

November 9, 2016

**TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
TUCKAHOE VILLAGE HALL – 7:30pm**

Present:	Tom Ringwald	Chairperson
	David Scalzo	Member
	Ronald Gallo	Member
	John Palladino	Member
	Nathan Jackman	Member
	Daniel Lang	Member (Ad Hoc)

Also in Attendance:

Gary Gjertsen	Village Attorney
Mike Seminara	Village Code Enforcer

Pledge of Allegiance

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of minutes from the October 13, 2016 Regular Meeting	
Item #2	76 Oakland Ave.	Area Variance
Item #3	138 Oakland Ave.	Area Variance
Item #4	68 Marbledale Rd.	Adjourned

Item #1 Approval of minutes from the October 13, 2016 Regular Meeting
Chairman Ringwald motioned to approve the October 13, 2016 minutes,
seconded by Member Palladino and carried with a vote of 5 – 0, with Member
Jackman abstaining due to his absence.

Item #2	76 Oakland Ave.	Area Variance
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John Cotugno, architect for the applicant, noted that this application is to add a second floor to a preexisting ranch house and enclose an open porch in rear of the house. This house was built in the 1960's and needs to be updated. The screened-in porch will become part of the kitchen. The existing house is a three bedroom house with two bedrooms and one full bath on the first floor and one bedroom on the second floor. The second floor addition will consist of placing all three bedrooms on the second floor with a full bath; the first floor will have no bedroom, a powder room and a larger kitchen.

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

No Public Comments

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

Item #3 138 Oakland Ave. Area Variance

Nancy Karg, architect for the applicant, noted that this application was for a two story addition to be added to the rear of the house. There is an open corner in the rear house where this addition will fit. In addition, the applicant requests to create an open portico in the front entryway where there is an existing stoop.

The rear setback is 40 ft. with the addition; 35ft. is required.

The plans are to remove the existing brick and place clapboard siding and windows to the addition.

Ms. Karg submitted three letters from neighbors that were in support of this application.

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

No Public Comments

Member Jackman submitted an additional letter from a resident in support of this application.

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

Item #4 68 Marbledale Rd. Adjourned

Member Gallo noted that he and Member Jackman attended a Westchester County educational session for Zoning Board members. He noted that it was an extremely informative session and covered many legal matters.

Member Jackman added that he distributed copies of the materials to all Board members.

Member Gallo offered his support to the Planning Board regarding the hotel application. He noted he was impressed with the Planning Board's willingness to hear comments from the public. It was his opinion that they did a fantastic job.

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.