

Minutes of: Sept. 1, 2021
Date Approved: _Oct. 13, 2021
Date Filed/Village Clerk:

September 1, 2021

TUCKAHOE ZONING BOARD AND BOARD OF APPEALS

Tuckahoe Village Hall – 7:30pm

Present:	Tom Ringwald	Chairperson
	Nathan Jackman	Member
	Anthony Fiore Jr.	Member (ad hoc)
	David Scalzo	Member

Absent:	Christina Brown	Member
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Also in Attendance:

Bill Williams	Building Inspector
Mike Seminara	Assistant Building Inspector
Gary Gjertsen	Village Attorney
Carolina Fonseca	Village Consultant

Chairman Ringwald announced that long time Member Palladino has decided to step down as a Member of the Zoning Board to spend more time with his family. He has done a tremendous service to this Village for so many years. Chairman Ringwald noted that Member Palladino will be sorely missed.

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of minutes from the July 14, 2021 Regular Meeting	
Item #2	145 Main Street	Return
Item #3	15 Hollywood Ave East	Return
Item #4	263 Dante Ave.	Area Variance
Item #5	4 Coolidge Street.	Area Variance
Item #6	377 Marbledale Rd.	Adjourned
Item #7	69 Main St.	Adjourned
Item #8	22 Underhill St.	Adjourned

**Item #1 Approval of minutes from the July 14, 2021
Regular Meeting**

Chairman Ringwald motioned to approve the Regular Meeting minutes dated July 14, 2021, seconded by Member Fiore and upon roll call was carried with a vote of 3 – 0, with Member Scalzo abstaining due to his absence.

Item #2	145 Main St.	Return
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Leonard Brandes, architect for the applicant, stated that this was officially named Leewood Enterprises LLC.

Mr. Brandes noted that the applicant has secured four parking spaces. The parking spaces are located on Marbledale Rd. Mr. Williams reviewed the lease and is satisfied.

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

No Public Comments

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

Member Fiore offered the following SERA resolution in the form of a motion:

*****See Attached*****

Member Jackman seconded the motion and upon roll call was carried with a vote of 4 – 0.

Member Fiore offered the following Area Variance resolution in the form of a motion:

*****See Attached*****

Member Jackman seconded the motion and upon roll call was carried with a vote of 4 – 0.

Item #3 15 Hollywood Ave East Return
Applicant Not Present

Item #4 263 Dante Ave. Area Variance

Hunter Roth, contractor for the applicant, submitted plans to install a bathroom above the existing garage. He will bump out the roofline with a dormer roof. The area for the bathroom faces the rear right side; Columbus Ave. and the train tracks. There are no houses behind this house.

In addition, the plans are to build a mudroom at the front entrance of the house. This portico is consistent with the surrounding properties. The requested variance is for the front yard setback due to the plans for the small mudroom.

Chairman Ringwald noted that the footprint is not changing except for this small mudroom.

Member Scalzo noted that this is a tired property and was happy that the owners were investing money into making improvements to the house. It is keeping with the look of the neighborhood.

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

No Public Comments

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

Item #5 4 Coolidge Street. Area Variance

Artin Sinanaj, the owner of 4 Coolidge St., described his house as a legal two family home that requires four parking spaces. There are currently three parking spaces in the front of the house with ample shrubs and a retaining wall that shields the view of the parked cars. He is requesting to allow one additional parking space for his growing family.

Chairman Ringwald noted that this property has a very large front yard and this application is for a small percentage of the front yard. The pavers that the applicant wants to install will not be seen from the street due to the shrubs.

Member Scalzo stated that he drove by this property today and there is privacy and very good screening due to the shrubs and retaining wall.

The applicant noted that there is no on street parking on this street. There is difficulty finding safe street parking for this property.

Member Jackman stated that the applications to pave the front yard of a property is usually frowned upon as per the Zoning Code. The Zoning Board is charged with reviewing these applications and granting relief when certain situations arise.

Chairman Ringwald added that this property is very well screened and the applicant really does not have any other alternative. Being that it is a small percentage of his entire front yard, he believes it is a reasonable request.

Member Jackman requested that the applicant install permeable pavers for drainage.

Mr. Sinanaj noted that the front walkway is made of stone; he would like to continue the stone for the parking space. There will be grass growing between the stone and flowers and plants along the perimeter.

Member Jackman noted that if the tree and shrubs are removed, they should be replaced with a younger tree and shrubs.

Bill Williams, Building Inspector noted that there are pervious stone pavers that allow drainage for that parking space.

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

No Public Comments

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

Gary Gjertsen, Village Attorney noted that the applicant for 15 Hollywood Ave was still not present. He noted that he will discuss options with the Building Department as to if court proceedings should begin. The applicant has completed work without a permit and has not appeared before this board for the last two meetings.

Member Jackman proposed that the Board vote for the applicant to pull everything out.

Mr. Gjertsen advised that the court solution may be a better avenue at this time.

Item #6	377 Marbledale Rd.	Adjourned
Item #7	69 Main St.	Adjourned
Item #8	22 Underhill St.	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.