

**Village of Sleepy Hollow  
Zoning Board Meeting - APPROVED  
September 18, 2013**

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

Present: Peter Koffler, Chairman  
Timothy Judge  
Michael Wernick  
Vishal Brown  
Maria Gorete-Crowe

Absent: Sean McCarthy (Village of Sleepy Hollow/Building Department)  
Sherry Bishko  
Timothy Church

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

**Agenda:**

<b>1) Neal Rechtman</b>	<b>279 No. Washington</b>	<b>Continued</b>
<b>2) Amanda Linhart</b>	<b>55 Fremont Road</b>	<b>Public Hearing</b>
<b>3) Approval of Minutes</b>		<b>July 17, 2013</b>

**Announcements -**

<b><u>1) Neal Rechtman</u></b>	<b><u>279 No. Washington</u></b>	<b><u>Continued</u></b>
--------------------------------	----------------------------------	-------------------------

This matter is a continuation from a previous meeting, regarding a proposal to construct a third floor apartment.

William Simeoforides, architect and Neal Rechtman, owner, represented this application.

The Chair stated the Board had heard the presentation and public comments and at the last meeting Board members wanted to personally view the parking at the site.



The Chair stated the Board had received the following materials:

- Application
- Exhibit – shed designs

Amanda Linhart, owner, represented the application. She stated also had letters of support from neighbors.

The proposal is to add a 5x12 lean-to shed to their property. The shed would be for lawn and garden equipment, power washer and generator to create room for bikes in their garage.

The lot is enclosed by three large trees in the backyard, deer fencing on the north and east property lines and a four-foot high cedar fence on the side of the proposed shed location. The neighbor on the other side of the four-foot high cedar fence signed a letter stating they are in support of the shed.

Ms. Linhart is asked for a variance for the side yard setback and because it is a lean-to shed it will be leaning on the house where the garage is located. The garage has an overhang so it protects any seam between the garage and the shed. The shed would be movable and the siding and the color would match the house.

The Chair asked the height of the shed. Ms. Linhart stated the overhang is 8-feet and she would like to keep the shed at six inches below the 8-foot roofline.

Michael Wernick asked about the access to the side yard. Ms. Linhart stated there was a gate, which would obstruct the view of the shed from the street.

Motion to open the Public Hearing:

Moved: Koffler

Seconded: Judge

Vote: 5-0

Absent: Bishko, Church

#### **PUBLIC HEARING:**

**CHUCK LENKESTER**, 54 Fremont Road, stated he had no objections to the shed.

Janet Gandolfo stated Mr. Lenkester had submitted a letter to the Board stating he had no objections to this application. She also stated the Board had received a letter from the property owners of 53 Fremont Road, Matthew and Susan Brennan, who also had no objections to this application.

Motion to close the Public Hearing:

Moved: Koffler

Seconded: Wernick

Vote: 5-0

Absent: Bishko, Church

The Chair stated this application for the shed would not have an adverse effect on the character of the neighborhood.

Motion to approve the application with the following condition:

- That the shed is a movable structure that is no higher than 8-feet by 5-feet deep and 12-feet wide.

Moved: Koffler

Seconded: Gorete-Crowe

Vote: 5-0

Absent: Bishko, Church

### **5) Approval of Minutes**

**July 17, 2013**

---

Motion to approve the minutes of July 17, 2013:

Moved: Judge

Seconded: Wernick

Vote: 4-1-0

Abstain: Gorete-Crowe

Absent: Bishko, Church

Motion to adjourn the meeting;

Moved: Koffler

Seconded: Wernick

Vote: 5-0

Absent: Bishko, Church

The meeting was adjourned at 8:42pm