

Minutes of: Oct. 10, 2018
Date Approved: Nov. 14, 2018
Date Filed/Village Clerk:

October 10, 2018

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

Present:	Tom Ringwald	Chairperson
	John Palladino	Member
	Nathan Jackman	Member
	Anthony Fiore Jr.	Member
	Christopher Garitee	Member

Absent:	David Scalzo	Member
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Also in Attendance:
Gary Gjertsen Village Attorney

Pledge of Allegiance

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of minutes from the Sept. 12, 2018 Regular Meeting	
Item #2	8 Cottage Ave.	Return
Item #3	2 Clinton Place	Area Variance
Item #4	82 Wallace St.	Adjourned
Item #5	242 White Plains Rd.	Adjourned
Item #6	47 Rogers St.	Adjourned

**Chairman Ringwald welcomed a new member of the Zoning Board,
Christopher Garitee.**

**Item #1 Approval of minutes from the Sept. 12, 2018 Regular Meeting
Chairman Ringwald motioned to approve the minutes from the Sept. 12, 2018 meeting, seconded by Member Fiore and carried with a vote of 4 – 0, with Member Garitee abstaining.**

Item #2 8 Cottage Ave. Return

Mrs. Costanzo noted that there have been no changes to the plans.

Chairman Ringwald noted that the public hearing was still open.

No Public Comments

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

Member Palladino offered the following resolution in the form of a motion:

The application for an AREA VARIANCES requested by _Lucia Colangelo_____ whose address is 8 Cottage Place, Tuckahoe, NY Sec._23 _Blk._6 Lot__2____ for relief from the following section of the zoning code: 4-3.4.6 Buffer and 5-

1.6.3 Enlarging a non-conformity

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 Fiore seconded the SEQR motion and upon roll call was carried with a vote of 5 – 0.

Member Palladino offered the following resolution in the form of a motion:

Applicant, Lucia Colangelo, is seeking to create a new driveway at her home on 8 Cottage Place. The applicant will need a new curb cut in connection with this project. The Village Attorney, Gary Gjertsen, consulted with the head of the Tuckahoe's Department of Public Works who has reviewed the project and has no objection to the new curb cut.

Therefore, 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.

Member Fiore seconded the motion and upon roll call was carried with a vote of 5 – 0.

Item #3 2 Clinton Place Area Variance

Mr. Louis Campana, architect for the applicants, stated that this application is for a 14ft. by 14ft. and 11.5in height open pavilion accessory structure. This structure will sit in the rear yard, 10ft. from the house. There was a mature oak tree that was removed due to disease. This tree provided shade for the yard. In its place, the applicants would like to have this open pavilion to provide the much-needed shade in the rear yard.

The pavilion will have white vinyl trim, asphalt roof, stained tongue and groove wood.

Member Fiore asked if the pavilion would hold up in the wind; if the structure would be bolted down.

Mr. Campana noted that it would be a masonry patio with posts located at 4 points with poured concrete posts anchored down into the footing.

Chairman Ringwald stated that the tall arborvitae on the property provides ample screening of this structure. It will be completely hidden from view.

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

No Public Comments

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

Item #4	82 Wallace St.	Adjourned
Item #5	242 White Plains Rd.	Adjourned
Item #6	47 Rogers 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.