Ann Hayden, Jim McPherson & alternate Bob Ravens-Seger; Chairman Corcoran assigned both alternates, Katie Hastings & Josette Lumbruno as voting members tonight.

2. **Public Hearings:**

Chairman Corcoran reviewed the process of how public hearings are conducted.
He opened the public hearing and read the legal notice into record for:

Application ZBA #25-05, Kevin Rozanski, for a 20' variance to add a garage that reduces the rear yard setback from the required 25'to a 5' setback area; a 10' variance that reduces the side yard from the required 20' to 10', as required in Section IV.A.6. and a variance of accessory structures not exceeding 40% of living area in principle structures as required in Section IV.A.3.a.ii on property located at 10 Pleasant View Drive, East Granby.

Kevin & Cassie Rozanski presented their application to build a 36' X 50' detached garage in the rear corner section of their property They are seeking a variance, due to setback requirements, to tuck it as far back as they can. They will utilize it to house their vehicles, which are too large for their current garage, their boat, bikes, etc. They will build it to be an aesthetically pleasing building that will complement their home. It will clean up all the items that are currently just stored in the open yard. They seek the variance not only for storage but to allow to keep some yard space open where their boys have a soccer/hockey field which they use often. They have acquired a release of an easement from CL & P along with a letter from town planner, Robin Newton, stating that there are no future plans for the road behind them, Old County Hwy, to be be connected to Pleasant View Drive.

Questions to applicant: are neighbors aware & ok with this. Applicants have provided signed letters from all neighbors on their street. Abutting rear property belongs to the town. How big is property? ¾ acre. Members would be more receptive to a 10' rear setback rather than only 5'. Applicants agreed.

Chairman Corcoran asked if there was anyone from the public present or on ZOOM in favor or opposed:
~ John Aniskoff, 12R Seneca Drive, spoke in favor of allowing the variances, having been through this process himself for a garage.

No one on ZOOM.

No further questions.

Chairman Corcoran closed the public hearing at 7:22pm - no further comments.

Mike Malloy made a motion to approve **ZBA #25-05**, Kevin Rozanski, for a **15' variance** to add a garage that reduces the rear yard setback from the required 25'to a **10' setback area**; a 10' variance that reduces the side yard from the required 20' to a **10'setback area**, as required in Section IV.A.6. and a variance of accessory structures not exceeding 40% of living area in principle structures as required in Section IV.A.3.a.ii to allow for a **36' X 50' garage**, on property located at 10 Pleasant View Drive, East Granby.
Art Reardon seconded the motion. Votes in favor were unanimous, motion approved.

3. **Minutes:** 05.22.2025 Meeting minutes, Art Reardon made a motion to approve these minutes, Josette Lumbruno seconded the motion. Votes in favor were unanimous, motion carried.

4. **Old Business:** n/a

5. **New Business:**

   Public Hearing: - Application ZBA #25-05 ~ completed

   2026 Meeting Dates: Mike Malloy made a motion to approve the 2026 Meeting dates calendar as written, subject to change based on applications received, Katie Hastings seconded the motion; Votes in favor were unanimous, motion carried.

6. **Adjournment: 7**:28 pm, Art Reardon made a motion to adjourn the meeting, Josette Lumbruno seconded the motion. Votes in favor were unanimous, meeting adjourned.

   Respectfully Submitted on this 24th day of October 2025,

   Michele Leadbeater
   East Granby Building & Land Use Administrative Assistant