

**Minutes of: Apr. 13, 2022**  
**Date Approved: \_\_May 11, 2022**  
**Date Filed/Village Clerk:**

**April 13, 2022**

**TUCKAHOE ZONING BOARD AND BOARD OF APPEALS**  
**Village Hall – 7:30pm**

<b>Present:</b>	Tom Ringwald	Chairperson
	Nathan Jackman	Member
	Christina Brown	Member
	Heather Rinaldi	Member
	Lauren Porretta	Member (ad hoc)

<b>Absent:</b>	Anthony Fiore Jr.	Member
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**Also in Attendance:**

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector
Carolina Fonseca	Village Consultant

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

<b>Item #1</b>	<b>Approval of the Minutes of March 9, 2022</b>	
<b>Item #2</b>	<b>10 Hollywood East</b>	<b>Return</b>
<b>Item #3</b>	<b>377 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #4</b>	<b>69 Main St.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>22 Underhill St.</b>	<b>Adjourned</b>

**Item #1    Approval of the Minutes of March 9, 2022**

**Chairman Ringwald motioned to approve the minutes dated March 9, 2022 was seconded by Member Jackman and upon roll call was carried with a vote of 5 – 0.**

**Item #2    10 Hollywood East    Return**

Antonio Leo, architect for the applicant, stated 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 Jackman and carried unanimously.**

**Member Brown offered the following SEQRA resolution in the form of a motion:**

**The application for AREA VARIANCES requested by \_Kathleen Toner and Adrian Toner whose address is 10 Hollywood Ave East, Tuckahoe, NY Sec.\_38 \_Blk. 1\_ Lot\_\_7\_\_\_\_for relief from the following sections of the zoning code: 4-2.4.1 Front Yard, 4-2.4.2 Side Yard and 5-1.6.3 increasing a nonconformity.**

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

**Member Brown offered the following resolution in the form of a motion:**

Applicant resides at 10 Hollywood Avenue East, Tuckahoe, NY. Applicant is seeking to construct an addition to the home to add an ADA bathroom and family room at the premises. The premises currently is a non-conforming house and the applicants are seeking to build further into the front yard and side yard setbacks, which will increase the degree of non-conformity.

The Board has heard the applicant at a number of work sessions and public hearings and we find the applicant has satisfied his burden with respect to the 5-prong test.

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. (Set of drawings presented to the Zoning Board of Appeals – Village of Tuckahoe – Dated: 03/15/2022, received on the same date – Pages: A-100.00, A-101.00, A-200.00, A-201.00, A-300.00, A-302.00, A-400.00, A-500.00, A-600.00, A-601.00, A-700.00, A-800.00, A-801.00).

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

<b>Item #3</b>	<b>377 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #4</b>	<b>69 Main St.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>22 Underhill St.</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.