

MINUTES OF THE VILLAGE OF ATLANTIC BEACH
BOARD OF ZONING APPEALS MEETING
65 THE PLAZA, ATLANTIC BEACH, NY 11509

OCTOBER 19, 2017

CALL TO ORDER

At 8:00 PM Chairman Anthony Siniscalchi called the meeting to order.

ROLL CALL

Present were:

Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Allan Jacobs
Commissioner Steven Watkins

Village Attorney Charles S. Kovit
Building Inspector Steven Cherson
Village Clerk Emily Siniscalchi
Court Reporter Linda Caffera

Attorney Kovit said there is one case for decision only -

Case # 17313 - JELAB Trust, 77 Genesee Boulevard
Construct a two story single family dwelling with attached garage

Public Hearing concluded and the Board reserved decision at the September 19, 2017 meeting.

Building Inspector Cherson stated the relief the applicants were asking for.

Request for variance from the following sections of the Zoning Code of the Village of Atlantic Beach, NY also known as Section 58, Block 54, Lots 10-19 on the Nassau County Land and Tax Map.

Article V "C" Residence District
§250-35 Height

A. In the case of a single-family dwelling, no building shall be greater in height than 2 1/2 stories with a maximum height of 28 feet to peak.

Proposed height 32' - 4 1/2"

§250-37 Front Yards

A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet on each side of the lot and within the same block in the same use district.

Average front yard setback 17.8 feet

Proposed front yard setback 14.3 feet

Proposed front steps 0 feet

Article XV - General Provisions

§250-108 Prohibited and restricted uses.

J. Buildings within the Village of Atlantic Beach shall be constructed with a peaked or gable roof only.

14' x 24' area of roof is a flat deck

§250-129 Maximum building area and minimum side yards for certain oversized lots

Permitted side yard setback 15 feet, proposed 5 feet

Permitted lot coverage 23.72%, proposed 33.55%

Case # 17313 - JELAB Trust, 77 Genesee Boulevard (Continued)
Construct a two story single family dwelling with attached garage

Commissioner Baessler moved the adoption of the following:

RESOLVED to grant Case # 17313 as follows:

1. The side yard setback required 15' - requested 5'
granted 10' side yard setback
2. The required rear yard setback is 21'3" - **the applicant is increasing the rear yard to 25' by moving the garage forward**
3. A proper site plan and/or other documentation be submitted by applicant to Building Inspector Cherson indicating the changes as stated by Commissioner Baessler.

The foregoing was seconded by Chairman Siniscalchi and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Allan Jacobs
Commissioner Steven Watkins

Noes: None

Annie Coombs, Architect, 172 River Road, Essex, CT 06426 was sworn in by Attorney Kovit and he asked her if she understood the decision and she answered she did.

Michael Feinsod, Roslyn, NY was sworn in and wanted to clarify the decision Building Inspector Cherson stated the variance was granted.

APPROVAL OF FINDINGS OF FACTS

Each member of the Board was given a copy of the Findings of Fact and given an opportunity to review and correct.

Commissioner Allan Jacobs moved the adoption of the following:

Case # 17312 - Peter & Barbara Duffy, 2150 Pacific Boulevard
Construct a wood deck on the west side of property
GRANTED AS SUBMITTED (Granted at 7/20/17 meeting)

Case # 17316 - Konstantine & Elizabeth Rallis, 96 Coronado Street
Construct a second story addition with interior alterations
GRANTED AS SUBMITTED (Granted at 9/19/17 meeting)

Marc & Esther Sholes, 58 Tioga Avenue
Case # 17317 - Construct a two story single family dwelling
Case # 17318 - Construct a 18'x43'-5 1/2" in-ground swimming
pool in the side yard
GRANTED AS SUBMITTED (Cases consolidated for purposes of this hearing)
(Granted at 9/19/17 meeting)

Case#17319 - Sherry Steinberg, 30 Vernon Avenue
Installation of a 20KW generator in the front yard setback
GRANTED AS SUBMITTED (Granted at 9/19/17 meeting)

APPROVAL OF FINDINGS OF FACTS (Continued)

The above Findings of Facts were heard and granted at the meeting dates indicated above. The Findings of Facts were adopted at this meeting because the August 17, 2017 and September 19, 2017 minutes were tabled to be approved at the October 19, 2017 meeting.

The foregoing was seconded by Commissioner Watkins and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Allan Jacobs
Commissioner Steven Watkins

Noes: None

APPROVAL OF MINUTES

Each member of the Board was given a copy of the Minutes and given an opportunity to review and correct.

The August 17, 2017 minutes were tabled at the September 19, 2017 meeting for approval at the October 19, 2017 meeting.

Commissioner Allan Jacobs moved the adoption of the following:

RESOLVED, to accept the following minutes as written by the Village Clerk

August 17, 2017 and September 19, 2017

The foregoing was seconded by Commissioner Cornish and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Allan Jacobs
Commissioner Steven Watkins

Noes: None

ADJOURNMENT

At 8:15 PM Commissioner Cornish made a motion to adjourn.

The foregoing was seconded by Chairman Siniscalchi and passed by the following vote:

Ayes: Chairman Anthony Siniscalchi
Commissioner Carl Baessler
Commissioner George Cornish
Commissioner Allan Jacobs
Commissioner Steven Watkins

Noes: None

Emily Siniscalchi

Emily Siniscalchi, Village Clerk