

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

OCTOBER 18, 2018

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 Steve Watkins  
Commissioner Steven Samuels  
Village Attorney Charles S. Kovit  
Building Inspector Steven Cherson  
Village Clerk Emily Siniscalchi

Court Reporter Linda Caffera - ABSENT

The meeting was convened, and Mr. Kovit announced to the persons in attendance that due to an unfortunate miscommunication, the court reporter was not in attendance. Mr. Kovit explained that in the absence of a court reporter, we could not ensure that the due process rights of applicants and objectors could be adequately preserved. Mr. Kovit then asked the Board if there was a motion to adjourn the public hearings until the November meeting. A motion was made by Chairman Siniscalchi, seconded by Commissioner Baessler, to adjourn the two public hearings to the November meeting.

Motion unanimously passed.

Case # 18346 Michael Kadoe, 85 Erie Avenue  
Construct a 4'-6 1/2" x 19'-5 1/2" rooftop bulkhead

Mr. Kadoe asked the Board if they would consider having a special meeting prior to the scheduled date of the November meeting, so that his case could be heard more expeditiously. He observed that his application has been pending for awhile. Upon questioning from Mr. Kovit, Building Inspector Cherson assured Mr. Kadoe and the Board that the rooftop bulkhead area is sufficiently secured from the elements, and no prejudice would be suffered by Mr. Kadoe if the hearing is held on November 15th. There was no support among the members of the Board to call a special meeting.

Case # 18350 Jeffrey & Audrey Mordos, 82 Hamilton Avenue  
Construct a 20' x 40' in-ground swimming pool within the side yard

The representatives of the Mordos case stated that they have no objection to the public hearing being held on November 15th.

APPROVAL OF FINDINGS OF FACTS

Commissioner Cornish made a motion to accept the Findings of Facts as written by the Village Clerk- seconded by Commissioner Watkins and passed by the following vote:

APPROVAL OF FINDINGS OF FACTS (Continued)

Case # 18348 - MEP 1 LLC, 29 Oneida Avenue (Michael & Elizabeth Pinewski)  
Construct a 14' x 31' in-ground swimming pool in the front yard setback

Ayes: Chairman Anthony Siniscalchi  
Commissioner George Cornish  
Commissioner Steven Watkins  
Commissioner Steven Samuels

Noes: None

NOTE: Commissioners Baessler and Watkins were not present when Case # 18348 was heard.

APPROVAL OF MINUTES

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

Commissioner Watkins made a motion to accept the minutes of September 20, 2018 as written by the Village Clerk.

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

Ayes: Chairman Anthony Siniscalchi  
Commissioner George Cornish  
Commissioner Steven Watkins  
Commissioner Steven Samuels

Noes: None

NOTE: Commissioners Baessler and Watkins were not present when Case # 18348 was heard.

ADJOURNMENT

At 8:20 PM Chairman Siniscalchi made a motion to adjourn.

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

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

Noes: None

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Emily Siniscalchi, Village Clerk