

**Zoning Board of Appeals
Minutes
January 17, 2019**

Members Present: Tracey Cullen, Vice Chairperson
Bill Ordon, Member
Kirk Hurme, Member
Todd Brice, Member
Eric Taylor (Alternate Member)

Absent: Richard Ubert, Chairperson
Bryan Donato, Building Inspector

Other Attendees: Corliss Baskerville, Secretary to the Board

Meeting called to order at 7:00 pm.

Vice Chairperson Cullen welcomed everyone to the January 17, 2019 meeting of the Zoning Board of Appeals and introduced all the members. Vice Chairperson Cullen stated applicants are hereby notified that any/all agreed concessions, promises, pledges, assurances or declarations given by them or their duly appointed agents, during their hearing process shall become stipulations to any approvals given by this Board.

Vice Chairperson Cullen informed applicants that a full Board was not present due to circumstances beyond their control. It would require a 3-1 vote to approve any application. If they so choose, the applicants could ask for a postponement to be heard until the entire Board was present. He then polled the applicants to see if they preferred to postpone their application. All applicants chose to be heard.

Vice Chairperson Cullen asked the Board for a motion to approve the minutes from the December 20, 2018 meeting. Ms. Cullen abstained as she was not present for this meeting.

Motion to approve the December 20, 2018 minutes was made by Mr. Ordon seconded Mr. Hurme.

Vote on the Motion:	Mr. Ordon	aye
	Mr. Brice	aye
	Mr. Hurme	aye
	Mr. Taylor	aye

Motion carried: 4 ayes 0 nays

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Application of Yvette R. Carman as agent for Mary A. R. Howard, owner. Applicant seeks renewal of a previously approved special exception to convert a one-family dwelling to a non-owner-occupied two-family dwelling approved prior to March 2, 2010 pursuant to Section 183-43 C. (6). Premises located on the west side of Norman Ave., approximately 1,510 ft. south of Richmond Ave., in a "Residential B" District known as 123 Norman Ave., a/k/a SCTM# 101-13-10-23. Ms. Carman spoke on behalf of this application.

Findings:

1. The home is owned by the aunt of the applicant. The applicant has lived there since 1986. Her aunt goes back and forth from Virginia.
2. The applicant lives in the main house with her husband. There is a female tenant living in the garage apartment since 2011.
3. The garage apartment has been occupied longer than the main dwelling.
4. There is adequate off-street parking that can accommodate at least three vehicles.
5. Suffolk County Planning Commission sent a letter stating the application is a matter of local determination.
6. No one spoke for or against this application.

A Motion to approve this application was made by Mr. Brice seconded by Mr. Ordon with the following stipulations.

Stipulations:

1. This special exception is approved for a period of five years subject to sale or change of occupancy.
2. Applicant must maintain the property grounds, landscaping and lawn care including timely garbage removal. Garbage cans must not interfere with off-street parking.
3. Applicant must maintain adequate off-street parking.
4. Applicant must maintain a valid rental permit renewable every two years per Section 137-2 of the Village Code.
5. Applicant must adhere to all Village, State and Local codes.

Vote on the Motion:	Ms. Cullen	aye
	Mr. Ordon	aye
	Mr. Brice	aye
	Mr. Hurme	aye
	Mr. Taylor	aye

Motion carried:	5 ayes	0 nays
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Application of Mario Madrid. Applicant seeks a special exception to convert a one-family dwelling to a parent-child residence with associated frontage, lot area, side yard and aggregate area variances pursuant to Section 183-26 C. (4) of the Village Code. Premises located on the north side of Franklin St., approximately 262 ft. east of South Ketcham Ave., in a "Residential BB" District known as 61 Franklin St., a/k/a SCTM# 101-9-8-29. Mr. Madrid spoke on behalf of this application.

Findings:

1. Applicant seeks to convert a single-family home to a parent-child home.
2. There are three adults living on the property (parents live on the first floor). Applicant lives on the second floor and is single.
3. There is sufficient off-street parking to accommodate six cars. There are currently three cars on the premises.
4. There is a fifteen-foot side yard setback on the west side of the property and 9.9 and ten feet on the east side.

A Motion to reserve decision on this application was made by Ms. Cullen seconded by Mr. Ordon.

Stipulations:

1. This special exception is approved and expires upon change of occupancy.
2. Applicant is required to file a copy of this Certification with the Suffolk County Clerk.
3. Applicant must maintain the property grounds including garbage removal and off-street parking.
4. Applicant must adhere to all Village, State and Local codes.

Vote on the Motion:	Ms. Cullen	aye
	Mr. Ordon	aye
	Mr. Brice	aye
	Mr. Hurme	aye
	Mr. Taylor	aye

Motion carried: 5 ayes 0 nays

The application of Ira Sumkin, partner of Sumkin Family Limited Partnership VI was held over to the February meeting. An email was submitted on their behalf asking for an adjournment.

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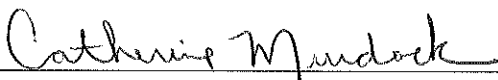
Motion to adjourn the meeting was made by Mr. Taylor seconded by Mr. Ordon.

Vote on the Motion:	Ms. Cullen	aye
	Mr. Ordon	aye
	Mr. Brice	aye
	Mr. Hurme	aye
	Mr. Taylor	aye

Motion carried: 5 ayes 0 nays

Meeting adjourned 7:30 pm.

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer