

**Minutes of: Sept. 13, 2023**  
**Date Approved: \_\_March 13, 2024\_\_**  
**Date Filed/Village Clerk:**

**September 13, 2023**  
**TUCKAHOE ZONING BOARD AND BOARD OF APPEALS**  
**Village Hall – 7:30pm**

**Present:** Tom Ringwald Chairman  
Anthony Fiore Jr. Member  
Christina Brown Member  
Lauren Porretta Member

**Absent:** Heather Rinaldi Member

**Also in Attendance:**  
Gary Gjertsen Village Attorney

**Chairman Ringwald announced the agenda as follows:**

- Item #1 Approval of the Minutes of July 12, 2023**
- Item #2 342 Columbus Ave. Return**
- Item #3 377 Marbledale Rd. Adjourned**  
46/1/10, 11, 12
- Item #4 377 Marbledale Rd. Adjourned**  
46/1/13, 15
- Item #5 20 Marbledale Rd Adjourned**

**Item #1 Approval of the Minutes of July 12, 2023**

Chairman Ringwald motioned to approve the minutes dated July 12, 2023 was seconded by Member Fiore and upon roll call was carried with a vote of 3 – 0, with Member Brown abstaining due to her absence.

**Item #2 342 Columbus Ave. Return**

Nick Faustini, architect for the applicant, noted that there were no changes to the submitted 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 Fiore and carried with a vote of 4 – 0.**

**Chairman Ringwald offered the following SEQRA resolution in the form of a motion:**

**The application for AREA VARIANCES requested by \_John P. Vitale whose address is 342 Columbus Ave, Tuckahoe, NY Sec. 46 \_Blk.4\_ Lot\_82\_ for relief from the following sections of the zoning code: 4-3.4.1 Front Yard**

**and 5-1.6.3 Enlarge 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 motion and upon roll call was carried with a vote of 4 – 0.**

**Chairman Ringwald offered the following resolution in the form of a motion:**

Applicant resides at 342 Columbus Avenue in Tuckahoe. The applicant is seeking to add a new foyer addition and new exterior front stairs. The house is currently a non-conforming house and the proposed changes are negligible. There will be little to no impact to the surrounding area and the changes will enhance this property.

Therefore, recommendation is for the area variances to be granted as the benefit to the applicant of the area variances outweigh 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(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.

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

<b>Item #3</b>	<b>377 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #4</b>	<b>377 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>20 Marbledale Rd</b>	<b>Adjourned</b>

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.