

**Village of Sleepy Hollow
Zoning Board Meeting
June 18, 2014**

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

Present: Timothy Judge
Timothy Church
Sherry Bishko
Michael Wernick

Absent: Peter Koffler
Vishal Brown
Maria Gorete-Crowe

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

Agenda :

- 1) **Oscar Ortiz/Jose & Hilario Rodriguez, 6 Francis Street – Public Hearing**
- 2) **Maria Quinde, 30 Barnhart Avenue – Public Hearing**
- 3) **139 Cortlandt Street LLC, 139 Cortlandt Street – Public Hearing**
- 4) **Darren and Rachelle Gebler, 25 Merlin Avenue – Public Hearing**
- 5) **Approval of Minutes, April 16, 2014 and May 21, 2014**

Announcements – None

- 1) **Oscar Ortiz/Jose & Hilario Rodriguez, 6 Francis Street – Public Hearing to convert a basement to a habitable space.**

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

- Variance Appeal Letter Dated February 26, 2014
- Zoning Board Application
- Completed EAF Form
- Westchester County Deed
- Letter from New York State regarding a fire code variance
- Letter from John DeMillia dated May 17,2014
- Set of Drawings

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

3) 139 Cortlandt Street LLC - 139 Cortlandt Street – Public Hearing to convert a commercial space to residential

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

- Zoning Board Application
- Variance Appeal Form
- Completed EAF Form
- Survey
- Set of Drawings

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

Daniel Panessi, Samuel Etre and Jonathon Villani represented the applicant. Mr. Panessi gave a history of the property and explained that a previous site plan was approved, but due to a change of ownership, it was no longer applicable. Mr. Panessi said that an easement agreement with the Rock of Salvation Church has been reviewed by the Village Attorney.

Ms. Gandolfo confirmed that she has reviewed the easement agreement.

The project is to convert two commercial spaces into one residential space. Mr. Panessi said that a residential space requires less parking than the two commercial spaces.

Motion to open the public hearing.

Moved: Judge

Seconded: Bishko

Vote: 4-0

Absent: Koffler, Brown, Gorete-Crowe

Gary McClean spoke and said that parking is a problem, otherwise he likes the project.

Motion to close the public hearing:

Moved: Judge

Seconded: Wernick

Vote: 4-0

Absent: Koffler, Brown, Gorete-Crowe

Acting Chairman Judge said that converting this space to residential is in-keeping with the neighborhood.

Acting Chairman Judge informed the applicant that the vote to approve the application will have to be unanimous because there are only four Board members present.

The applicant requested a vote.

Motion to approve the application as submitted

Moved: Judge

Seconded: Bishko

Vote: 4-0

Absent: Koffler, Brown, Gorete-Crowe

APPROVED

Gary McClean asked the Board why he wasn't on the agenda. Acting Chairman Judge said that Mr. McClean needs to submit the requested documents in order to be on the next Zoning Board meeting agenda.

Motion to adjourn the meeting

Moved: Judge

Seconded: Bishko

Vote: 4-0

Absent: Koffler, Brown, Gorete-Crowe