

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of Keir Levesque, applicant's architect
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Steinhorst, approved by a vote of 5-0.
2. Motion by Member O'Neill to approve the application as presented. Seconded by Member Holley, approved by a vote of 5-0.

3. 87 Piermont Avenue. Kier Levesque for Gray.
Application to construct a new single-family home.

Member Steinhorst recuses herself.

Building Inspector Review:

As designed, the does not comply with the following village Code Section 360-2.3E (3)[1] & [2]- for which an area variance will be required:

Garages.

(a)

Detached garages are preferable to attached garages. Detached garages shall comply with the requirements for accessory buildings and structures contained in § 360-3.2E(1).

(b)

Garage doors for attached garages shall face the side or rear of the lot when possible.

(c)

When garage doors for an attached garage cannot be designed to face the side or rear of the lot, such garage doors may face the street in accordance with the following requirements:

[1]

Garage doors for an attached garage facing the street shall be set back a minimum of four feet behind the front facade of the dwelling portion of the structure.

[2]

Garage doors for an attached garage facing the street shall not comprise more than 15% of the front facade of a principal dwelling structure that is greater than one story in height, or 25% of the front facade of a principal dwelling structure that is one story in height.

Proposal complies with zoning requirements.

Two parking spaces are required but only one car is permitted to be located in front yard of single-family house. Although no dimensions are provided, the front yard driveway and parking pad appear rather large.

Conditions for demolition of previous structure were detailed in 8/15/2007 ARB decision.

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6. Testimony from the public

Board Findings

Testimony from the public:

- Neighbor at 88 Piermont Avenue enquires about renderings and set-backs. Asks for river view to be shared
- Jim Wilcox at 89 Piermont Avenue has no objections to the design, enquires about set backs
- De Gray, buyer and applicant, is thrilled to join the neighborhood
- Ivan Rudolph-Shabinsky, seller, states that buyers are building a home for themselves and are looking forward to contribute to the community. All other interest in the property was from developers who wanted to build and sell.

Conclusion:

1. After comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member O'Neill, approved by a vote of 5-0.
2. Motion by Member Holley to approve the application as presented. Seconded by Member Robertson, approved by a vote of 4-0.

4. 74 Jefferson Street. Kier Levesque for Bonnie Mincu.
Application for an addition.

Building Inspector Review:

Proposal is for a 2-story addition, screened porch with roof deck above, new front door, new garage doors and change of siding to vinyl.

An area variance is required from Article IV, VON §360-4.3, Dimensional Standards Table 4-1 for a rear yard of 27.6' where 37.5' is required.

Proposal complies with zoning requirements.

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