

**Village of Sleepy Hollow  
Zoning Board Meeting  
May 21, 2014**

Chairman Peter Koffler called the meeting to order at 8:04pm.

Present: Peter Koffler, Chairman  
Timothy Judge  
Timothy Church  
Vishal Brown  
Maria Gorete-Crowe  
Sherry Bishko

Absent: Michael Wernick

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

**Agenda :**

- 1) Rock of Salvation Church, 131 -135 Cortlandt Street - Public Hearing**
- 2) Maria Quinde, 30 Barnhart Avenue – Public Hearing**
- 3) Gary & Michelle McClean, 404 Old Broadway – Public Hearing**
- 4) Open Door Family Medical, 1 New Broadway – Public Hearing**

**Announcements – None**

Chairman Koffler moved the Open Door application to the top of the agenda

- 1) Open Door Family Medical, 1 New Broadway – Public Hearing on a Temporary Permit Parking Use.**

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

- Minutes of the Zoning Board meeting dated February 27, 2013
- Temporary Use Permit dated June 3, 2013
- Letter from Adam Wekstein dated April 24, 2014
- Letter from Adam Wekstein dated April 30, 2014
- Zoning Board Application dated April 30, 2014

Chairman Koffler confirmed with Mr. McCarthy that the returns were received.

The applicant's attorney Adam Wekstein made a presentation and explained that Open Door currently has an existing temporary parking permit at 1 New Broadway for a mobile dental clinic, which will expire in June. Open Door would like to renew the permit for one year.







Motion to open the public hearing:

Moved: Koffler.

Seconded: Gorete-Crowe

Vote: 6-0

Absent: Wernick

Anthony Landi spoke and said that parking for residents and businesses in that area is inadequate. He said that the parking situation needs to be addressed by the Village Board possibly by putting in parking meters. Ms. Gandolfo suggested that this be discussed at a Village Board work session.

Wayne Jeffers said that parking is always a problem and that the parking variance required for a delicatessen is too large.

Motion to close the public hearing:

Moved: Koffler.

Seconded: Judge

Vote: 6-0

Absent: Wernick

Mr. Judge said that the entire area should be examined.

Chairman Koffler requested that the applicant provide parking data of the area.

Village Attorney, Janet Gandolfo said that the notice was deficient because it did not mention that the size of the proposed parking spaces are reduced and that there is no loading zone.

The applicant requested an adjournment.

Motion to adjourn

Moved: Koffler.

Seconded: Judge

Vote: 6-0

Absent: Wernick

**ADJOURNED**

Motion to adjourn the meeting

Moved: Koffler.

Seconded: Bishko

Vote: 6-0

Absent: Wernick