

June 13, 2018

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

Present:	Tom Ringwald	Chairperson
	John Palladino	Member
	David Scalzo	Member
	Nathan Jackman	Member
	Anthony Fiore Jr.	Member

Also in Attendance:

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector

Pledge of Allegiance

Chairman Ringwald announced the agenda as follows:

Item #1	Approval of minutes from the May 9, 2018	
	Regular Meeting	
Item #2	283 Marbledale Rd.	Return
Item #3	16 Columbus Ave.	Parking Variance
Item #4	47 Rogers St.	Use Variance
Item #5	242 White Plains Rd.	Adjourned

Item #1 Approval of minutes from the May 9, 2018 Regular Meeting
Chairman Ringwald motioned to approve the minutes from the May 9, 2018
meeting, seconded by Member Fiore and carried with a vote of 3 – 0, with
Chairman Ringwald and Member Scalzo abstaining due to their absence.

Item #2 283 Marbledale Rd. Return

Mr. Abillama, architect for the applicant, indicated that this house is a pre-existing non-conforming dwelling. The application is for an enlargement to this dwelling, which is a two-family home in a single-family zone. There is a small open area under the first floor that sits on stilts. The applicants would like to enclose that section. In addition, the applicant would like to improve and close up the storage area under the porch. The updated porch would stay within the footprint, except for a small staircase to the porch. The footprint will not be increased except for the small staircase. There will be no additional bedrooms added to the house. One tenant will utilize the basement. The basement has a boiler room with two boilers; one for each unit.

Member Jackman noted that he was comfortable with this project after discussing it further in the work session.

Member Fiore asked if there is a garage on the property.

Mr. Abillama noted that there is no garage as there is a driveway on both sides of the dwelling.

Member Palladino voiced his concern regarding the full bath in the basement. It could potentially become its own second apartment.

Mr. Abillama noted that the owner is a mechanic and would like to shower in the basement before entering the first floor. It would become an enforcement issue if abused.

Member Scalzo noted that the property abuts up to the quarry, so this will not affect the neighbors.

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

No Public Comments

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

Item #3 16 Columbus Ave. Parking Variance

Mr. Pat Cipalone, owner of Pinot's Palette, indicated that he has no need for the four parking permits he currently processes for his business. The hours of operation are after 4:00pm, which is the time the parking permits are no longer required to park. He requested a reduction to one parking space.

Member Jackman noted that businesses are required to acquire parking permits as part of their application. If this business is only open in the evening hours, there would be no need for the parking permits.

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

No Public Comments

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

Item #4 47 Rogers St. Use Variance

Vladimir Rukaj, potential owner of the property, indicated that this dwelling has always been a three-unit house. He is requesting to legalize the house to a three-family house.

Gary Gjertsen, Village Attorney, noted that the applicant may seek an interpretation from the Building Dept. He could appeal the Building Inspector's denial of the building permits.

Member Jackman noted that this neighborhood is highly populated. There is a concern regarding the size of this house.

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

Public Comments

Irene Norman, 38 Rogers St., a resident for 50 years, noted that this dwelling was always a three-family dwelling. She noted that it needs to be repaired and

renovated. It would be the only three-family house on the block. At one time, there was a dry cleaners operating on the first floor.

Ms. Norman noted that the parking situation is very tight. There is permitted parking on only one side of Rogers St. This house has been an eye soar for years.

Chairman Ringwald noted that this is a legal issue. The applicant may contest the three family status or change the application to a two-family dwelling.

Member Scalzo added that if the applicant changes the application to a two-family dwelling, they could begin construction tomorrow.

Vladimir Rukaj asked how the building permit was granted for the dormer. He also asked why there are four meters at the house. The three-family status was presented on all the documentation.

Gary Gjertsen noted that all that documentation is exactly what is required to get a legal interpretation.

Chairman Ringwald noted that the public hearing would remain open on this application.

Item #5 242 White Plains Rd. 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.