

Minutes of: Mar. 13, 2024
Date Approved: _____
Date Filed/Village Clerk:

March 13, 2024

TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
Village Hall – 7:30pm

Present:	Christina Browne	Acting Chairperson
	Anthony Fiore Jr.	Member
	Lauren Porretta	Member
	Eileen Pirro	Member

Absent:	Tom Ringwald	Chairman
	Heather Rinaldi	Member

Also in Attendance:

Bill Williams	Building Inspector
Gary Gjertsen	Village Attorney

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of the Minutes of September 13, 2023	
Item #2	377 Marbledale Rd.	Adjourned
	46/1/10, 11, 12	
Item #3	377 Marbledale Rd.	Adjourned
	46/1/13, 15	
Item #4	20 Marbledale Rd	Adjourned
Item #5	25 Main Street	Amend Area Variance
Item #6	126 Bella Vista Street	Area Variance

Item #1 Approval of the Minutes of September 13, 2023

Acting Chairperson Browne motioned to approve the minutes dated September 13, 2023 was seconded by Member Fiore and upon roll call was carried with a vote of 3 – 0, with Member Pirro abstaining.

Item #2	377 Marbledale Rd.	Adjourned
Item #3	377 Marbledale Rd.	Adjourned
Item #4	20 Marbledale Rd	Adjourned

Item #5 25 Main Street Amend Area Variance

Maximillian Mahalek, attorney representing the applicant Peter Borducci, stated that the applicant currently leases 21 parking spaces from the village and requested the reduction from 21 to 13 parking spaces. The parking lot has 150 parking spaces. The applicant was granted a reduction of parking spaces during Covid; from 21 spaces to 15 spaces. That two year reduction is coming to an end.

There are currently four uses on the site; Growlers which the patrons usually visit the bar at night and all 150 parking spaces are available for use. The Dance studio which uses only 4 spaces on Tuesday, Thursday and Saturday. The Beauty parlor which uses only 5 spaces and the majority of their business falls on the weekends whereas the parking lot is open to all and the Financial office which is open from Monday to Friday 9-5 but most of the financial officers work remotely. There is no time when all the tenants need the use of the 13 parking spaces. By reducing the number to 13, the remaining 8 spaces would be returned to the Village for the Village to rent out to residents. The cost of a parking space to a landlord is currently \$1100, while a resident has to pay \$1700. This would be a positive financial move for the Village.

Mr. Mahalek added that he has photos of the empty parking spaces, stamped with the different times. He can submit these photos for review at the next meeting.

Member Porretta asked what happens if the tenant Growler changes his hours of operation to include lunch service.

Mr. Mahalek noted that there are no plans for any changes, but if the Board would feel comfortable requesting the applicant to submit a letter to the Village every year if there is a change in the tenants' uses. If there is a change in the tenants, they would need to file for a permit to the Village. There have been no complaints from the need of parking spaces from anyone.

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

No Public Comments

Chairperson Browne motioned to hold the public hearing open, seconded by Member Fiore and carried unanimously by the Board.

Chairperson Browne asked the applicant to send the time stamped photos by email to the Building Dept.

Item #6 126 Bella Vista Street Area Variance

Miguel Vinci, owner of the property, indicated that the driveway is too narrow to park his car. The retaining walls on either side of the driveway need to be repaired. He is requesting the approval to expand the driveway from 9ft. wide to 12ft. wide and build new retaining walls. He plans to keep most of the stone and use it for the new walls. The neighbors support the plans and some already have done this to their driveways.

Member Pirro asked for clarification of the distance the walls would have to be moved.

Bill Williams, Building Inspector, noted that the right side of the retaining wall will return to meet the house. He will check all the plans to make sure it will hold the dirt back. He will make sure it meets code.

Chairwoman Browne motioned to open the public hearing, seconded by Member Fiore and carried unanimously.

No Public Comments

Chairperson Browne motioned to hold the public hearing open, seconded by Member Fiore and carried unanimously by the Board.

Gary Gjertsen, Attorney for the Village, noted that the applicant will not be in attendance for the next Board meeting. He instructed the Board to vote on the application with the applicant not present.

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.