

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
ZONING BOARD OF APPEALS
REGULAR MEETING
SEPTEMBER 10, 2015**

A Regular Meeting was held by the Zoning Board of Appeals on Thursday, September 10, 2015 at 8:00 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Chairman Matthew Collins, Boardmember David Forbes-Watkins, Boardmember Sean Hayes, Boardmember Adam Anuszkiewicz, Village Attorney Linda Whitehead, and Building Inspector Charles Minozzi, Jr.

Chairman Collins: Ladies and gentlemen, good evening and thank you for coming to our September 10 Zoning Board of Appeals meeting. We have one case before us. Just to set some ground rules, when you're presenting your case just come before the microphone, introduce yourself so our remote transcriptionist can capture your comments and your name. And then note that we will always ask you to speak into one of two microphones. We have one that's up here – a remote handheld – and then we have one here that will be hopefully staying in one place.

But we ask that anytime anyone speaks that you speak into the microphone. There will be ample time for our applicant to present his case, and then for anyone who wishes to be heard in the matter to also have their comments added to the record.

So before we begin, Buddy, how are we on the notice?

Bldg. Inspector Minozzi: My staff informs me that the mailings are in order.

Chairman Collins: OK, great.

AGENDA

**Case No. 08-15
Gregory Jones
88 Southgate Avenue**

Relief from the strict application of the Village code Section 295-68F.1.a for construction of a new covered front entrance at their home at 88 Southgate Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.90-88-1 on the Village Tax Maps.

Nonconformity details of the proposed covered front entrance

are as follows:

**Front Yard: Existing and Proposed - Existing - 23.8 feet –
Proposed - 23 feet.**

Required Minimum - 30 feet. {295 - 68F.1.a.} - Variance Required - 7 feet.

Chairman Collins: With that, we'll begin with case 08-15, Greg Jones for 88 Southgate Avenue seeking relief for sections 295-68F for the construction of a new covered front entrance. We're dealing here today with a front yard variance request, existing 23.8 feet, proposed 23 feet – so it's an existing nonconformity – against a required minimum of 30 feet.

So with that, we'll begin. If you could, again, just introduce yourself, sir.

Greg McWilliams, architect: Good evening, Boardmembers. I'm representing the homeowner; his name is Greg as well, Greg Jones. He is with us this evening. He resides at 88 Southgate Avenue.

We are before this board tonight requesting a front yard variance; an existing residence which is nonconforming right now in terms of front yard. It's a builder side-to-side ranch. What we would like to do is put a cover over the existing stoop. There are reasons for this. The house is oriented kind of a northwest access in terms of front of the house. And at present, even though there's a very slight overhang over the entry door in the wintertime, they get a lot of snow and ice buildup that just kind of comes over. It drips down onto the steps, which are a side approach up to the stoop. They come up around the house and it's really a slippery condition.

The idea of doing a canopy over this stoop does a couple things. Number one, it creates a diversion in terms of snow and ice buildup and it actually brings it out to the sides. Instead of the existing shed roof, we're proposing a little gable roof coming out which is going to disperse the rain to the right and the left where it will not be on the stoop itself. It will then fall onto the lawn, going to leaders and gutters and whatever. This will alleviate the ice and snow buildup in the gutter and the drippage (ph) down the front. It will also provide cover for anybody approaching this house in nighttime or inclement weather or whatever in terms of fussing for their keys and entering the house. And thirdly, it adds a little interest to the house. The house – no offense to my client here – is a builder's house and I think it could use a little interest at the front of the house. We feel this little entry room does that.

At present, the existing stoop is 23.8 feet from the front property line, whereas 30 feet is required as a minimum. The house is askew to this property line. Kind of the north corner of this house is actually 16.3 feet, next to a garage. So the center of the house, along the frontage, is 23.8. What we're proposing is a 23-foot setback, and the difference in that 8

inches – since we're dealing with the existing stoop that's there – is basically the roof overhang. We've got a little bit of roof overhang all the way around just to get it out from the superstructure of the thing itself.

By doing all this, and moving the steps away from being parallel to the house out to the front, we feel it's a much better situation and something that's definitely an improvement.

Chairman Collins: OK. Do you have some designs you want to show us?

Mr. McWilliams: Mr. Minozzi, are things we put on the screen? This is the first time we've been before this board down here.

Bldg. Inspector Minozzi: I didn't set it up because you didn't tell me you wanted to do it electronically. I have the easel.

Mr. McWilliams: You have the easel? OK. I didn't bring a board.

Chairman Collins: It's OK if you don't. I wanted to give you the opportunity to walk us through it, if you like. But we all have designs. If you see us looking into screens it's because the Village has gone to electronic distribution of plans.

Mr. McWilliams: OK. You do have these photos, I presume.

Chairman Collins: Yes. That was helpful, too. I mean, we see applicants come before this board, not uncommonly, looking for exactly this sort of relief. This is a common request, and it's evident that this is not the only home that is seeking to get relief – especially as we're reminded tonight – from the elements that are headed our way.

So walk me through the dimensions of the overhang.

Mr. McWilliams: OK. Presently, if you look at that front photo of the house, you can see the white railing. The stoop, in width, is about 7 feet. Presently, the steps are coming down parallel to the house. You can see the angle of the railing, so the steps are behind that. We're keeping the same 7-foot width of the stoop which, by the way, is about 4 foot 9 in depth out from the house – so we'll say 7 by 5. We're bringing the stairs around to a front approach to the stoop, and on each front corner of the stoop we're putting a column. That column is supporting a little gable roof that goes back into the existing ... well, kind of a shed roof going up.

Chairman Collins: That's great. I think it's a sweet design. And I think you're right, it

gives the front of the house a new sort of focal point.

Mr. McWilliams: Thank you.

Chairman Collins: I mean, I find this to be a very straightforward request and, again, one that's entirely consistent with what other homeowners have sought in the Village. And in this case, you're dealing with a nonconformity that the homeowners inherited. The change in that front yard situation is certainly very reasonable, in my book. So I think this is a very, very straightforward case and it's going to have clear benefit to the homeowner.

I have no other questions for you or for the applicant, but does anyone else on the Board wish to be heard or have any questions?

Boardmember Chairman Forbes-Watkins: Well, I think the weather today proves the point very clearly. Thank you.

Chairman Collins: I agree. All right. Sean, anything?

Boardmember Hayes: No. Only if there was an objection from the neighbors, which would shock me.

Chairman Collins: Does anyone in the audience wish to be heard on the matter? Then if there are no other comments, may I have a motion, please?

On MOTION of Boardmember Forbes-Watkins, SECONDED by Boardmember Hayes with a voice vote of 4-0, the Board resolved to approve Case 08-15, relief from application of Village Code 295-68F.1.a for the construction of a new covered front entrance at their home at 88 Southgate Avenue.

Chairman Collins: It's unanimous, congratulations.

Mr. McWilliams: Thank you very much.

Chairman Collins: Thank you for your presentation. Good luck.

Mr. McWilliams: OK, thank you.

APPROVAL OF MINUTES

Regular Meeting of July 23, 2015

Boardmember Hayes: I wasn't here.

Chairman Collins: I was not here either. So, David, I think you and Adam are the only witnesses.

Bldg. Inspector Minozzi: And Linda, you had some pretty substantial changes.

Chairman Collins: Hey, ladies and gentlemen. We're still in session, sorry.

Village Attorney Whitehead: I gave a couple of changes to Mary Ellen this afternoon. One of them – on page 16, on the vote on the first application – just to correct that. When you say that the Board voted 2-to-1 and voted to deny, it wasn't actually a vote to deny. It was a motion to approve, and the motion didn't carry by a 2-to-1 vote.

Boardmember Forbes-Watkins: It was not a 2-to-1 vote. That's my correction. I abstained; I did not vote. An abstention has the same effect as a no. But I abstained, I did not vote no.

Boardmember Hayes: I missed a good one.

Village Attorney Whitehead: OK, I thought I remembered it as a no vote, but the effect is the same.

Boardmember Forbes-Watkins: The effect is the same, I agree. But it was an abstention.

Village Attorney Whitehead: The motion to approve would have needed three votes to carry, so the motion was denied. I corrected that, and I guess the additional correction that it was an abstention.

Bldg. Inspector Minozzi: Yeah, I just wrote it down. I'll let Mary Ellen know in the morning. She already made the changes, your changes.

Village Attorney Whitehead: But that's something we should watch on that. I don't always check your messages, but I'm glad I did.

Chairman Collins: OK, any other changes to the minutes?

On MOTION of Boardmember Forbes-Watkins, SECONDED by Boardmember Anuskiewicz with a voice vote of all in favor, the Minutes of the Regular Meeting of July 23, 2015 were approved as amended.

Chairman Collins: All right, then. I think we're adjourned.

Village Attorney Whitehead: That was quick.

ADJOURNMENT

On MOTION of Boardmember Forbes-Watkins, SECONDED by Boardmember Sean Hayes with a voice vote of all in favor, Chairman Collins adjourned the Regular Meeting.

Boardmember Anuskiewicz: When's our next meeting, Buddy?

Bldg. Inspector Minozzi: It's on Thursday, it should be on there.