

**Village of Sleepy Hollow
Zoning Board Meeting - APPROVED
May 15, 2013**

Peter Koffler, Chairman, called the meeting to order at 8:02pm. The Chair noted that a quorum was present.

Present: Peter Koffler, Chairman
Timothy Judge
Sherry Bishko
Maria Gorete-Crowe
Michael Wernick

Absent: Vishal Brown

Also Present: Sean McCarthy (Village of Sleepy Hollow/Building Department)
Janet Gandolfo (Village Attorney)
Mary Gerlanc (Recording Secretary)

Agenda:

1) James and Dana McGovern	203 Harwood Avenue	Continued
2) Matthew Weidner & Heather Hewett	10 Hemlock Drive	Public Hearing
3) Beekman Realty	185 Cortlandt Street	Public Hearing
4) Approval of Minutes		March 20, 2013
		April 17, 2013

Announcements -

1) James and Dana McGovern **203 Harwood Avenue** **Continued**

The Chair stated the Board had given the applicant the option to adjourn their application until this month so new board members could be appointed and the vote would not have to be unanimous. However, the Board again only has four voting members. The Chair informed the applicant the Board would be willing to hear their application if they chose to proceed although they were given the option to adjourn to next month.

Sid Schlomann, architect, stated that Mr. McGovern would wait another month since construction is not going to start immediately.

Timothy Judge asked if the applicant had made any changes to their plan. Mr. Schlomann stated they had made no changes to the plan but were providing additional documentation and photographs for the Board.

The Chair stated there were additional submissions for the Board:

- Letter from Beck Liebman Petrone, attorneys, dated May 7, 2013
- Submission of comments and photographs from Richard Plano & Lynn Yeager.

Motion to adjourn this application until the June meeting at the request of the applicant based on the number of individuals on the Board who can vote and the applicant's right to have a full consensus vote.

Motion: Timothy Judge
Vote: 5-0

Seconded: Maria Gorete-Crowe
Absent: V. Brown

2) Matthew Weidner & Heather Hewett 10 Hemlock Drive Public Hearing

The Chair asked if the notices were in. Janet Gandolfo stated they were. The Chair read the public notice for the record. He stated the Board had received the following documents:

- The application.
- The compliance form
- The short form environmental assessment form.
- A survey dated April 15, 2013

Frank Tancredi, architect, represented this application on behalf of the property owners. Mr. Tancredi stated the applicant is requesting a variance for a pre-existing non-conforming lot.

The proposed work consists of a one-story addition. They are adding space for a new family room, constructing a new deck with stairs to the basement, making the attic space above the garage into a living space and adding a new front porch. They are requesting a variance due to the lot area in the front yard and the lot width. The project will not encroach on neighboring properties.

The Chair clarified that the reason they are requesting a variance is only due to the non-conforming lot size. Mr. Tancredi agreed they were not requesting other variances.

The Chair asked for a motion to open the public hearing.

Motion: Judge
Vote: 5-0

Seconded: Wernick
Absent: V. Brown

There were no comments from the public regarding this application.

Motion to close the public hearing.

Motion: Koffler

Seconded: Judge

Vote: 5-0

Absent: V. Brown

The Chair stated based on the comprehensive survey and lack of public opinion, this application would not have a detrimental effect on the character of the neighborhood and that the variances were not substantial.

Motion to approve the application as submitted

Motion: Koffler

Seconded: Wernick

Vote: 5-0

Absent: V. Brown

3) Beekman Realty

185 Cortlandt Street

Public Hearing

The Chair stated this matter has been postponed due to a defect in the notice process. This matter will be on the agenda next month.

March 20, 2013

4) Approval of Minutes

April 17, 2013

The Chair made a motion to approve the March 20, 2013 minutes with minor amendments.

Motion: Koffler

Seconded: Wernick

Vote: 5-0

Absent: V. Brown

The Chair made a motion to approve the April 17, 2013 minutes.

Motion: Koffler

Seconded: Wernick

Vote: 5-0

Absent: V. Brown

The Chair made a motion to adjourn the meeting.

Seconded: Wernick

Vote: 5-0

Absent: Brown

The meeting was adjourned at 8:22pm.