

**Village of Sleepy Hollow
Zoning Board Meeting
September 17, 2014**

Acting Chairman Timothy Judge called the meeting to order at 8:00pm.

Present: Timothy Judge
Sherry Bishko
Michael Wernick
Timothy Church
Maria Gorete-Crowe

Absent: Peter Koffler
Vishal Brown

Also Present: Sean McCarthy (Village Architect)
Janet Gandolfo (Village Attorney)
Anthony Giaccio (Recording Secretary)

Agenda :

- 1) **Open Door Family Medical Center, Inc., 300 North Broadway – Resolution**
- 2) **Oscar Ortiz/Jose & Hilario Rodriguez, 6 Francis Street – Continued Public Hearing**
- 3) **Maria Quinde, 30 Barnhart Avenue – Continued Public Hearing**
- 4) **Gary and Michelle McLean, 404 Old Broadway – Continued Public Hearing**
- 5) **David & Sandra Hodgson – 287 North Washington Avenue – Public Hearing**
- 6) **Approval of Minutes, April 16, 2014, May 21, 2014, June 18, 2014, July 16, 2014**

Announcements: None

1) Open Door Family Medical Center, Inc., 1 New Broadway/ 300 North Broadway – Public Hearing to Convert existing building at One New Broadway to a Medical office, convert existing building at 310 North Broadway to a parking structure, and construct a parking lot at 316 North Broadway.

Acting Chairman Judge summarized the conditions being placed on Open Door that will be contained in the approving resolution.

The three properties, 300, 310 and 316 North Broadway, must always be owned by Open Door. The off-site parking will be permitted. There will be no left turn out of 300 North Broadway and there will be no pedestrian entrance or exit on New Broadway, other than for an emergency exit. A resolution will be drafted for the next meeting. Attorney Adam Wekstein represented the applicant and agreed with the conditions.

APPROVED PENDING RESOLUTION

4) Gary and Michelle McLean, 404 Old Broadway – Continued Public Hearing to convert first floor to a delicatessen.

Attorney, Jeffery Shumejda represented the applicant. Mr. Shumejda said that Gary and Michelle McClean have owned the property since 2007. The property has always been used for commercial purposes. The only business currently interested in renting the space is a delicatessen. The variance needed is for 6 spaces and a loading zone. Mr. Shumejda mentioned that the Village Board is expected to vote on creating a one way on Old Broadway and restricting parking to two hours only. This should improve the parking conditions on Old Broadway. He said that the project is in-keeping with the neighborhood and that it has been zoned for commercial use since the 1940's. He said that this was not a self created condition.

Acting Chairman Judge acknowledged that the Village Board's actions could improve parking conditions, and would like to wait until after the Village Board meeting.

Mr. Wernick asked for the vote to be taken. Ms. Bishko and Mr. Church both also agreed that it should go to a vote.

The applicant's architect Javier Taborgo spoke and said that the project will improve the site.

Acting Chairman Judge opened the public hearing.

David Hodgson spoke and asked if there were any way that the applicant could rent the space without needing variances.

Mr. Judge said that a parking variance would be required regardless.

Motion to close the public hearing

Moved: Judge

Seconded: Wernick

Vote: 5-0

Absent: Koffler, Brown

Acting Chairman Judge said that the project will not have an adverse effect on the neighborhood and that it will be an improvement.

Motion to declare the project a type II action under SEQRA and to approve.

Moved: Judge

Seconded: Warnick

Vote: 5-0

Absent: Koffler, Brown

APPROVED PENDING RESOLUTION

5) David and Sandra Hodgson, 287 North Washington Avenue – Public Hearing for a one story rear addition

Acting Chairman Judge read the public notice into the record and stated that the Board had received the following documents:

- Zoning Board Application
- Set of Drawings
- Photos
- Completed EAF Form

Acting Chairman Judge confirmed with Mr. McCarthy that the returns were received.

