

Date Filed/Village Clerk:

TUCKAHOE VILLAGE HALL – 7:30pm

Chairman DiSalvo stated that this applicant has been before the board on April 25, 2012, June 13, 2012 and June 12, 2013, and they have been no changes to the plans.

Chairman DiSalvo motioned to open the public hearing, seconded by Member Barandes and carried unanimously.

No Public Comments

Chairman DiSalvo motioned to close the public hearing, seconded by Member Palladino and carried unanimously.

Chairman DiSalvo offered the following resolution:

**VILLAGE OF TUCKAHOE
ZONING BOARD OF APPEALS**

AREA VARIANCE RESOLUTION

**Applicants: Mirado Properties Inc, Dorami Realty of New York, Inc and Midora Corp.
Properties: 146, 150 & 160 Main Street and 233 Midland Ave (Sec 29, Block 4, Lots 1,3 to 8, 13, 17, 33, 36, 39 and 40; and Section 29, Block 9, Lots 1 & 25)**

Whereas, applicants, Mirado Properties, Inc., Dorami Realty of New York Inc and Midora Corp. seek an extension of time for Special Use Permits and Area Varaiances previously granted by this Board on April 25 2012 and June 13, 2012 and most recently extended on June 12, 2013 for 18 months and

Whereas, there has been no change in the plans that have been previously approved by this Board and there have been no material changes to the facts or circumstances that rationally and reasonably supported this Boards determinations to grant the Approvals herein, it is therefore

Resolved that this Board confirms its negative declaration pursuant to SEQRA as there has been no change in the plans submitted and previously approved , and it is further

Resolved that the Special Use Permits and Area Varaiances previously granted by this board are extended for a period of 2 years.

Member Barandes seconded the motion and upon roll call was carried with a vote of 3 – 0.

Item #3 150 Lake Ave.

Return

Steven Accinelli, attorney for the applicant, stated that he met with the Building Inspector Bill Williams and that both parties were satisfied with the terms. The plans are to leave a portion of the basement exposed and not live able. The changes will be noted by Building Dept. This will not affect the Area Variance application being sought. It actually decreases the impact and significantly reduces the FAR.

Chairman DiSalvo motioned to re-open the public hearing, seconded by Member Barandes and carried unanimously.

No Public Comments

Chairman DiSalvo motioned to close the public hearing, seconded by Member Barandes and carried unanimously.

Member Palladino offered the following SEQRA Resolution:

VILLAGE OF TUCKAHOE ZONING BOARD OF APPEALS

AREA VARIANCE RESOLUTION

The application for an AREA VARIANCE requested by 150 lake Ave whose address is 150 Lake Ave, Tuckahoe, NY Sec. 33 Blk.7 Lot 4 for relief from the following section of the zoning code: 5-1.6.3 and 4-3.6

SEQRA RESOLUTION

Based on this application as submitted, this Zoning Board of Appeals finds and determines that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Zoning Board of Appeals is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed area variance application.**
- 3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.**

Chairman DiSalvo motioned to approve the SEQRA Resolution, seconded by Member Barandes and carried with a vote of 3 – 0.

Member Palladino offered the following recommendation for an Area Variance:

Recommendation is for an area variance to be granted as the benefit to the applicant of the area variance outweighs the detriment to health, safety and the welfare of the neighborhood. The applicant has demonstrated through its submissions and presentation that it has met all aspects of the 5 prong test to the satisfaction of this board.

**A recommendation to approve the requested variance with the condition(s) that:
The storage area and rear portion of the basement shall remain unfinished and used as storage only as per the Building Inspector's notation on the application plans dated July 28, 2014 ; and**

The granting of the variance(s) herein is granted on the condition that work under such variance be commenced and diligently prosecuted within one year of the granting thereof, failing which such variance(s) shall become null and void.

Chairman DiSalvo motioned to approve the granting of the area variance, seconded by Member Barandes and carried with a vote of 3 – 0.

Item #4 49 Sylvan Ave

Area Variance

Jeff Hunter applicant, requested relief to widen a small portion of his driveway. This portion, which is near the street, will allow for more maneuverability for the vehicles. The application is to extend the small portion 6ft. for a total of 200sq. ft.

Chairman DiSalvo noted that this street is narrow with limited parking. This would offer some relief to the parking situation.

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

No Public Comments

Chairman DiSalvo motioned to close the public hearing, seconded by Member Palladino and carried unanimously.

Chairman DiSalvo offered the following SEQRA resolution:

**VILLAGE OF TUCKAHOE
ZONING BOARD OF APPEALS**

AREA VARIANCE RESOLUTION

The application for an AREA VARIANCE requested by Jeffrey W. Hunter whose address is 49 Sylvan Ave, Tuckahoe, NY Sec. 44 Blk. 8 Lot 3 _____ for relief from the following section of the zoning code: 5-1.2 Off Street Parking

SEQRA RESOLUTION

Based on this application as submitted, this Zoning Board of Appeals finds and determines that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Zoning Board of Appeals is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed area variance application.**
- 3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.**

Member Palladino seconded the motion, and upon roll call was carried with a vote of 3 – 0.

Chairman DiSalvo offered the following Resolution for an Area Variance:

Recommendation is for an area variance to be granted as the benefit to the applicant of the area variance outweighs the detriment to health, safety and the welfare of the neighborhood. The applicant has demonstrated through its submissions and presentation that it has met all aspects of the 5 prong test to the satisfaction of this board.

The granting of the variance herein is granted on the condition that work under such variance be commenced and diligently prosecuted within one year of the date of this approval, failing which such variance shall become null and void.

Member Palladino seconded the motion and was carried with a vote of 3 – 0.

Item#5 50 Columbus Ave

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.