

Minutes of: Feb. 9, 2022
Date Approved: _March 9, 2022_
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February 9, 2022
TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
Village Hall – 7:30pm

Present:	Tom Ringwald	Chairperson
	Nathan Jackman	Member
	Anthony Fiore Jr.	Member
	Lauren Porretta	Member (ad hoc)
	Heather Rinaldi	Member (ad hoc)

Absent:	Christina Brown	Member
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Also in Attendance:

Gary Gjertsen	Village Attorney
Carolina Fonseca	Village Consultant

Chairman Ringwald welcomed two new members to the Board.
Member Porretta and Member Rinaldi will both take on ad hoc roles.

Chairman Ringwald announced the agenda as follows:

Item #1	22 Wallace St.	Area Variance
Item #2	69 Main St.	Adjourned
Item #3	22 Underhill St.	Adjourned

Item #1 22 Wallace Street Area Variance

Ericka Gage, applicant, stated that there was a fence between her property and her neighbor's property that needed to be replaced. The existing fence was on the property line. The neighbor agreed to the replacement but could not financially contribute. She noted that since it was a replacement to an existing fence; she did not think that a permit was necessary.

She replaced the crumbling retaining wall and placed a fence on top of the retaining wall.

Ms. Gage did apply for a permit for the hot tub. She followed the guidelines and placed the hot tub 5 ft. from the property line. She placed pavers under the hot tub to the property line which butts up against the neighbor's garage. She was not aware that the pavers must end 4ft. from the property line. There is nothing between the hot tub and the neighbor's garage except this tiny area of pavers.

Chairman Ringwald noted that the fence was too high as it sits on top of a retaining wall. Ms. Gage submitted photos of several nearby properties with the same scenario, a fence on the property line up against the neighbor's garage.

Member Jackman reminded the residents that when one plans on renovating and upgrading their property, to stop by the Building Dept. for guidance. Some projects need Zoning Board approval. The hot tub is built to code; just the pavers are too close to the property line.

Chairman Ringwald noted that since the garage sits on the property line, the pavers are lined up to the garage. He added that the improvement to the retaining wall looks beautiful.

Chairman Ringwald motioned to open the public hearing, seconded by Member Fiore and carried unanimously.

No Public Comments

Chairman Ringwald motioned to keep the public hearing open, seconded by Member Fiore and carried unanimously.

Item #2	69 Main St.	Adjourned
Item #3	22 Underhill St.	Adjourned

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.