

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

SEPTEMBER 20, 2018

CALL TO ORDER

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

ROLL CALL

Present were: Chairman Anthony Siniscalchi
Commissioner George Cornish
Commissioner Steven Watkins
Commissioner Steven Samuels
Village Attorney Charles S. Kovit
Building Inspector Steven Cherson
Village Clerk Emily Siniscalchi
Court Reporter Linda Caffera

Absent: Commissioner Carl Baessler EXCUSED
Commissioner Allan Jacobs EXCUSED

Village Clerk Emily Siniscalchi read the procedure that we will be following for this meeting.

Village Clerk Emily Siniscalchi said anyone that wishes to speak tonight must sign in.

Village Clerk Emily Siniscalchi said the approval for the following would take place at the end of this meeting.

- Approval of Minutes
- Approval of Findings of Facts

Chairman Siniscalchi asked Mr. Cherson to state the relief the applicants are seeking.

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

Also known as Section 58, Block 46, Lots 34-37 & 138

Request for variance from the following section of the Zoning Code of the Village of Atlantic Beach, NY.

Article XI - Swimming Pools
§250-84 - Conditions for installation and maintenance
A. No outdoor swimming pool shall be installed or maintained unless:
1. Such pool is installed wholly in the rear yard of the premises

Proposed pool is located in the front yard setback of Oneida Avenue and Ocean Boulevard

Chairman Siniscalchi asked if there was anyone to speak on this case.

Sworn in was John Capobianco, Architect, 159 Doughty Boulevard, Inwood, NY. He presented the case swimming pool will be 14' x 31' - 14' from front property line, screened and buffered with plants, trees will be added around the pool equipment. The pool will have an automatic cover and also a winter cover.

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

(Continued)

Commissioner Cornish had questions on the trees and pool equipment: Mr. Capobianco said they are adding an additional dry well to the property for pool only.

Commissioner Cornish moved the adoption of the following:

RESOLVED, to grant Case # 18348 as submitted to construct a 14' x 31' in-ground swimming pool in the front yard setback.

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

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

Noes: None

DECISION

Case # 18346 - Michael Kadoe, 85 Erie Avenue
Construct a 8'-11 7/8" x 22' - 8 1/2" rooftop bulkhead

Building Inspector Steven Cherson said this case was heard at the August 16, 2018 meeting; on August 29, 2018 he received revised plans.

Chairman Siniscalchi moved the adoption of the following:

RESOLVED, to reopen case for public hearing at the October 18, 2018 meeting of the Board of Zoning Appeals; publish new legal notice; send letter to everyone who signed in at the August 16th meeting.

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

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

Noes: None

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:

Case # 18347 - Frank & Kimberly LiVecchi, 1590 Beech Street
Maintain an existing 23' 8" x 13' 8" x 10' 4" high screened in room

APPROVAL OF FINDINGS OF FACTS

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

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.

Commissioner Watkins made a motion to accept the minutes of August 16, 2018 as written by the Village Clerk.

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

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

Noes: None

ADJOURNMENT

At 8:30 PM Chairman Siniscalchi made a motion to adjourn.

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

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

Noes: None

Emily Siniscalchi

Emily Siniscalchi, Village Clerk