

**Present:**

Maren Robertson	Chairperson
Laurie Steinhorst	Member
Toma Holley	Member
Scott O'Neill	Member
Greg Healey	Member
Donald Yacopino	Chief Building Inspector
Walter Sevastian	Village Attorney

Call to order: 7:01 pm

**1. 99 N. Broadway. Jacob Wallach.**

**Application to replace existing front yard sign and request from the ARB for a recommendation to the ZBA.**

**Building Inspector Review:**

Although a sign appears on the property, there is no indication in the files maintained by the building department that a permit was issued for its placement or that it has approval from any land use board.

An area variance is required from Article IV, VON §360-4.11E(2)(a) for a freestanding sign in the front yard of a building in the OMU zoning district that is not set back 25 feet from the front lot line. In all other respects, the proposed sign complies with zoning regulations.

**Board Review Based Upon:**

1. The application.
2. Building Inspector review
3. Testimony of applicant Jacob Wallach
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 Healey, approved by a vote of 5-0.
2. Motion by Member Steinhorst to approve the application as presented. Seconded by Member Holley, approved by a vote of 5-0.

**2. 5 First Avenue. Kier Levesque for Schuster**

**Application to replace vinyl siding with Hardi Board**

**Building Inspector Review:**

Proposal complies with zoning requirements.

**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.

**Board Review Based Upon:**

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Kier Levesque
4. ARB members' knowledge of the site
5. Site visits by members
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.

**Board Review Based Upon:**

1. The application.
2. Building Inspector review

3. Testimony of applicant's architect Kier Levesque
4. ARB members' knowledge of the site
5. Site visits by members
6. Testimony from the public

### **Board Findings**

1. Architect states that he expects to find original wood siding under the existing vinyl siding. If it is in good enough condition, it will be restored. If not, applicant will install new vinyl siding, as mentioned in the application.

2. Testimony from the public:

- Jeffrey McCall, 159 N Franklin. Addition is too big and gets too close to his back yard. Privacy concerns. Has questions about accuracy of application form, bulk table, site plan.
- Carol Berne, next door neighbor. Is concerned about the size of the addition and its negative impact on the neighborhood and the environment, flooding, privacy issues. No house on the street has extensions this far into the back yard.
- Bonnie Mincu, owner. High fence in rear obstructs view anyway

Village Attorney Walter Sevastian explains that most of these concerns are not in the purview of the ARB and advises neighbors to bring their concerns to the ZBA.

### **Conclusion:**

1. After comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Holley, approved by a vote of 5-0.
2. Motion by Member Robertson to approve the application with the understanding that original wood siding will be restored if possible, and with the recommendation that applicant take neighbors' concerns about the size of the addition into consideration. Seconded by Member Healey, approved by a vote of 5-0.

### **5. 10 Central Avenue. Chad and Jennifer Pfeiffer.**

**Application for exterior alterations to front façade of house associated with interior alterations to existing enclosed front porch.**

**Member O'Neill recuses himself.**

### **Building Inspector Review:**

Proposal complies with zoning regulations.

### **Board Review Based Upon:**

1. The application.
2. Building Inspector review
3. Testimony of applicant Chad Pfeiffer
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public:

### **Board Findings**

1. Windows will be replaced in kind. Trim to be 4", flat.

2. Railings will have to move to accommodate new door but stair will remain.

**Conclusion:**

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Healey, approved by a vote of 4-0.
2. Motion by Member Steinhorst to approve the application as presented. Seconded by Member Healey, approved by a vote of 4-0.

**6. 21 Route 59. Claudio Iodice.**

**Application for exterior alteration to building front facade.**

**Building Inspector Review:**

Application complies with zoning requirements.

**Board Review Based Upon:**

1. The application.
2. Building Inspector review
3. Testimony of applicant Marc Iodice
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 Healey, 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 5-0.

**7. 251 North Broadway. Davidson & Donnelly.**

**Application for exterior alterations.**

**Building Inspector Review:**

Proposal complies with zoning requirements.

**Board Review Based Upon:**

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

**Board Findings**

1. Applicant confirms that there will be no vent in the façade of the south facing bay. A range hood will get vented by other means.

**Conclusion:**

1. Having no 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 O'Neill to approve the application as presented. Seconded by Member Healey, approved by a vote of 5-0.

**8. 10 Waldron Avenue. 10 Waldron Realty LLC.**

Application for exterior alterations including elimination and infill of garage and other doors and alteration to façade above split face block.

**Building Inspector Review:**

Proposal complies with zoning requirements.

**Board Review Based Upon:**

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Brian Newman
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 Healey, approved by a vote of 5-0.
2. Motion by member Robertson to conditionally approve the application as presented. The masonry infill will be toothed to avoid vertical joints. Once the mechanical equipment has been installed, the board will determine in situ if screening is needed. Architect agrees. Seconded by member O'Neill, approved by a vote of 5-0

Meeting adjourned at 9:05 pm

Respectfully submitted,

Maren Robertson  
Chairperson