

DRAFT - Minutes – January 26, 2008
Meeting of
Zoning Board of Appeals

Present:

Chair: Michael Braun

Members: Joe Cicileo
Karen Cleaveland
Donna Griffith
Laura Gail Tyler

Alternates: Robin Logan

Attorney: Christine Chale

Village Board Liaison: Susan Ezrati

Public: Stuart Hannan
Christine Curtis
Dominic Scarpulla

Absent: Bob Juliano

The meeting was convened at 7:00 p.m. Chair Braun asked the board to review the minutes of November 24, 2008. On the first page the fourth paragraph should state a Type 2 environmental review. Joe Cicileo moved and Karen Cleaveland seconded the approval of the minutes as amended. The vote was called and the motion was approved.

Chair Braun stated how he will be gone for the months of February and March. If the Stuart Hannan issue will be dealt with in February and March vice Chair Cleaveland will have to excuse herself so an alternate Vice Chairman will be needed to run that portion of the meeting. Laura Gail Tyler volunteered and will be the Vice Vice Chairman.

Chair Braun opened a discussion about how to improve the Zoning Board process. Some things to be discussed include roles of the ZBA, relationships with the Attorney, Enforcement Officer, and other Trustees. Laura Gail Tyler suggested more time for discussion; maybe continue the meeting so that there is time for another discussion before a decision is made. Robin Logan inquired about how autonomous the Board is legally. It was decided that the matter should be discussed in a closed session.

At 7:14 p.m. Karen Cleaveland recused herself from the meeting.

At 7:15 p.m. Donna Griffith made the motion to re-open the Stuart Hannan 69 Broadway public hearing. Robin Logan seconded the motion. Attorney Chale advised the board to continue the meeting potentially in February. All were in favor to the motion made by Griffith.

Donna Griffith made the motion to continue the Stuart Hannan 69 Broadway hearing until February 23, 2009 at 7:00 p.m. Donna Griffith withdrew the motion. Christine Curtis joined the discussion table and read a letter composed on behalf of the Stuart Hannan 69 Broadway case which is attached to these minutes in its entirety. Chair Braun said that the ZBA can hear the case but is waiting for an assessment from the Planning Board on the Type 1 review. Hannan stated that he felt as though his property is the only one that falls into the Type 1 category. Tyler inquired about what type of action Hannan is requesting. It was stated that Hannan is requesting a special use variance permit for his 2nd floor apartment which is “unlisted” making it a Type 1.

Chairman Braun brought up the fact that Hannan’s special use permit has structured two apartments upstairs and based upon the zoning code there isn’t enough room for two five-hundred square foot apartments therefore he can either modify the application or ask for a variance. Attorney Chale stated that the application is currently only requesting a single apartment. Joe Cicileo stated that the application they received was for two apartments and the reason he is asking for a variance is because it is a violation of the code and it could not be one apartment because it calls for each apartment to be 500 square feet. Attorney Chale stated that it was originally two, but Hannan’s Attorney requested that he cover the variance issue and submitted paper work that asked to, “ please consider this a single apartment because he only looking for this issue.”

Chairman Braun suggested that there should be public notification of the future meetings.

Donna Griffith made a motion to continue the Stuart Hannan 69 Broadway Public Hearing until Monday February 23, 2009 at 7:00 p.m. Laura Gail Tyler seconded the motion. All were in favor.

Karen Cleaveland returned to the meeting.

Joe Cicileo made the motion to convert the open public meeting to an attorney client meeting.

After some time the meeting went back to an open public meeting.

Joe Cicileo made a motion to adjourn the meeting. Laura Gail Tyler seconded the motion. All were in favor.

Respectfully submitted,

Gabrielle Green, Recording Secretary