

Minutes of: Nov. 14, 2018
Date Approved: Dec. 12, 2018
Date Filed/Village Clerk:

November 14, 2018
TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
TUCKAHOE VILLAGE HALL – 7:30pm

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

Absent:	David Scalzo	Member
	Nathan Jackman	Member

Also in Attendance:
Gary Gjertsen Village Attorney

Pledge of Allegiance

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of minutes from the Oct. 10, 2018	
	Regular Meeting	
Item #2	2 Clinton Place	Return
Item #3	82 Wallace St.	Adjourned
Item #4	242 White Plains Rd.	Adjourned
Item #5	47 Rogers St.	Adjourned

Item #1 Approval of minutes from the October 10, 2018 Regular Meeting
Chairman Ringwald motioned to approve the minutes from the October 10, 2018 meeting, seconded by Member Palladino and carried with a vote of 4 – 0.

Item #2 2 Clinton Place Return

Louis Campana, architect for the applicants, noted that there were no changes to the application.

Chairman Ringwald noted that the public hearing was still open.

No Public Comments

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

Member Garitee offered the following SEQR resolution in the form of a motion:

The application for AREA VARIANCE requested by Anthony Campanile whose address is 2 Clinton Place, Tuckahoe

Sec 33, Block 4 Lot 10

for relief from the following section of the zoning code: : 4-1.1.4 Accessory Uses and 5-1.6 Nonconforming Buildings and Uses

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 motion and upon roll call was carried with a vote of 4 – 0.

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

Applicant, Anthony Campanile, is seeking to place a pre-constructed pavilion measuring 14x14 on his property. Since the pavilion will be larger than 72 Sq. Ft. and higher than 7 ½ Ft a variance is required. As the home is presently nonconforming this increase in nonconformity will also require a variance. Due to the placement and size of the pavilion it will have little to no effect on the surrounding properties, while enhancing the applicant's property.

It is, thus, determined by this Board that the area variances are granted as the benefit to the applicant of the area variances outweighs the detriment to health, safety and the welfare of the neighborhood. The applicant has satisfied to this Board compliance with the 5 prong test in his submissions and presentations.

Lastly, work under said variances shall be commenced and diligently prosecuted within one year of this approval, failing which such variance shall become null and void.

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

Chairman Ringwald acknowledged a beautiful thank you card the board received from the seniors of the Tuckahoe and Bronxville Villages thanking the board for their support over the years

Item #3	82 Wallace St.	Adjourned
Item #4	242 White Plains Rd.	Adjourned
Item #5	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.