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VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS MEETING
SEVEN MAPLE AVENUE
HASTINGS-ON-HUDSON, NEW YORK 10706-1497

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Held October 23, 2006 at 8:10 P.M.

PRESENT:

Arthur Magun, Chairman
109 Lefurgy Avenue

Stanley Pycior, Board Member
43 Pinecrest Parkway

Sheldon A. Sorokoff, Alt.
18 Crossbar Road

Brian Murphy, Board Member
59 Lefurgy Avenue

Marianne Stecich, Counsel
Stecich, Murphy & Lammers
828 South Broadway, Suite 201
Tarrytown, New York 10591

Deven Sharma
Building Inspector

ALSO PRESENT:

12 Members of the Public (approximately)

REPORTED BY: TRACI L. COLLINS, R.P.R.

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2 CHAIRMAN MAGUN: This is the
3 Zoning Board of Appeals, our October 23rd
4 meeting. We have a couple of
5 announcements.

6 First of all, unfortunately, we
7 were expecting -- we had changed this
8 meeting to Monday night from its usual
9 Thursday night to try to make sure we had a
10 full board.

11 Unfortunately, we ended up
12 tonight with only three of the five members
13 being here. I thought we were going to
14 have four. I knew in the last minute that
15 somebody couldn't come, but...

16 So, what that means, and I'll let
17 the applicants talk to each other about
18 this, is if there are only three board
19 members, in order for any variance to be
20 passed, all three members have to vote for
21 it.

22 So, if any one of the three
23 members of the board votes against your
24 application, you would not have a variance
25 passed.

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2 Accordingly, you could choose,
3 without any prejudice, to have your
4 application postponed to the next meeting,
5 and that's -- you know, that would be fine.
6 At which point, we would hope, but can't
7 guarantee, a full board. Meaning five
8 votes, where you still need a majority of
9 three.

10 So, there is a distinct
11 disadvantage to an applicant when there are
12 only three board members.

13 And so I will let the applicants
14 talk amongst themselves for a few minutes.

15 If the applicant chooses not to
16 go ahead, we -- if there's a lot of members
17 of the public here, we may choose to have a
18 discussion on all -- well, we'll play that
19 by ear a little bit.

20 The other thing I wanted to
21 announce is that the second case that is on
22 the agenda was deferred and is going to be
23 postponed to the December meeting. Anyway,
24 that's Case 24-06, Kenyatta and Punter.
25 That case is going to be re-noticed.

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2 So, all the people in the
3 notification area will receive another
4 notification.

5 Let me just ask: Are there
6 people here for Case 23-06, Paul and Mary
7 Rice? Is the applicant here?

8 The applicant is here.

9 Is the applicant for Case 25-06
10 Bouhassira and Bouhassira? Yes. Okay.

11 So, why don't the applicants take
12 a minute? We'll take a three or
13 four-minute adjournment. If you didn't
14 understand what I said, please ask me a
15 question. Your architects, if they're
16 here, will understand what I mean.

17 So you could choose to go ahead
18 tonight or you could choose not to.

19 MS. STECICH: If you only got a
20 vote of two to one tonight; it's denied;
21 and you can't then bring it up at the next
22 meeting. It's a vote and it can't be
23 reopened.

24 CHAIRMAN MAGUN: Are there any
25 questions and then I'll let you talk

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2 amongst yourselves.

3 I'm sorry. This is very unusual,
4 not to have a full Board, or at least four,
5 and it just happened.

6 But again, if you're very
7 confident, you can go ahead. But there is
8 a disadvantage.

9 So, why don't you take a few
10 minutes and decide whether or not you want
11 to proceed?

12 If there are members of the
13 public here with regard to the application,
14 I think we would consider listening to the
15 public so that you didn't have to come out
16 a second time, but we would not really vote
17 on the application until the next meeting;
18 at which time the board members who are not
19 here, who would then be sitting in would
20 have to read the minutes and we would also
21 allow people to return and freely speak
22 their mind.

23 Why don't we take a five-minute
24 break? You can decide what you want to do.

25 (Whereupon, there was a brief

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2 recess taken.)

3 CHAIRMAN MAGUN: So, with
4 somewhat chagrin, the applicant Paul and
5 Mary Rice, are you here with your
6 architect?

7 MRS. RICE: Yes.

8 CHAIRMAN MAGUN: Do you want to
9 proceed or do you want to wait until the
10 December meeting?

11 MRS. RICE: We'll proceed.

12 CHAIRMAN MAGUN: And applicant,
13 Eva Klein, is that you?

14 MRS. KLEIN BOUHASSIRA: I'll go
15 ahead.

16 CHAIRMAN MAGUN: All right. So
17 we have two cases tonight, and we'll start
18 then with Case 23-06, Paul and Mary Rice,
19 64 Ronny Circle. This is regarding
20 construction of a one-and-a-half story
21 addition. Two variances are requested.
22 One for a front yard variance and the
23 second for the total of two side yard
24 variances.

25 And Mr. Levy, good evening.

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2 MR. LEVY: Good evening.

3 CHAIRMAN MAGUN: Are the mailings
4 in order for both applications?

5 MR. SHARMA: Yes, all the
6 mailings are in order.

7 CHAIRMAN MAGUN: So, why don't
8 you state your name and address and tell us
9 what you'd like to do and why you need a
10 variance.

11 MR. LEVY: Bruce Levy, BJLA
12 Architects, 41 Southgate Avenue in
13 Hastings. I'm an architect for Paul and
14 Mary Rice. So, I'm introducing them.

15 And this project involves a
16 small, insignificant, front yard request
17 for about two feet ten inches in the front,
18 and a side yard request because the
19 existing condition which we'd like to build
20 on top of in one spot does not meet the
21 total side yard requirement of 20 feet.

22 So, we'd like to introduce the
23 project and then I will briefly talk about
24 the side yard request and then the front
25 yard request.

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2 CHAIRMAN MAGUN: Okay.

3 MR. LEVY: The site is a small
4 lot, 100 by 50 feet, on Ronny Circle, which
5 is just to the south end of Hastings, just
6 off Nepperhan Avenue in Yonkers, and we've
7 submitted some documentation and some
8 pictures to indicate what's going on.

9 The house right now is only about
10 ten feet five inches on the side -- on one
11 side of the house, and it's eight-foot two
12 and an eighth inches on the other side of
13 the house, the other side of the property.

14 So, it's an existing
15 nonconforming situation in terms of the
16 side yard because it doesn't meet the total
17 side yard requirement. It does meet the
18 individual side yard requirement, but not
19 the total side yard requirement.

20 And because it's a very small
21 type site, and it's only a
22 one-story/one-and-a-half story house, we'd
23 like to add square footage to the house to
24 make it functional. That square footage is
25 not being added on the sides, but added in

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2 the front and the back.

3 So, it's going up as a second
4 story addition over the existing house in
5 the middle, and the rear addition is only
6 one story, and the front addition is
7 actually only two stories in one spot, but
8 only one story in the other spot because
9 the roofs step back.

10 We mention that because we want
11 you to be clear that the addition is not
12 creating a wall running around the property
13 line.

14 Now, let's just talk about the
15 side for a moment. We intentionally made
16 the effort, if I could just show you the
17 board for a minute; there's two boards.

18 If we look at basically the roof
19 plan on some of the documentation you have,
20 the green line is the existing house and we
21 want to note that we're going out in the
22 back with a one-story addition, which is
23 going to be part of a new kitchen, but
24 we're stepping that in on the side; so that
25 this addition and a small deck back here

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2 are all conforming in terms of the zoning
3 requirements. It beats the rear yard
4 setback requirements for the addition and
5 the deck, of course, is also not intruding.
6 Even though we're allowed to go further,
7 we're not intruding into the rear yard
8 setback with the deck.

9 But in stepping in on both sides
10 in the back so that the addition in the
11 back will meet the side yard requirements
12 in toto of the 20-foot requirement.

13 The only place where we're
14 going up is over the existing -- is this
15 one portion here, and that's an existing
16 nonconforming situation, and because we're
17 going up over that existing, that one small
18 portion does not meet the 20-foot total
19 side yard requirement.

20 So, this little patch here is the
21 only reason for that side yard requirement,
22 and it's a very tight site. It's only
23 about a thousand square feet or less, the
24 house that's existing now. So, in terms of
25 trying to make the site functional, we're

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2 trying to get an amount of square footage
3 in a reasonable way.

4 If we look at this elevation, the
5 front elevation. We just drew a red line
6 here just to show you that it's really
7 about one foot four inches that we need on
8 the side in order to make the -- we're not
9 making it... but it's really only an
10 intrusion of one foot four inches to make
11 the total 20-foot side yard requirement.

12 So we feel that's really
13 insignificant and really not intrusive in
14 any way to the neighbors, and also just as
15 a note, which I think we showed in some of
16 the pictures that you already received.
17 You could see that the house looking north,
18 the other property to the north actually
19 turns the corner, and the house is facing
20 on Curry Road. So, there's a lot of
21 space -- I couldn't give you the exact
22 number, but there is a broad space around
23 the side of the house and it's not
24 intrusive.

25 Also, while we are looking at

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2 that picture, even though we're also
3 looking to come out the front, the house is
4 right on Ronny Circle as it starts to turn,
5 although it's still a regular lot. It's
6 not a corner lot. So there's a broad open
7 area in front of the house. It's not
8 facing another house across the street. So
9 it's not as though another house is looking
10 right across at this proposed addition.

11 We'd like to come out the front
12 with some useful space, which we show on
13 the floor plans you received, which is
14 essentially we're using that space to
15 create a new stairway to the second floor,
16 rather than using space in the existing
17 house and adding space to create another
18 room on the first floor and the second
19 floor. And we feel we need to come out
20 about this 12 feet in order for the stair
21 to function properly and to create some
22 reasonable, functional space.

23 The request for the front yard is
24 really that when we -- in the front of the
25 house, we'd just like to cut out on to a

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2 platform and just have a covered, front
3 platform.

4 So that the house itself, as we
5 could see from the roof plan, if you look
6 at it, the house itself is 26.67 feet in
7 the front yard. So, that's meeting the
8 front yard setback. As well as the second
9 floor is stepping back. And that's at
10 33.25 feet. So that also is more than
11 meeting the requirement. We're trying to
12 minimize that facade right around that
13 25-foot mark. It's only on the covered
14 entrance coming out the front, which is
15 open, not enclosed like a vestibule, which
16 in order to make it functional intrudes
17 that extra two-foot ten inches into the
18 front yard setback.

19 And lastly, we'd like to note,
20 which I think we did in the documentation,
21 that the house itself is actually set back
22 a little bit from the other houses as you
23 go down the block. So, it's not a major
24 intrusion into that front yard.

25 And the porch in the front, the

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2 covered porch, as you approach it, it is
3 actually trying to mirror some of the
4 existing details of the houses as you go
5 down the block. So, it's trying to be
6 keeping in line with the character of the
7 neighborhood. And I think that's it.

8 MR. PYCIOR: Mr. Levy, how big is
9 the cover in terms of -- what are the
10 dimensions? I can't tell from my drawings.

11 MR. LEVY: This covered entrance
12 is about -- the slab is about six feet by
13 eight feet.

14 CHAIRMAN MAGUN: And it protrudes
15 how far into the -- well, from the house --
16 how big is it --

17 MR. LEVY: The slab comes out
18 about six feet. The two-foot ten is
19 actually to the edge of the roof. Roofs
20 often are -- not often, but roofs are
21 actually allowed to protrude two feet.

22 CHAIRMAN MAGUN: This is covered
23 by a roof, but open to the side.

24 MR. LEVY: Yes, it's open. It's
25 not an enclosed vestibule in any way.

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2 There are two columns out front and there's
3 just a small gable roof that's over the
4 front.

5 We feel that although this is in
6 the front, it's really not intrusive and it
7 actually mirrors to some degree the front
8 yard setbacks. You know, the character of
9 the other houses as you go down the street.
10 Of course, the other houses stick out a
11 little bit more even though they're set
12 back because the street turns a bit.
13 (Indicating).

14 MR. SOROKOFF: May I ask why
15 you're demolishing the existing garage?

16 MR. LEVY: Well, it needs -- it's
17 in some level of disrepair, and they'd like
18 to create some more open space. It's not
19 used as a garage. You know, it's mostly
20 storage. But they'll still maintain the
21 parking considerations that they have now.

22 And also many people park on
23 Ronny Circle. It's really not a very
24 densely populated, busy spot. So, there
25 really aren't -- there don't seem to be any

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2 issues regarding parking.

3 CHAIRMAN MAGUN: What is the
4 correct pronunciation? Ronny?

5 (MULTIPLE SPEAKERS).

6 CHAIRMAN MAGUN: I wanted to ask
7 the applicants a couple of questions.

8 How long have you been living in
9 this house? Just state your name and
10 address.

11 MRS. RICE: I'm Mary Rice. 64
12 Ronny Circle.

13 We moved in September 1st,
14 2004. So, a little over two years.

15 CHAIRMAN MAGUN: What is -- the
16 architect talked about your current house
17 being very small. So what is the reason
18 you're doing it?

19 MRS. RICE: Well, one of our main
20 goals is to build a family. We love the
21 community. A lot of our fine neighbors are
22 behind us.

23 We'd really like to build a
24 family, utilize the wonderful school
25 systems that we've heard about.

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2 CHAIRMAN MAGUN: I am happy you
3 like Hastings, but in terms of the
4 requirements, what do you have now; what is
5 it?

6 MRS. RICE: Really functional
7 space? It's a very small space. It's
8 about a thousand feet. It's small.

9 CHAIRMAN MAGUN: How many
10 bedrooms do you have currently?

11 MRS. RICE: Currently we have
12 three.

13 CHAIRMAN MAGUN: And how many
14 will you have after this?

15 MRS. RICE: Three on the second
16 floor, and one possibility for a spare on
17 the first floor.

18 CHAIRMAN MAGUN: But better
19 proportioned rooms.

20 Okay. So, you'll have larger
21 bedrooms. And what other rooms are you
22 going to be adding in the addition?

23 MRS. RICE: A living room, dining
24 room, kitchen, obviously larger, two full
25 baths upstairs, and one full bath on the

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2 first floor.

3 CHAIRMAN MAGUN: So, the square
4 footage of the house is going to -- the
5 footprint is going to go from 990 to 1400.
6 And how many square feet will the new house
7 have in toto, do you know, inside?

8 MR. LEVY: It will still be less
9 than 2000 square feet.

10 CHAIRMAN MAGUN: Less than
11 2000 square feet liveable space?

12 MR. LEVY: Yes.

13 The two bedrooms that they have
14 on the second level is really sort of an
15 attic, you know, with sloped ceilings. So,
16 I don't know if you would consider them
17 illegal, nonconforming situations, but
18 they're an adequate bedroom space, if you
19 were ever going to put some kids in there
20 in the future.

21 CHAIRMAN MAGUN: And the deck in
22 the back is new construction also; correct?

23 MR. LEVY: Yes.

24 CHAIRMAN MAGUN: And the back
25 really conforms to all the myriad setbacks?

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2 MR. LEVY: Yes, it does.

3 I might add if they had chosen to
4 leave the garage, they would probably have
5 needed another variance for the total
6 square footage --

7 CHAIRMAN MAGUN: I thought that
8 was a good idea.

9 MR. LEVY: Yes, that was my idea.
10 We wanted to make sure we stayed under the
11 lot coverage.

12 But the garage is also -- it's
13 unsightly. It's very close. It's even
14 right on the, you know, the property line
15 on the adjoining sides.

16 MR. SOROKOFF: The adjacent
17 houses, all of them are very close?

18 MR. LEVY: Yes, very close
19 together.

20 MR. PYCIOR: May I ask, where do
21 you plan to store garden tools, mowers,
22 once the garage is demolished?

23 MRS. RICE: Well, currently we
24 don't utilize that space. We're fortunate
25 enough to have somebody who comes and does

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2 the lawn work. So right now for any
3 storage space, we just use the basement.

4 MR. PYCIOR: Because sometimes we
5 have people coming back for a shed after
6 they demolish a garage.

7 MR. LEVY: There would also be
8 space under the deck. Because the deck --
9 the level in the back is about
10 four-and-a-half feet above ground as you
11 come out the first level. So there will be
12 space under the deck where they could
13 actually put some of that equipment.

14 CHAIRMAN MAGUN: Okay. Is there
15 anyone in the audience who is here either
16 in support or against the application that
17 wishes to speak at all?

18 MS. DANNEN: I'm against it.

19 My name is Margaret Dannen,
20 D-a-n-n-e-n. I live at 41 Curry Road.
21 I've been a resident of Hastings for 58
22 years, and I object to this variance
23 because it will block off my view, and it
24 will close out my front yard.

25 And that's my objection.

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2 17 feet in the front is a great
3 deal of -- a great size. So that's why I
4 object to it.

5 CHAIRMAN MAGUN: I'm sorry. Can
6 you tell us where you live exactly in
7 relation to the house?

8 MR. RICE: We can show you a
9 picture of it.

10 MS. DANNEN: We are -- I'm on the
11 bend.

12 CHAIRMAN MAGUN: So, you're an
13 adjacent home, or --

14 MS. DANNEN: Yes.

15 CHAIRMAN MAGUN: So, you're the
16 next door neighbor.

17 MS. DANNEN: Yes, I'm the next
18 door neighbor.

19 When we look out, and they have
20 this new addition, they will block our
21 view. And our fence -- we have our
22 property line here, and 17 feet of our
23 property line will be blocked by the
24 building. So that takes a good amount of
25 our property.

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2 CHAIRMAN MAGUN: So, if this is
3 their house, you're in this house right
4 here?

5 MS. DANNEN: Yes. I am.

6 CHAIRMAN MAGUN: Okay. So you're
7 concerned about the view of this addition?

8 MS. DANNEN: Yes.

9 CHAIRMAN MAGUN: Do you have any
10 other concerns?

11 MS. DANNEN: No. I'm happy when
12 people improve their homes. Thank you.

13 CHAIRMAN MAGUN: Yes, ma'am.

14 Is there anyone else in the
15 audience who has any comments in regard to
16 this application?

17 No. Okay.

18 MR. PYCIOR: Again, Mr. Levy, why
19 did the applicant and you choose to come
20 out 17 feet and have the entrance? Why not
21 14 feet and then you have the entrance as a
22 break?

23 MR. LEVY: Well, actually 17 feet
24 that she's referring to includes the front
25 porch.

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2 MR. PYCIOR: Okay.

3 MR. LEVY: The addition out the
4 front is coming 12 feet, and then the porch
5 is coming about five or six feet. That's
6 where I assume the 17 feet is coming from.

7 So, the addition is really only
8 12 feet. The two-story corner here is only
9 12 feet, which is conforming. That's about
10 28 feet from the property line in front.

11 If you look at this here, this
12 front edge here is about 28 feet from the
13 property line. So that's conforming. And
14 then this is just a little addition here
15 for the porch. So I would say if someone
16 is back here, even if they're looking out
17 their side, they're going to just see this
18 little corner here.

19 I mean they're going to see this
20 too, of course. Of course, they can see
21 that, but that's a legal portion of what
22 the Rices would like to proceed with.

23 That is the side of her house,
24 perhaps, but I understand her concerns.

25 MS. DANNEN: I'm getting 17 feet

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2 from the letter that we received.

3 CHAIRMAN MAGUN: Ma'am, I'm
4 sorry. You're welcome to talk, but you
5 have to talk into the microphone.

6 MR. LEVY: I'm not sure where the
7 17 feet is coming from. I just want to
8 make sure that she understands or maybe she
9 misunderstands what's going on. So give us
10 a second to try to make her understand.

11 MS. STECICH: I know what she's
12 talking about because the difference
13 between the existing and the proposed is
14 17 feet.

15 MR. LEVY: No, it's not. The
16 front yard is 39.67 feet. The proposed is
17 22.17 feet.

18 MS. STECICH: That's what I said.

19 MR. LEVY: No. She thinks it's
20 17 feet, but she's getting the 17, it's
21 22.17.

22 I want to make sure you
23 understand. If it happens, we want to make
24 sure you're all right.

25 CHAIRMAN MAGUN: Are there any

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2 other comments from anyone in the audience?

3 Yes, ma'am. Just come to the
4 microphone please. Just state your name
5 and address.

6 MRS. CHU: Jan Chu, and my
7 husband, Raymond Chu. We live at 60 Ronny
8 Circle, so right next to the house, and we
9 would like to have a few minutes, if
10 possible, and have our neighbors look at
11 the plan because we've never seen the plan
12 before. Until we have a better
13 understanding, and if we can do that.

14 CHAIRMAN MAGUN: You're next door
15 neighbors?

16 MRS. CHU: Right.

17 CHAIRMAN MAGUN: And you haven't
18 seen the plans?

19 MRS. CHU: No, none of us have.

20 CHAIRMAN MAGUN: You got
21 notification of the project?

22 MR. RICE: Right.

23 CHAIRMAN MAGUN: So you know, you
24 can always go look at the plans.

25 MR. RICE: Would it be possible

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2 to take about five minutes from the
3 meeting, and then the neighbors, we can
4 take a look and have a better
5 understanding?

6 CHAIRMAN MAGUN: I guess I'm a
7 little hesitant about that just because I'm
8 not quite sure what -- do you have a
9 specific objection to the project or do you
10 have concerns?

11 MRS. CHU: Well, we are kind of
12 concerned because we are next door and we
13 just would like to have for both houses on
14 both sides from this house.

15 CHAIRMAN MAGUN: You're the
16 neighbor on the other side?

17 MRS. CHU: Yes. So it will only
18 be fair for both houses to look at the plan
19 and have a better understanding.

20 CHAIRMAN MAGUN: Just give me one
21 second please.

22 (CONFERRING WITH COUNSEL).

23 MR. LEVY: I think we also
24 realize that it may be a little unorthodox,
25 but we would be willing to take a little

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2 recess, if necessary.

3 CHAIRMAN MAGUN: I'm going to
4 actually suggest, on advice of counsel,
5 what we could do is table this discussion
6 and listen to the next application. Give
7 you all a chance, unless you want to listen
8 to the next application, a chance to
9 discuss this. If the neighbors feel that
10 that would be helpful to them, that's fine.
11 And then we'll come back and listen to
12 anyone who wishes to speak and vote on the
13 application.

14 MRS. CHU: Thank you.

15 CHAIRMAN MAGUN: Is that all
16 right?

17 MR. LEVY: That's okay with us.

18 CHAIRMAN MAGUN: All right. So
19 don't go far.

20 MR. LEVY: We'll go right out in
21 the hall there.

22 CHAIRMAN MAGUN: So we're going
23 to table this discussion for a few minutes.

24 Okay, so we're going to go on to
25 Case 25-06. We've lost our audience.

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2 This is Eva Klein Bouhassira and
3 Eric Bouhassira, 50 Hamilton Avenue, and
4 they're coming before us for a variance
5 regarding parking. They wish to convert an
6 attached garage into an accessory home
7 office, and in doing so, they lose one of
8 the parking spaces, that is the garage
9 space, and in having an architect's office,
10 they require three spaces, if I'm not
11 mistaken, for a total of five necessary.

12 And you are Eva Klein Bouhassira?

13 MRS. KLEIN BOUHASSIRA: Yes.

14 CHAIRMAN MAGUN: Am I pronouncing
15 your name correctly?

16 MRS. KLEIN BOUHASSIRA: Good
17 enough.

18 CHAIRMAN MAGUN: You're an
19 architect?

20 MRS. KLEIN BOUHASSIRA: I'm an
21 architect, and I've had a small local
22 practice for about fifteen years now.

23 And I've lived in Hastings for
24 fifteen years -- no, for ten years.

25 CHAIRMAN MAGUN: Let me just

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2 interrupt you. Did you live in that house
3 for ten years?

4 MRS. KLEIN BOUHASSIRA: No.

5 CHAIRMAN MAGUN: You used to live
6 in another house; is that correct?

7 MRS. KLEIN BOUHASSIRA: Yes.
8 That's correct.

9 CHAIRMAN MAGUN: Were you here
10 before once?

11 MRS. KLEIN BOUHASSIRA: Yes.

12 What happened was --

13 CHAIRMAN MAGUN: Not that that's
14 relevant. I just --

15 MRS. KLEIN BOUHASSIRA: -- around
16 two years ago we lived in a house on
17 Farragut Avenue.

18 CHAIRMAN MAGUN: Yes.

19 MRS. KLEIN BOUHASSIRA: And it
20 was a small house, and we applied for a
21 variance to make it a little bigger, and on
22 the very cusp of the construction, which
23 was on schedule, we decided to purchase
24 this house instead and leave the other
25 house as is. Because we have three

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 children, and we decided that it would be
3 easier for us to live through the move than
4 to live through the construction. And
5 that's what happened.

6 So, for about ten months now we
7 have lived in this house, and it has a
8 single garage, and it has a driveway which
9 is large enough for one car. The house is
10 about 1500 square feet. Meaning it's not
11 very big. It has a living room. It has
12 three bedrooms, and it has a closed porch
13 which we use for a family room, and this is
14 all a single story.

15 We do not use the garage for
16 parking. It's not very practical. The
17 driveway is very steep. The door is small.
18 It just sits there as a storage.

19 It would be much more practical
20 for us to have it as a finished room; and
21 in doing so, it would serve three purposes.
22 One is I will put my office in there.

23 I continue doing work out of the
24 house, and I have a small office. I don't
25 have an assistant. I don't have very many

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 projects. I don't have very many people
3 coming to my house. It's a small practice.
4 I'm by myself, and this is not like a large
5 business operation.

6 I've been doing it like that for
7 the last fifteen years. For five years in
8 Dobbs Ferry and for ten years in Hastings.

9 Secondly, my husband would like a
10 small desk space where he could do some
11 home office work at night.

12 CHAIRMAN MAGUN: What is his
13 occupation?

14 MRS. KLEIN BOUHASSIRA: He is a
15 biologist.

16 CHAIRMAN MAGUN: He doesn't work
17 at home?

18 MRS. KLEIN BOUHASSIRA: He's a
19 researcher.

20 No, he works in a lab.

21 And because it's all one story,
22 there's really no place to go from the
23 noise.

24 And thirdly, we would actually
25 use the very rear of the garage as

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 additional storage, which is shown on the
3 plan as a separate little area.

4 So, in support of this idea,
5 there is really two things. One is my
6 office. Not only is it a small operation,
7 but by its nature, I actually go to other
8 people's houses when I work on them as
9 opposed to many people coming to me. I
10 don't have an hourly appointment as a
11 doctor would have. I don't have many
12 people coming at tax time as an accountant
13 would have, or any other similar
14 professions that you see around the village
15 working out of their homes.

16 Instead, I go out on the job site
17 and to client's houses, and that's where
18 most of the meetings happen.

19 Secondly, the street has a very,
20 I would say, decent, very good amount of
21 parking space available for the houses for
22 two reasons.

23 One is the lots are -- many of
24 the lots in the middle of the block are a
25 hundred feet long, which provides a good

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 amount of parking for everybody, who does
3 not put their car in the garage.

4 And secondly the south side or
5 the west side of the street is actually the
6 top of the Prescott Place, and there are
7 properties which border on Hamilton but
8 actually their parking happens off of
9 Prescott Place. So they have the two
10 choices, and people mostly use the Prescott
11 Place because that's really what is close
12 to their houses.

13 So, by me having occasional
14 visitor coming and parking on that street,
15 there really is no traffic jam. There
16 really is no excess car parking, which
17 would happen on that street.

18 And that's about it in a
19 nutshell.

20 CHAIRMAN MAGUN: I just have a
21 couple of questions. Your presentation was
22 very clear, both your written presentation
23 and your oral presentation.

24 So, in losing the garage as a
25 storage space, where are you going to put

1 ZONING BOARD MEETING OF OCTOBER 23, 2006

2 all that stuff?

3 MRS. KLEIN BOUHASSIRA: The
4 garden tools. What happens is two things.
5 One is in the rear of the house that's not
6 a basement. There's a crawl space. There
7 is a rock outcropping in the rear, and it
8 provides us with a door into the area and a
9 small -- about a ten by ten feet area where
10 you can stand before that rock really picks
11 up the height, and we can keep the garden
12 tools in there.

13 It's an unheated, you know,
14 unfinished crawl space. We call it the
15 rock room.

16 So, that's our best bet, and
17 secondly, we have some space under the deck
18 as well.

19 CHAIRMAN MAGUN: You're always
20 entitled to have what Stan was referring to
21 before. I mean, you can have accessory
22 structures like a shed or something, but I
23 don't think anybody would be excited about
24 granting you a variance for that.

25 MRS. KLEIN BOUHASSIRA: It's

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 actually not very practical to have a shed
3 up there; it's sloped. And it would be
4 hard to go up and down with things to get
5 to a shed anyway. And there's retaining
6 walls and slopes and plantings, and we
7 don't really see a place for our shed
8 there.

9 CHAIRMAN MAGUN: I think the most
10 germane question is the size of your
11 business because what we're really talking
12 about is parking. And I appreciate what
13 you said in terms of the size of your
14 business.

15 I mean, I've been in architect's
16 offices where there are like 30 people
17 working, and it's a big time business.
18 You're a sole --

19 MRS. KLEIN BOUHASSIRA: I'm a
20 sole practitioner. I've done it for 15
21 years.

22 CHAIRMAN MAGUN: And so people
23 don't generally sit down with you and go
24 over the plans.

25 MRS. KLEIN BOUHASSIRA: They do,

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2 but we do that mostly at the client's

3 houses --

4 CHAIRMAN MAGUN: At the client's
5 houses?

6 MRS. KLEIN BOUHASSIRA: Yes.
7 Because every time you discuss the project
8 you sit right there and you say this is
9 what we're doing, and this is what we're
10 working with.

11 CHAIRMAN MAGUN: If the business
12 were to expand, would you be expanding into
13 your house?

14 MRS. KLEIN BOUHASSIRA: No. I
15 couldn't do that.

16 CHAIRMAN MAGUN: You couldn't do
17 that.

18 MRS. KLEIN BOUHASSIRA: If I
19 should expand my business, which, should
20 that happen, that would take several years
21 when my children get bigger, it would have
22 to move out.

23 CHAIRMAN MAGUN: So you would
24 have to get an office?

25 MRS. KLEIN BOUHASSIRA: Yes. I

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2 would have to move out at that point, yes.

3 I mean, I will basically have one
4 desk space here, and possibly a side desk,
5 which would be the home office where
6 somebody could work there for a few hours
7 in the morning, but that's not --

8 CHAIRMAN MAGUN: So, in the worst
9 case scenario when you're conducting
10 business, you have somebody driving their
11 car over to your house?

12 MRS. KLEIN BOUHASSIRA: Yes.

13 CHAIRMAN MAGUN: Would there be
14 two cars or three cars ever coming over?
15 Do you meet with a builder and the client?

16

17 MRS. KLEIN BOUHASSIRA: I do but,
18 again, mostly at the client's home because
19 it's just more convenient for people to do
20 that because if you work on a project --
21 most of my work is local remodeling. So it
22 makes more sense to get meetings at their
23 houses as opposed to mine.

24 CHAIRMAN MAGUN: Unlike a
25 chiropractor or a music teacher; it's not

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2 like you have one client after another

3 every half an hour?

4 MRS. KLEIN BOUHASSIRA: No.

5 CHAIRMAN MAGUN: I mean, I'm just

6 asking this. Maybe you have a very busy

7 practice.

8 MRS. KLEIN BOUHASSIRA: I don't.

9 I mean, I just have a handful of projects.

10 That's it. And every project takes up all

11 month.

12 CHAIRMAN MAGUN: So, in reality

13 then, you may have one car coming to the

14 front of the house in the morning or

15 another in the afternoon. Or give me some

16 idea.

17 MRS. KLEIN BOUHASSIRA: I would

18 say just a few cars a week, if at all. I

19 would put it at three to ten cars a week

20 because I just don't have people coming.

21 CHAIRMAN MAGUN: A week?

22 MRS. KLEIN BOUHASSIRA: Yes, a

23 week.

24 CHAIRMAN MAGUN: Parking for an

25 hour or two?

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2 MRS. KLEIN BOUHASSIRA: Exactly.

3 For one hour or two.

4 I have to say in principle, I
5 considered the option of actually expanding
6 the parking, but it really is not desirable
7 to do that because -- there's a whole lists
8 of reasons for that. You know, I mean --

9 CHAIRMAN MAGUN: You gave them to
10 us --

11 MRS. KLEIN BOUHASSIRA: Yes.

12 CHAIRMAN MAGUN: -- and I don't
13 think anyone would have thought expanding
14 the parking in front of your house would be
15 a great idea.

16 MRS. KLEIN BOUHASSIRA: Yeah. It
17 would not be a great idea.

18 And actually I had neighbors
19 telling me that that is something that they
20 would object to.

21 CHAIRMAN MAGUN: We did not
22 receive any letters that I'm aware of, nor
23 do I see any people in the audience
24 objecting to the parking issue.

25 Okay. My colleagues, any

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2 questions?

3 MR. PYCIOR: I have a question
4 for Marianne? Can we grant the variance
5 stating that it has to be a single
6 architect practicing?

7 MS. STECICH: Yes, that's exactly
8 the notes I had.

9 If you were disposed to this
10 application, it might make sense to be --
11 to condition that it being an architect
12 just with no employees, no assistants.

13 Because you don't want to just
14 make it an accessory office, because you
15 don't want a doctor moving in there just
16 because, you know, of all the patients, and
17 you certainly don't want somebody being in
18 there with assistants. Because it really
19 is a significant parking variance here. So
20 that would be my -- I think that's a good
21 idea, Stan.

22 CHAIRMAN MAGUN: How does that
23 sound to you?

24 MRS. KLEIN BOUHASSIRA: Here's my
25 question. I mean, I do not have an

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 assistant. I never did. I do not plan on
3 having one, but just for the purpose of the
4 formality, should I have an assistant that
5 would come there and park for, you know,
6 the daytime, which would be one car --
7 because the code actually allows a
8 professional with one assistant.

9 I mean, so what you're saying
10 is -- in other words, if you did allow
11 that, I would go with that.

12 MS. STECICH: Right. But the
13 other thing the Board should be aware of is
14 as a single family house she requires two
15 parking spaces, just for being a single
16 family house.

17 CHAIRMAN MAGUN: I appreciate
18 what you're saying that some day you might
19 need an assistant. But I think what we are
20 looking at here is you really only have one
21 parking space, and you need five.

22 So, we're just, you know,
23 squirming around that a little bit, and I
24 think everyone takes you at your word in
25 terms of the -- I mean, if that's all the

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 space you need, you obviously don't need --
3 you know, this is not like a 25-person
4 architect firm --

5 MRS. KLEIN BOUHASSIRA: Right.

6 CHAIRMAN MAGUN: And you know,
7 we're sensitive to this because over the
8 years we've had some issues with parking
9 and use of the home for offices. So, we're
10 trying to be sensitive to it.

11 MRS. KLEIN BOUHASSIRA: I'm
12 somewhat aware of that, yes.

13 CHAIRMAN MAGUN: I do agree that
14 this particular street lends itself to one
15 or two people parking in front of their
16 house. I don't think that's such a big
17 deal on this street. On this street. I
18 wouldn't say that about every street in
19 Hastings. And there is a reasonable amount
20 of space.

21 I guess, you know, if you were to
22 condition it that way -- well, we could
23 talk about it.

24 Do you have any thoughts about
25 that?

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2 MR. SOROKOFF: I had the same
3 idea. But to me it doesn't -- it would be
4 the best thing to do.

5 CHAIRMAN MAGUN: What would be?

6 MR. SOROKOFF: To surround this
7 with conditions that would allow it to be a
8 small sort of operation. I'm just not sure
9 that you can do that. Can you?

10 MS. STECICH: Yes.

11 CHAIRMAN MAGUN: You can
12 condition it.

13 MS. STECICH: You couldn't put
14 any conditions on it, but the condition has
15 to be a condition relevant to the
16 application, and a condition that minimizes
17 the impact of the variance.

18 So I would think either of those
19 conditions are --

20 MR. SOROKOFF: Suppose somebody
21 moves out of Hastings to Saint Louis and
22 sells it to somebody who has a different
23 kind of practice with a lot of cars coming
24 in and out. Have we precluded the Village
25 from stopping that in a sense by --

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2 MRS. KLEIN BOUHASSIRA: Isn't the
3 variance only good until the house is sold?

4 MS. STECICH: No.

5 So, I would think that if she
6 sold it and the next person was an
7 architect who didn't have any assistants,
8 they're home free.

9 If the next person is a dentist,
10 then they're going to have to come in and
11 get a different variance.

12 CHAIRMAN MAGUN: Could we
13 condition it with regards to when and if
14 the house were ever to --

15 MS. STECICH: (Indicating.)

16 CHAIRMAN MAGUN: I mean, if we --
17 no.

18 Well, how would you condition it
19 then?

20 MS. STECICH: You say that when
21 the variance is granted, to permit only one
22 parking space provided that the office is
23 used solely for an architect without any
24 assistants or employees.

25 CHAIRMAN MAGUN: So, if she

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 wanted to get an assistant -- if her
3 practice grew and she needed a little help,
4 she would have to come back for another
5 variance, essentially?

6 MS. STECICH: Well, modify the
7 variance or go some place else where
8 there's more parking.

9 MR. SHARMA: Can I just say
10 something?

11 CHAIRMAN MAGUN: Yes, Deven.

12 MR. SHARMA: Say, if somebody
13 comes for an office or wants to finish off
14 their garage for something other than
15 parking, usually, obviously, you have to
16 indicate -- to show on the plan that you
17 still have two or three parking spots
18 available on the property because that's
19 what the code requires.

20 CHAIRMAN MAGUN: Right.

21 MR. SHARMA: And if you do lose
22 those required two or three parking spaces,
23 that's even when they don't have any
24 additional parking permit because of an
25 office or, you know, something.

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2 So, I mean, if -- supposing there
3 is an employee that requires every day from
4 three, four, five to six because for each
5 employee -- you see, right now, with the
6 two -- the two parking spaces required for
7 the residential --

8 CHAIRMAN MAGUN: I'm sorry?

9 MR. SHARMA: -- for the parking,
10 if there were an employee, there'd be one
11 more.

12 MRS. KLEIN BOUHASSIRA: I think
13 you're right, Deven. I think that's
14 correct, yes.

15 That would be another space
16 required, which I didn't --

17 CHAIRMAN MAGUN: If you have one
18 employee, you need another parking space?

19 MRS. KLEIN BOUHASSIRA: That's
20 right. And I didn't actually apply for
21 that because since I don't have an
22 employee, I'm not --

23 MR. SHARMA: My concern is like
24 on Bruce's case also when he comes to me
25 for a permit, he would have to indicate to

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 me on the plan where he still has two or
3 three parking spaces, and without that, he
4 either gets a variance from me or we will
5 not renew his permit.

6 CHAIRMAN MAGUN: So, it sounds
7 like what we're hearing is that because you
8 really need five spaces and you only have
9 one, that the Board would be, you know --
10 listening to them, I can see that both and
11 probably all of us would want to condition
12 this on having no one else working in
13 there -- that required a parking space. If
14 they didn't require a parking space --

15 MRS. KLEIN BOUHASSIRA: Right.

16 CHAIRMAN MAGUN: You know, so --
17 or is that not right?

18 (MULTIPLE SPEAKERS).

19 MS. STECICH: No, that's wrong.
20 You can't say if an employee doesn't
21 drive --

22 CHAIRMAN MAGUN: Okay. That's
23 incorrect.

24 So, if you have another employee,
25 you need another parking space.

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2 (MULTIPLE SPEAKERS).

3 MRS. KLEIN BOUHASSIRA: -- if
4 they take a taxi.

5 CHAIRMAN MAGUN: So, then if
6 we -- we will probably condition it then in
7 a way that you would have to have -- have
8 to come to the board for a variance.

9 MRS. KLEIN BOUHASSIRA: Okay.
10 I'll go with that.

11 CHAIRMAN MAGUN: I mean, I am
12 just suggesting to you what I think is
13 going to happen.

14 MRS. KLEIN BOUHASSIRA: Yes.
15 I'll go with that.

16 CHAIRMAN MAGUN: Are there any
17 other concerns with regards to this
18 proposal; that is, she does not need a
19 variance to convert the garage into an
20 accessory home office. She needs a
21 variance for the parking spaces.

22 MRS. KLEIN BOUHASSIRA: That's
23 correct.

24 CHAIRMAN MAGUN: Correct?

25 MR. SHARMA: Yes. She would need

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 a variance even if she were not putting an
3 office in there.

4 CHAIRMAN MAGUN: Correct.
5 Because she's losing the parking spaces.

6 MR. SHARMA: She would --

7 CHAIRMAN MAGUN: And I'm sure
8 nobody else parks on that street in those
9 very steep garages. So I'm glad you said
10 that. Because I think it's not -- I didn't
11 think you used it as a parking space.

12 Any other questions or comments
13 from the board, or we now have a new found
14 audience?

15 (NO RESPONSE.)

16 CHAIRMAN MAGUN: Okay. Do you
17 want take a stab at this, in terms of a
18 motion with regard to the request for a
19 variance? So, the request is for a
20 variance for off street parking where five
21 spaces are required for an architect's
22 office and one is proposed currently.

23 MR. SHARMA: Yes, solo
24 practitioner's office.

25 MR. PYCIOR: I'd like to move

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 that we approve the variance where five
3 spaces are required and only one is
4 proposed.

5 I'd like to condition the
6 variance on the office being used only as
7 an architect's office, and that said
8 architect has no partner, employee or
9 assistant; that is the person is a solo
10 practitioner of architecture.

11 MR. SOROKOFF: I would like to
12 second that.

13 CHAIRMAN MAGUN: Now, if that
14 were to pass, you could live with that?

15 MRS. KLEIN BOUHASSIRA: I'm happy
16 with that. That's really what I came here
17 for.

18 CHAIRMAN MAGUN: Right. I think
19 that in fact it is. And we appreciate --
20 before we vote, I just want to say we
21 appreciate when people are very forthright
22 and tell us exactly what they intend to do
23 and tell us exactly how they intend to use
24 the space, which is not always the case and
25 I appreciate that.

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2 So, we heard the motion.

3 All in favor?

4 (ALL IN FAVOR - UNANIMOUS).

5 CHAIRMAN MAGUN: Enjoy your new
6 office.

7 MRS. KLEIN BOUHASSIRA: Thank
8 you.

9 CHAIRMAN MAGUN: And I think it
10 will be good.

11 MRS. KLEIN BOUHASSIRA: Thank
12 you.

13 CHAIRMAN MAGUN: Okay. So, we're
14 going to resume the hearing on the first
15 application which we had tabled. I would
16 be happy to listen to anyone in the
17 audience who wishes to update the Board as
18 to the substance of your conversation.

19 I will say that, you know, the
20 Board has heard from the applicant and, you
21 know, we will, you know -- we can proceed
22 without hearing anything, but we're happy
23 to listen.

24 MR. MENDELSON: I'll add my two
25 cents. My name is Dick Mendelsohn. That's

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2 spelled M-e-n-d-e-l-s-o-h-n. I'm across
3 the street at 40 Curry Road. My two
4 cents is I'm jealous as heck. They have a
5 fabulous plan. It looks like a great
6 house, and it's going to be a wonderful
7 addition to our neighborhood. And it will
8 do wonderful things for my property values,
9 and the sooner they get it built, the
10 happier I'll be.

11 CHAIRMAN MAGUN: Thank you, sir.

12 Are there any other comments from
13 anyone in the audience?

14 MR. LEVY: I would just like to
15 say that -- well, I would just like to say
16 that we were outside and reviewed the plans
17 with the rest of the neighbors, and I
18 believe Mrs. Dannen doesn't need to say
19 anything, she doesn't want to get up, but
20 she has, I would say, reconsidered what she
21 said before, and I believe we have her
22 support on the application.

23 MS. DANNEN: Now that you've
24 explained it.

25 MR. LEVY: Now that we've

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2 explained it, and she's clear on just how
3 she would be affected and the other
4 neighbors that were there understood that
5 as well as the other neighbors on the south
6 are clear what they would be seeing once
7 this thing is built, and I think they're
8 clear that nothing is coming out the sides;
9 it is coming out the front. Mrs. Dannen
10 will be affected to some degree, but not, I
11 believe, to the degree that she thought she
12 was going to be. So, I can't speak for
13 her, but --

14 (MULTIPLE SPEAKERS.)

15 CHAIRMAN MAGUN: Okay.

16 MR. LEVY: -- but I would just
17 like to say that --

18 CHAIRMAN MAGUN: All right. I
19 appreciate that, and I appreciate the
20 sentiments of everyone involved to try to
21 work this out so that everyone is -- no one
22 is ever a hundred percent happy, but we can
23 all be close to that if -- we'll see.

24 Any other -- there are no other
25 comments from anyone in the audience?

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2 Is there anyone on the board who
3 wishes to add anything with regard to this
4 application?

5 I will say myself that I would
6 echo the thoughts of Mr. Mendelsohn. I
7 thought it was actually a really nice
8 design. I appreciated the fact that you
9 didn't need to extend the rear yard setback
10 just because you could, and you were very
11 limited in the side yard setbacks, and I
12 think the Board always looks with favor
13 when the applicant doesn't want to push the
14 side yard setbacks, and in this case you're
15 already nonconforming; we understand that.
16 And that's not -- you know, that's the way
17 it is.

18 I don't have a real problem
19 myself with the enclosed -- with the -- not
20 enclosed, with the covered front porch. I
21 think it adds a little class to the house.
22 It will certainly make life a lot easier
23 getting in and out of the house.

24 And, indeed, as the applicant
25 pointed out, there's a huge amount of space

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2 in the front of this house because of the
3 angle of this house. So it's not like
4 there's a next door neighbor right across
5 the street, as you point out in your
6 application. So I'm pretty comfortable
7 with it, and I think it's a nice design,
8 and I think the neighbors will actually
9 benefit in the long run from the change in
10 the house.

11 Any other comments?

12 MR. PYCIOR: I would like to echo
13 those sentiments.

14 I just hope we don't see the
15 applicant come back asking to enclose it as
16 some people have in the past, so.

17 CHAIRMAN MAGUN: I think they'll
18 have to wait for all of us to sort of die
19 off.

20 MR. SHARMA: The comment I made
21 during another application with Bruce, I
22 would like to say, that the site has two
23 option parking spaces indicated shown, now
24 that the garage is not going to be there,
25 and even though the garage was used as

1 ZONING BOARD MEETING OF OCTOBER 23, 2006
2 storage, but theoretically still, there's
3 one parking spot and another one in the
4 driveway. So I would like to have that on
5 the permit drawings.

6 CHAIRMAN MAGUN: Say that again.
7 So that there is room for two parking
8 spaces.

9 MR. SHARMA: The code requires
10 it.

11 CHAIRMAN MAGUN: Yes.

12 MR. SHARMA: So, two parking
13 spaces should be indicated on the permit
14 drawing that I have for my record.

15 MR. LEVY: Absolutely.

16 CHAIRMAN MAGUN: And there's
17 certainly room for that.

18 MR. LEVY: Yes. It's not a
19 problem.

20 Nothing is going to be built on
21 that. Those will be designated areas for
22 parking.

23 CHAIRMAN MAGUN: Okay. Any other
24 comments, questions?

25 (NO RESPONSE.)

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2 CHAIRMAN MAGUN: Okay. So we
3 have before us then a request for two
4 variances. One front yard where currently
5 existing is 39.67. The applicant proposes
6 to have a setback of 22.17, and 25 feet is
7 required.

8 And the second variance would be
9 for a total of two side yards where
10 current, existing and proposed is
11 18.63 feet, and 20 feet is required.

12 We could vote on each variance
13 separately, I think.

14 Is there a motion with regard to
15 the variances?

16 MR. SOROKOFF: Yes. I'll move to
17 approve the request for the variances of
18 the front yard minimum 25 feet deep with
19 the proposed condition 22.17 feet.

20 CHAIRMAN MAGUN: Okay. Is there
21 a second?

22 MR. PYCIOR: I'll second it.

23 CHAIRMAN MAGUN: All in favor?

24 (ALL IN FAVOR - UNANIMOUS).

25 CHAIRMAN MAGUN: So that passes

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2 three - zero.

3 The second variance request, is
4 there a motion with regard to that?

5 MR. SOROKOFF: Yes, I'll move to
6 grant the variance for the total of two
7 side yards being 20 feet and the proposed
8 condition allowing them to be 18.63 feet.

9 CHAIRMAN MAGUN: Second?

10 MR. PYCIOR: I'll second.

11 CHAIRMAN MAGUN: In favor?

12 (ALL IN FAVOR - UNANIMOUS).

13 CHAIRMAN MAGUN: Congratulations.

14 MRS. RICE: Thank you.

15 CHAIRMAN MAGUN: Good luck.

16 (Whereupon, there was a
17 discussion held off the record.)

18 CHAIRMAN MAGUN: The minutes are
19 going to have to remain in abeyance because
20 we don't have a quorum to approve the
21 minutes.

22 Our next meeting is Thursday,
23 December 14th, and we'll see what the
24 agenda is. And we don't have a meeting in
25 November because of the Thanksgiving

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2 holiday.

3 So, there being no other
4 business, is there a motion to adjourn?

5 MR. PYCIOR: I so move.

6 CHAIRMAN MAGUN: In favor?

7 (ALL IN FAVOR - UNANIMOUS).

8 CHAIRMAN MAGUN: We're adjourned.

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11 (Whereupon, at 9:08 P.M. this
12 meeting was adjourned.)

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TRACI L. COLLINS, R.P.R.

