

Minutes of: Jan. 11, 2017
Date Approved: __Feb. 8, 2017
Date Filed/Village Clerk: _____

January 11, 2017

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

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

Absent:	David Scalzo	Member
	John Palladino	Member

Also in Attendance:

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector

Pledge of Allegiance

Chairman Ringwald announced the agenda as follows:

- Item #1 Approval of minutes from the December 14, 2016
 Regular Meeting**
- Item #2 171 Lake Ave. Area Variance**

Item #1 Approval of minutes from the December 14, 2016 Regular Meeting
Chairman Ringwald motioned to approve the December 14, 2016 minutes,
seconded by Member Jackman and carried with a vote of 4 – 0.

Item # 171 Lake Ave Area Variance

Andrzej Golka, architect for the applicants, Mr. and Mrs. Graham, noted that this application was to expand the second floor of a pre-existing, non-conforming

dwelling. The plans are to raise the second floor above a portion of the first floor. The plans are not to expand the footprint. The structure in front of the house will be built above the existing foundation. The reason an area variance is required is due to the expansion of a non-conformity by adding to the already existing non-conformity.

The house is currently a two-family house with four bedrooms with two bedrooms in each family dwelling. The applicants are requesting approval to convert the house to a single-family dwelling, and keep the same amount of bedrooms, four bedrooms.

Member Jackman voiced his concern regarding the front yard setback. The property line ends in the middle of the front yard. It will actually be a larger distance.

Gary Gjertsen, attorney, indicated that the village has a 10ft. set back from the street line to the property line. The architect must measure the exact distance and provide the correct measurement to Bill Williams.

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

No Public Comments

Chairman Ringwald noted that the public hearing would remain open until next meeting.

Next Zoning Board meeting is scheduled for February 8, 2017

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.