

**VILLAGE OF SLEEPY HOLLOW
ZONING BOARD OF APPEALS MEETING – APPROVED
September 19, 2012**

The meeting was called to order by Timothy Judge, Acting Chairman at 8:01 pm. The Acting Chair noted that a quorum was present.

Present: Michael Wernick
Linda Moiron
Timothy Judge, Acting Chairman
Tom Capossela
M. Gorete Crowe

Absent: Peter Kofler, Chairman

Also Present: Sean McCarthy (Village Building Inspector)
Anthony DelVecchio (Recording Secretary)

Agenda:

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| 1) Rafael Mota | 188 Cortlandt Street | Proposed restaurant |
| 2) Salvation Army | 90 Valley Street | Discussion |
| 3) Minutes for November 2011, January, April and June 2012 | | |

Announcements:

None.

1) Rafael Mota 188 Cortlandt Street Proposed restaurant

JB Hernandez is the project architect and is representing this application along the owners.

The Acting Chair read the public hearing aloud for the record.

The Acting Chair asked if the proof of mailings were received.

Sean McCarthy responded that 2 property owners were not notified. He stated that the Board can start hearing the application but they cannot take any action this evening.

JB Hernandez stated that the property was a former take-out restaurant. He stated that the proposed changes will not increase the square footage of the property. He also stated that they are adding a kitchen and 32 seats.

The Acting Chair stated that if there was a former take-out restaurant, then there should have been a variance for the former use.

Sean McCarthy responded that there was a previous variance issued for the take-out restaurant.

The Acting Chair asked if the restaurant would fill the 32 seats.

JB Hernandez responded that the restaurant might be full on the weekends.

Michael Stein stated that the applicant wanted to see if the required parking could be reduced since the parking need would be reduced. They wanted to increase the landscaping on the site. Linda Moiron asked about the street parking.

Michael Stein responded that the curb cuts from the Frank Chevrolet site will be eliminated and the available street parking spaces will increase.

Tom Capossela asked about the calculation of 82 required parking spaces.

Sean McCarthy responded that it is based on the square footage of the site.

Michael Stein stated that the applicant would like to get on the October meeting.

The Acting Chair stated that the applicant should show how they tried to mitigate the parking.

Michael Stein stated that many members come from the immediate area.

The Acting Chair asked if these numbers can be substantiated.

LT Alphonso Sierra stated that many of the congregants come from College Arms and Margotta Courts.

The Acting Chair asked about the nearest comparable Salvation Army facility.

Major Sue Foley stated White Plains, Portchester and Peekskill.

Acting Chair asked if people park in the Walgreens parking lot.

Major Sue Foley responded that the current building is not large enough to accommodate the need for the volume of parking.

This was adjourned to the next meeting.

3) Minutes for November 2011, January, April and June 2012-

The minutes for the November 2011, January and April 2012 meetings will be reviewed at the next meeting.

The Board reviewed the June 2012 meeting minutes.

The Acting Chair made a motion to approve the June 2012 minutes as amended. Linda Moiron seconded. It was unanimous (6-0).

Adjourned 8:52 pm.