

**MINUTES OF THE REGULAR MEETING  
ZONING BOARD OF APPEALS  
TOWN OF NEW HARTFORD MUNICIPAL BUILDING  
MARCH 17, 2025**

The Regular Meeting was called to order by Chairman Randy Bogar at 6:00 P.M. Board Members present are Michele Mandia, Lenora Murad, Dominick Timpano, Dan McNamara, Byron Elias, and newest Board Member Michele DeTraglia. Also in attendance were Town Attorney Herbert Cully, Codes Officer George Farley, Dory Shaw, Secretary (absent). Chairman Bogar introduced the Board Members, and explained the procedures for tonight's meeting.

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The application of **Mr. Steven Czupryna, 220 Fairway Drive, New Hartford, New York.** Mr. Czupryna is proposing to construct a 32 ½' x 22'± addition to the left side of his existing home. Zoning in this area is Low Density Residential which requires a 15' side yard setback. The addition will be 5' from the left side property line, thus, necessitating a 10' Area Variance request. Tax Map #317.011-3-92; Zoning: Low Density Residential. Mr. Czupryna appeared before the Board.

Mr. Czupryna presented the plans for the Board's review. He needs the additional living space. Color is grey and roof line matches house. He was asked how he would get things into this structure – there are trees. He will be removing some trees and would work with neighbor.

Chairman Bogar asked if there was anyone present to address this application – no. The Public Hearing ended.

At this time, the Board Members reviewed the criteria for an Area Variance:

- An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variance – response: no - all in agreement;
- The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – response: no, all in agreement;
- The requested variance is substantial – response: no, all in agreement;
- The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – response: no, all in agreement;
- The alleged difficulty was self-created, which consideration shall be relevant to the decision, but shall not necessarily preclude granting the variance – response: yes, all in agreement.

Motion was made by Board Member Byron Elias to **approve** the application as presented; and that a Building Permit be obtained within one year of approval date; seconded by Board Member Dominick Timpano. Vote taken:

Chairman Randy Bogar – yes  
Board Member Lenora Murad – yes  
Board Member Dan McNamara - yes

Board Member Dominick Timpano - yes  
Board Member Michele Mandia - yes  
Board Member Michele DeTraglia – yes

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Board Member Byron Elias - yes

Motion **approved** by a vote of 7 – 0.

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Minutes of the February 24, 2025 Zoning Board meeting were approved by Board Member Dominick Timpano; seconded by Board Member Michele Mandia; Board Member Byron Elias abstained.

Respectfully submitted,

Dolores Shaw, Secretary  
Zoning Board of Appeals

NOTE: MINUTES WERE TAKEN BY BOARD MEMBER MICHELE DETRAGLIA IN SECRETARY DORY SHAW'S ABSENCE.