

Minutes of: June 14, 2017
Date Approved: _July 12, 2017
Date Filed/Village Clerk:

June 14, 2017

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

Present:	Tom Ringwald	Chairperson
	Nathan Jackman	Member
	John Palladino	Member
	Daniel Lang	Member
	Anthony Fiore Jr.	Member

Absent:	David Scalzo	Member
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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 May 10, 2017
 Regular Meeting**

Item #2	5 Circle Rd.	Return
Item #3	180 Lake Ave.	Area Variance

Item #1 Approval of minutes from the May 10, 2017 Regular Meeting
Chairman Ringwald motioned to approve the May 10, 2017 minutes, seconded
by Member Jackman and carried with a vote of 4 – 0, with Member Fiore
abstaining.

Item # 2	5 Circle Rd.	Return - Extension
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Chairman Ringwald noted that the exterior of the project is 90% completed. The Board made it clear that the exterior must be 100% completed by this scheduled meeting. This included stucco, trim, garage doors, porch ceilings, electrical and a gate to cover the side of the house.

Mr. Dmitri Ostshshkin, applicant, noted that the rain was a factor this month. It caused a delay with the stucco. He noted that he has every intention to complete the stucco and paint the stucco in the next few days.

Member Jackman voiced his disappointment with the delay.

Chairman Ringwald noted that the public hearing was still open.

Mr. Anthony Lore, 123 Wallace Street, stated that he did not believe one word the applicant stated. This project is going on too long. The applicant was aware of the rules and regulations.

Member Jackman stated that he drove by the property several times in the past 30 days and witnessed the applicant working diligently to complete the project. He asked Mr. Lore if it looks as if the applicant is wrapping it up.

Mr. Lore noted that there is gravel, no railing, no cement.

Member Jackman continued that if the Board denies the extension, the house would stay in its current condition for possibly a year while it goes through the litigation process.

Mr. Lore noted that the Board has been very generous. He would not like to see the project shut down. He suggested a 30-day extension with a guarantee from the applicant.

Chairman Ringwald noted that he agreed with the comments. Time ran out last year on this project. The agreement was that 100% of the exterior should have been completed and only 85% to 90% was done.

Member Jackman stated that the following must be completed in 30 days:
Gate outside house, stucco completed and painted, even the hole in the stucco on side of house, porches closed up, cover cans, and electrical inspection completed.

Chairman Ringwald motioned to keep the public hearing open, seconded by Member Palladino and carried with a vote of 3 – 1 with Member Jackman voting No and Member Fiore abstaining.

Item #3 180 Lake Ave

Area Variance

Sarah Hollerman, architect for the applicant, stated that this is a two family home. The applicant is requesting to add a vestibule and covered porch to the front door area of house to provide security for the house and create a single-family home look. There are currently 4 parking spaces, two in garage and two in front of garages. The applicant is requesting to remove the front stoop to add an additional parking space between the two in front of the garages. The proposed plans will have two sets of steps on either side of the front porch, instead of one stoop in front of the house. The plans to add a covered porch, and design the front to look like a single family home will only enhance the neighborhood. The front door will open up to a vestibule with two doors to each part of the two family house.

Bill Williams noted that the applicant would need to install several posts to support the weight of the covered vestibule.

Ms. Hollerman described the vestibule to extend 5ft. into the front yard and then the front porch will extend an additional 3.5ft. past the vestibule. The required set back is 25ft. the application is for 8.5ft. setback. The installation of the side steps will add 4ft. onto the left and right side of house.

Ms. Hollerman noted that there is an existing shed and rear deck in the yard that were built by the previous owners, without the necessary permits; which the applicant would like to legalize.

Bill Williams stated that he would inspect the existing shed and rear deck, if they do not pass inspection, they will have to be removed.

Ms. Hollerman summed up her presentation by noting that the applicant is requesting a variance to add a vestibule and covered porch, a variance for the front yard and side yard setbacks, an FAR variance, to legalize the existing shed, rear deck and non-conforming rear yard and to create a third parking space in the front of the property.

Chairman Ringwald motioned to open the public hearing, seconded by Member Fiore and carried with a vote of 5 – 0.

Denise Spina 14 Westview Ave., voiced her support of this application. She stated that the third parking space in the front would be an asset to take another vehicle off the street.

Francesco Rizzi 180 Lake Ave., noted that the parking situation is very congested. The front steps to the house are very unsafe, especially during snowstorms. He liked the plans to update the front of the house and make it a more modern look.

Nicole Donovan 180 Lake Ave., owner of the house, noted that the proposed plans would improve the look and provide energy efficiency to the house.

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

Chairman Ringwald welcomed the newest member to the Board, Anthony Fiore, Jr. as the new Ad Hoc member. Chairman Ringwald noted that he has known Member Fiore for many years and will be a great addition.

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.