

Planning Board  
Village of Tarrytown  
Regular Meeting  
April 25, 2005 8 p.m.

PRESENT: Chairman Friedlander; Members Tedesco, Shroff; Counsel Shumejda;  
Planner Geneslaw; Village Engineer/Building Inspector McGarvey;  
Secretary D'Eufemia

PUBLIC HEARING – ARMESTO – 111 NEPERAN ROAD – SUBDIVISION

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on Monday, April 25, 2005, at **7:00 p.m.** at the Municipal Building, 21 Wildey Street, Tarrytown, New York, to hear and consider an application by:

Antonio and Rosalia Armesto  
111 Neperan Road  
Tarrytown, New York 10591

For subdivision of their property at 111 Neperan Road/14 LeGrande Avenue consisting of 30,023 sq. ft. into two lots:

Lot 1 to consist of 16,498 sq. ft.

Lot 2 to consist of 13,525 sq. ft.

Subdivision was previously approved on January 28, 2002, but has lapsed.

The property is shown on the Tax Maps of the Village of Tarrytown as Sheet 8, Block 29, Lot 20 and is located in an R-10 (Residential) Zone.

Documents are available for inspection in the Planning and Zoning Office. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing-impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

The Certified Mailing Receipts were submitted.

Mr. David Vendetti, 15 Croton Avenue, attorney and son-in-law of the applicants, stated this is a renewal of an approval previously granted in 2002. The approval lapsed because part of the condition of that approval was that they obtain C.O.s or pre-date letters for both houses. The house at 14 LeGrande Avenue needed to have some work done to bring it up to current codes. That has now been accomplished and both houses have C.O.s or pre-date letters in the files.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter. No one appeared.

Mr. Tedesco moved, seconded by Mr. Shroff, and unanimously carried, that since C.O.s/pre-date letters exist for both houses (111 Neperan Road and 14 LeGrande Avenue), that the subdivision be approved as proposed.

PUBLIC HEARING – KING – 27 MECHANICS AVENUE

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on Monday, April 25, 2005, at **7:00 p.m.** at the Municipal Building, 21 Wildey Street, Tarrytown, New York, to hear and consider an application by:

Jeffrey King  
40 Fairview Avenue  
White Plains, New York 10603

To consider the application for site development plan approval pursuant to Section 305-52 of the Zoning Code of the Village of Tarrytown for property he owns at 27 Mechanics Avenue, Tarrytown, New York, to permit demolition of existing house and construction of new single-family house.

The property is shown on the Tax Maps of the Village of Tarrytown as Sheet 6, Block 18, Lot 16 and is located in an M1.5 (Multi-Family) Zone.

Documents are available for inspection in the Planning and Zoning Office. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing-impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

The Certified Mailing Receipts were submitted.

This matter was heard last month but was re-noticed since all neighbors within 100 ft. had not been notified.

Mr. King stated the application is for the demolition of an existing house and construction of a new single-family house. No variances are required. The parking spaces have been relocated to the rear as was required last month.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter.

Ms. Tina Whitely, 20 Mechanics Avenue, and Ms. Diana Pratt, 86 Wildey Street, requested to review the plans. Mr. King reviewed the plans with both.

Upon inquiries from the residents, Mr. King stated the whole area will be fenced off during the construction; the house will be stick built; there will be a silt fence to take care of runoff.

Mr. McGarvey stated asbestos and rodent abatement will be provided and the Village's dust control ordinance will make sure everything is wet to keep dust down. If there is water during excavation, a plan will have to be submitted to show how the water will be diverted.

No one further appeared to address the Board.

Mr. Tedesco moved, seconded by Mr. Shroff, and unanimously carried, that the Planning Board determines the proposal will pose no significant adverse environmental impacts.

Mr. Tedesco moved, seconded by Mr. Shroff, and unanimously carried, that the hearing be closed, and the Planning Board approves the site plan for 27 Mechanics Avenue subject to:

1. Approval by the Village Engineer/Building Inspector
2. Approval by the Architectural Review Board
3. The final approved site plan to be signed by the Planning Board Chairman
4. The site plan to be changed to show the off street parking spaces in the rear of the property
5. Payment of outstanding escrow fees.

#### PRELIMINARY PRESENTATION – MALONSO – 25 KERWIN PLACE

Mr. John Turnquist, architect, stated the proposal is to add a second floor to the existing house. This will add 2 bedrooms – 924 sq. ft. They are scheduled to go to the Zoning Board of Appeals on May 9<sup>th</sup> due to the existing non-conforming conditions – the total lot area is required to be 10,000 sq. ft. and 8,517 sq. ft. exists; the minimum front yard setback for a corner lot is 25 ft. and 25 ft. and 17.8 ft. exist. They are not extending the footprint of the existing house.

Mr. Tedesco moved, seconded by Mr. Shroff, and unanimously carried, to schedule a public hearing for May 23, 2005, to consider the site plan amendment for 25 Kerwin Place.

#### PRELIMINARY PRESENTATION – ZOLLO – 21 SOUTH BROADWAY

Mr. Sam Vieira, architect, stated Mr. Zollo is the contract vendee for this property. He would like to convert the first floor dwelling area into a business and increase the off street parking from one space to three spaces. The present use requires ten off street parking spaces and the proposed use would require 13 off street parking spaces. They are

scheduled to appear before the Zoning Board of Appeals on May 9<sup>th</sup> regarding the parking and also for the rear and side yard setbacks for the parking area. Both rear and side yards are required to be 10 ft. and 5 ft. is proposed in the rear and 1 ft. is proposed on the side.

Mr. Tedesco questioned whether the off street parking spaces would be available for residents of the house at night. Mr. Vieira stated they would.

Mr. Tedesco moved, seconded by Mr. Shroff, and unanimously carried, to set a public hearing for May 23, 2005, to consider the site plan amendments for 21 South Broadway.