

Minutes of: October 9, 2013
Date Approved: Nov. 13, 2013
Date Filed/Village Clerk:

October 9, 2013
TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Ronald Gallo Chairperson
John Palladino Member
Steve Alfasi Member
Nicholas DiSalvo Member
David Scalzo Member

Also in Attendance:
John Cavallaro Village Attorney
Bill Williams Building Inspector

Absent: David Kubaska Member

Chairman Gallo announced the agenda of this meeting as follows:

Pledge of Allegiance

Item #1 Approval of Minutes from the Regular meeting dated Sept. 11, 2013
Item #2 48 Circuit Ave. Area Variance
Item #3 85 Yonkers Ave. Adjourned

Item #1 Approval of Minutes from the Regular meeting dated Sept. 11, 2013
Chairman Gallo motioned to approve the Sept. 11, 2013 minutes, was seconded by Member DiSalvo and carried with a vote of 5 – 0.

Item #2 48 Circuit Ave. Area Variance
Chairman Gallo stated that the Board was working diligently with this application.
John Cavallaro, Village Attorney, noted that the applicant decided to withdraw their application.

The applicant's attorney specified that the application was withdrawn pending a letter from the Building Inspector.

Chairman Gallo thanked the public for attending the meeting, but there would be no presentation from this applicant.

Dolores DiRienzo, 1212 Bahama Bend Coconut Creek, Florida, thanked the Board for their patience, understanding and their fairness regarding this application.

Chairman Gallo stated that this was a very involved application and this Board is very careful not to create problems for the future.

John Cavallaro, Village Attorney, added that it was confirmed that the companion application before the Planning Board has been withdrawn as well and that the letter will resolve everything.

Item #3 85 Yonkers Ave.

Adjourned

Old Business/New Business

John Cavallaro, Village Attorney, summarized the following:

100 Main Street and Crestwood have the same attorney. He reached out twice for an update and there has been no response from their attorney.

Glenmark – Their attorney stated that the construction drawings should be filed this month.

Crestwood – There is litigation between the first developer and the owner of the property. The Village has been named as a party due to liens and foreclosure. The first developer and second developer are the prime parties. The judge has not ordered a ‘stay’ issue to halt construction.

Bill Williams, Building Inspector informed the Board that the Crestwood development has been fenced off but they cannot proceed with demolition until additional information is provided by the utility company.

John Cavallaro noted that 100 Main Street is now presenting before the Planning Board and is currently at the Architectural Review Process. The Planning Board has asked for certain information.

Chairman Gallo stated that the applicants are dragging their feet. The Board would like updates on these approved projects, so that if they return to request an extension, the Board would be up to date with the status of the development.

Member Scalzo asked about the drawings on display at the mini mall on the corner of Columbus and Main St.

Bill Williams noted that those were approved by the Planning Board for new storefronts and facades. There were no variances required.

Member Alfasi asked if the litigation regarding Crestwood Station lofts was costing the Village. John Cavallaro, Village Attorney, noted that he was representing the village but the Town of Eastchester has hired outside counsel.

Chairman Gallo indicated that he would like to streamline the laws and relieve some responsibilities from the Zoning Board. He asked for volunteers from the Zoning Board and Planning Board to meet to discuss ideas before meeting with the Village Board. The meeting will include the chairs from each Board, one additional representative from each Board as well as Bill Williams, Building Inspector and John Cavallaro, Village Attorney. The date will be determined.

Chairman Gallo thanked all.

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.