A Regular Meeting and Public Hearing was held by the Zoning Board of Appeals on Thursday May 26, 2022 at 7 p.m. Meetings are live-streamed via WHoH-TV (Channel 75 or FIOS 43), and online at WHoH-TV.org

PRESENT: Chairman Jeremiah Quinlan, Boardmember David Chen, Boardmember Josh Heitler, Boardmember Brett Gaillard, Boardmember Richard Griffin, Village Attorney Linda Whitehead, and Building Inspector Charles Minozzi, Jr.,

Chairman Quinlan: This is the Village of Hastings-on-Hudson Zoning Board of Appeals meeting on Thursday, May 26th at 7 p.m. A couple instructions we're going to make right off the top. Everybody that comes to the podium, whoever that may be, is supposed to say their name and address. We're going to call the cases in order tonight; there's only one case so that's not a problem. Buddy, are the mailings in order?

Bldg. Inspector Minozzi: Yes, I have been informed by my staff that all the mailings are in order.

II. AGENDA

Chairman Quinlan: How this is going to work, you're going to make your presentation and then we'll let the public weigh in if anybody comes. I haven't received any letters.

Bldg. Inspector Minozzi: No, we haven't received any letters, Mr. Chairman.

Chairman Quinlan: Then we'll have questions by the board, some discussion by the board, their philosophies or take on the case. Then we're going to vote. Let's call the first case.

Case No. 11-22
Martha Rose
14 Rosedale Avenue
Relief from strict application of the Village Code Sections 295-68F.1(b&c) to replace an existing garage at her home at 14 Rosedale Avenue. Said property is in the R-10 Zoning District and is also known as SBL: 4.110-104-23 on the Village Tax Maps.
Variance sought for the new garage are as follows:
Accessory Structure Rear & Side Yards:
Existing & Proposed – Side 5 feet – Rear 5 feet;
Required Minimum – Side 8 feet – Rear 8 feet {295-68F.1(b&c)};
Variance Required – Side 3 feet – Rear 3 feet

Chairman Quinlan: Who's here to present the case?

Serena Russell, White Plains: I'm representing Mike Gismondi, the architect on the case. Apologies for not putting this on the board's poster boards. Does everyone have a copy?

Chairman Quinlan: We'll take a look at it.

Ms. Russell: Okay, thank you. I will know better for next time. In December, the garage – which is metal and not wood, otherwise it would have burnt down – caught fire. The structure is still standing. It was not deemed … it's not going to be taken down at all, it's going to stay. The idea is to rebuild it from the inside to add reinforcements and clean it up, then on the outside add siding, a roof and gutters and put in a new garage door. It surpasses the 50 percent, I believe, that's still intact from the foundation so that passes that. Then with regard to the setbacks, the garage has been there since, I believe, 1931. At that point the setbacks were 5.5 and I think the requirement now is 8. So we're just asking for a variance to keep the structure exactly where it is. There's no intent to move anything, just make it usable again.

Chairman Quinlan: Is that it? Do we have any questions from the board? Let's start with you, Josh.

Boardmember Heitler: I think you've said this, but just to be totally clear no change in footprint, size, massing; it's a direct replacement of the original structure.

Ms. Russell: One-hundred percent, yes.

Boardmember Chen: I have no questions.

Boardmember Griffin: Pretty straightforward so no questions here, thank you.

Boardmember Gaillard: No questions.
Chairman Quinlan: I don't have any questions. Josh asked the only question I had. Any thought? Brett, I'll start with you.

Attorney Whitehead: For the record, any public? Anybody from the public?

Chairman Quinlan: I don't see anybody from the public and I believe it was on the record when Buddy said we've received no letters.

Bldg. Inspector Minozzi: Correct.

Boardmember Gaillard: I think it seems totally appropriate, it was on the footprint of what was there originally, and I have no issues with it.

Boardmember Chen: Same.

Boardmember Heitler: No issues.

Boardmember Griffin: No issues, thank you.

Chairman Quinlan: And I have none. Who's going to make a motion?

Boardmember Chen: I can make a motion. In the matter of case number 11-12, Martha Rose at 14 Rosedale Avenue regarding application for relief of strict application of Village code section 295-68F.1(b&c) to replace an existing garage at 14 Rosedale Avenue, said property being in the R-10 Zoning District, also known as SBL: 4.110-104-23 on the Village Tax Maps. Move to approve the variance request as presented.

Chairman Quinlan: Let's just do a quick roll call. David?

Boardmember Chen: "Approve."

Boardmember Gaillard: "Approve."

Boardmember Heitler: "Approve."

Boardmember Griffin: "Approve."

Chairman Quinlan: And I "approve" also.
On MOTION of Boardmember Chen, SECONDED by Boardmember Griffin, with a roll call vote of all in favor the Board resolved to approve the variances requested in Case Number 11-12 to replace an existing garage at 14 Rosedale Avenue.

**Chairman Quinlan:** That's the only case. Good luck and enjoy your garage.

**Ms. Russell:** Great, thank you so much. It was a pleasure.

**Chairman Quinlan:** Your client's garage.

Okay, we're going to do the minutes.

**Bldg. Inspector Minozzi:** We're going to try.

**III. APPROVAL OF MINUTES**

Regular Meeting of January 27, 2022
Regular Meeting of April 28, 2022

**Chairman Quinlan:** We can't do January?

**Attorney Whitehead:** We need Sashi for January.

**Chairman Quinlan:** His e-mail's no good?

**Attorney Whitehead:** You know, technically there's no requirement to even approve minutes.

**Chairman Quinlan:** We all got the e-mail that he read it and had no changes.

**Attorney Whitehead:** Who else was there? Was it Brett, Jerry and Sashi?

**Bldg. Inspector Minozzi:** I don't have the attendance with me.

**Attorney Whitehead:** Just look at the minutes. Are the minutes linked to the agenda? It's Jerry, Brett and Sashi. So Jerry and Brett, if you want to indicate your approval we have Sashi's so we can consider them approved.
Chairman Quinlan: Brett, do you have any comments? Do you approve or disapprove?

Boardmember Gaillard: I "approve."

Chairman Quinlan: I have no comments either, I "approve." So 3-0.

On MOTION of Boardmember Quinlan, SECONDED by Boardmember Gaillard, with a voice vote of 3-0 in favor, the Minutes of the Regular Meeting and Public Hearing of January 27, 2022 were approved as presented.

Chairman Quinlan: How about the regular meeting of April 28th?

Attorney Whitehead: You were all here.

Chairman Quinlan: Does anybody have any changes or comments about that meeting?

On MOTION of Boardmember Heitler, SECONDED by Boardmember Gaillard, with a voice vote of all in favor the Minutes of the Regular Meeting and Public Hearing of April 28, 2022, were approved as presented.

IV. ANNOUNCEMENTS

Next Meeting Date – June 23, 2022

V. ADJOURNMENT

Chairman Quinlan: Okay, that's the end of the meeting. Everyone have a nice night.

Boardmember Chen: Oh, that's got to be a record.