

The minutes of the Zoning Board of Appeals Meeting held on Thursday, July 13<sup>th</sup>, 2017, beginning at 7:30 PM.

PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Edwin Rivera, Chairman	- Excused
	Jose Guareño	- Present
	Deyanira Martinez	- Present
	Richard Santiago	- Present
	Jose Hilario	- Absent
	Dennis Michaels, Village Atty.	- Present
	Ruben Berrios, Bldg. Inspector	- Present

Jose Guareño: Mr. Guareño opened the meeting with the first Public Hearing for Wilson Cabrera – EW Management LLC, 38 Middle Street. **27.54-2-62.**

Jose Guareño entertained a motion to re-open the Rehearing.

RESOLUTION #39-2017

Motion by: Deyanira Martinez  
Seconded by: Richard Santiago  
Motion Carries: All

Dennis Michaels, Village Atty.: Dennis Michaels: Counselor Michaels abbreviated that this application was reviewed by the Zoning Board and approve back on March 9<sup>th</sup>, 2017. What occurred was there was a mistake in the mailing to the neighbors; it went out to the wrong list. The decision was render and the public hearing was closed. In the last Zoning Board meeting you all decide to re-open the rehearing. Counselor Michaels then proceed by asking the applicant if any changes have been made to the application since the public hearing was closed.

Wilson Cabrera – EW Management LLC: Mr. Cabrera stated everything is the same, no changes.

Jose Guareño invited the public to come forward for the rehearing for 38 Middle Street.

(No one responded)

With no input from the public, Jose Guareño entertained a motion to close the Rehearing.

RESOLUTION #40-2017

Motion by: Deyanira Martinez  
Seconded by: Richard Santiago  
Motion Carries: All

Jose Guareño: Mr. Guareño presented the next applicant Danny Scaffidi, 21 Spring Street. **26.44-1-37**

Danny Scaffidi, 21 Spring Street: Danny Scaffidi stated he would like to obtain a lot coverage variance to build a patio out of decorative pavers.

Ruben Berrios, Bldg. Inspector: Inspector Berrios explained to the board he is looking for lot coverage variance to build a patio out of decorative pavers. He is allowed thirty percent and he looking for fifty-five lot coverage.

Jose Guareño: Mr. Guareño inquired would that be including the deck that has approved.

Danny Scaffidi: Mr. Scaffidi answered he will no longer be building the deck because he no longer has privacy once the tree were cut and cleared up the home on Westside Avenue. He changed his plans to closing it in with six foot fence and building a patio.

The board member reviewed the site plans.

Jose Guareño: Mr. Guareño made a motion to schedule a Public Hearing to be held on Monday, August 28<sup>th</sup>, 2017.

RESOLUTION #41-2017

Motion by: Richard Santiago  
Seconded by: Deyanira Martinez  
Motion Carries: All

Jose Guareño: Mr. Guareño presented the last applicant on the agenda Jared Rodriguez, 66 Maple Avenue. **27.53-2-53**

Jared Rodriguez, 66 Maple Avenue: Mr. Rodriguez is requesting a four feet height variance to construct a Victorian style roof on his garage, accessory building. He wants it to match the Victorian home he is looking to built in the near future.

Deyanira Martinez: Ms. Martinez inquires what would be the difference in the increase.

Jared Rodriguez: Mr. Rodriguez responded to sixteen feet.

Deyanira Martinez: Ms. Martinez asked what the height of the current garage.

Jared Rodriguez: Mr. Rodriguez answered the current garage totals twelve feet. He stated he is looking for a variance of four feet. It would not be a two story building, when you go into the garage you would go in a see the roof ceiling. He demonstrated a couple of drawing and styles he is looking to imitate.

Jose Guareño: Mr. Guareño inquired if that is sixteen to the flat roof or to the peak.

Jared Rodriguez: Mr. Rodriguez responded it would be sixteen height limits so he would go it is sixteen feet total. That would include the structural peak.

Jose Guareño: Mr. Guareño made a motion to schedule a Public Hearing to be held on Monday, August 28<sup>th</sup>, 2017.

RESOLUTION #42-2017

Motion by: Deyanira Martinez  
Seconded by: Richard Santiago  
Motion Carries: All

Jose Guareño: Mr. Guareño made a motion to reaffirm the decision made back on March 9<sup>th</sup>, 2017 for EW Management LLC, 38 Middle Street **27.54-2-62.**

ROLL CALL:            Jose Guareño            –        Yes  
                                 Richard Santiago        –        Yes  
                                 Deyanira Martinez     –        Yes

With no further business to be conducted by the Zoning Board of Appeals, Jose Guareño entertained a motion to adjourn the meeting.

RESOLUTION #43-2017

Motion by: Deyanira Martinez  
                  Seconded by: Richard Santiago  
                  Motion Carries: All

Respectfully submitted by,

Erica M. Alejandro, Clerk Typist  
August 28, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: