

ZONING BOARD OF APPEALS  
VILLAGE OF BUCHANAN  
SEPTEMBER 9, 2009

PRESENT: Kathy Kane, Chairwoman  
Marco Pinque  
Mike Chirico  
Angelo Iacomini  
Ed Mevec  
Stephanie Porteus, Village Attorney  
Rosemary Martin, Secretary

OTHERS: Scott and Melissa Driver  
Jorge Hernandez  
Don Zern

CALL TO ORDER:

Chairwoman Kathy Kane informed all attending of the fire regulations and led them in the Pledge of Allegiance. She called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. on September 9, 2009.

APPROVAL OF MINUTES:

A motion was made by Mike Chirico, seconded by Angelo Iacomini, with all in favor to approve the minutes of July 8, 2009 as written. A motion was made by Marco Pinque, seconded by Ed Mevec, with all in favor to table approval of the minutes of August 12, 2009 until the next meeting.

DECISION AND ORDER for 186 CENTRE STREET

Marco Pinque, seconded by Mike Chirico, with all in favor, made a motion to authorize Chairwoman Kane to sign the decision and order for Carl and Lisa Locatelli of 186 Centre Street.

CAL NO. 02-09-BZ: PRELIMINARY SUBMISSION FOR VARIANCE APPLICATION FOR PROPERTY AT 175 HENRY STREET. (AZIZI)

Jorge Hernandez was present at the meeting representing Azizi for property at 175 Henry Street. Mr. Hernandez advised they are renovating the first floor and adding to the second floor. The last time Mr. Hernandez was before the Board the application was incomplete. Calculations were missing. He noted the height required for the addition is 23.6 feet and the lot coverage is 13,368 square feet including the patio, driveway and shed. The lot coverage is within the 30% maximum required by the zoning code.

The variances required are:

- A front yard area variance for the existing garage from 30 feet to 2.8 feet.

- A front yard area variance for the existing staircase from 30 feet to 0 feet.
- A right side yard area variance from 10 feet to 7 feet for the existing structure.

All the variances are for preexisting nonconforming conditions. The footprint will remain the same.

Chairwoman Kane asked if the Board members had any questions or comments. The Board members made a site visit on Saturday, August 8, 2009.

Marco Pinque, seconded by Ed Mevec, with all in favor, made a motion to set a public hearing for October 7, 2009.

The Zoning Board would like to change the date of the October meeting from October 14, 2009 to October 7, 2009 if the Boardroom is available.

CAL NO. 03-09-BZ: PRELIMINARY SUBMISSION FOR VARIANCE APPLICATION FOR PROPERTY AT 223 GALLAGHER STREET. (DRIVER)

Scott and Melissa Driver were present at the meeting to request a variance for an addition to their existing house at 223 Gallagher Street. A signed decision and order exists for the proposed front porch dated June 13, 2007.

The original decision and order granted three variances with conditions. The area variances granted were: a front yard variance from 30 feet to 4 feet for the new porch stairs; a front yard variance from 30 feet to 8 feet for the new porch; and a side yard variance from 10 feet to 5 feet for the new porch. These three area variances were granted subject to the following condition: the porch can be improved by a roof, but the porch cannot be enclosed.

At the last meeting Mr. Driver was advised to update the existing plans and to measure from the new addition to the property line in the rear yard.

Mr. Driver advised they would like to construct a full front porch with a covered roof and an 8' x 12' addition in the rear of their property.

Two variances are required:

- A rear yard area variance for the shed from 4 feet down to 3.2 feet.
- A side yard area variance from 10 feet to 5 feet.

Chairwoman Kane asked if the Board members had any questions or comments. There were no questions or comments. Marco Pinque, seconded by Mike Chirico, with all in favor, made a motion to set a public hearing for October 7, 2009. The Board members made a site inspection of this property prior to tonight's meeting.

ADJOURNMENT:

Marco Pinque, seconded by Angelo Iacomini, with all in favor, made a motion to adjourn the meeting at 7:25 p.m. The next meeting will be October 7, 2009.

Respectfully submitted,

Rosemary Martin, Secretary