

Village of Chestnut Ridge
Zoning Board of Appeals
June 28, 2016

The meeting was called to order at 8:02 p.m. by Stephen Liebman, Chairman.

Present: Stephen Liebman-Chairman, Susan Silverman, Duane Penister, David Murdock, Ally Thorne, Stanley Waldbaum

Also Present: Walter R. Sevastian-Village Attorney, Mary Ballek-Secretary to the Board, Cheryl Sluys-Recording Secretary

Absent: Ed Manning-Alternate

Mr. Liebman said Crystal Anthony has resigned from the Board; he thanks Ms. Anthony for her four years of service on the ZBA.

1. 19 Carlisle Road – Application of Ryan Glauser to consider an application for an area variance relative to a project at the premises known as 19 Carlisle Road, Chestnut Ridge, NY 10977 (tax designation 63.18-3-70), in the R-25 Zoning District, as follows:

FAR of .27 where .25 is the maximum.

Mark J. Kurzmann, Esq. (Attorney for Applicant), Ryan and Esther Glauser, Applicants appeared.

Mr. Kurzmann discussed the application with Mr. Liebman and the Board members. Mr. Kurzmann said applicant is requesting a rear extension on the first floor containing a dinette, great room, guest bath and Passover kitchen. A sitting room and enlarged master bath at the rear of the second floor is also proposed. Mr. Kurzmann then said this house has no basement and these changes are necessary for their growing family.

Mr. Kurzmann presented 27 letters of support for this application to Mr. Liebman and the Board members. These form letters were accepted into the record.

Mr. Kurzmann then presented a copy of the architect's elevation and a photograph of the rear of the house to Mr. Liebman and the Board members. Mr. Kurzmann said the fireplace will be removed and there will be a modest visual change to the front of the house.

Ms. Silverman asked about the 10x10 gravel turnaround shown on the drawing.

Mr. Kurzmann said when this extension was proposed the Building Inspector mandated a driveway turnaround to allow cars a forward exit from the property. This area will be done in pervious pavers and will not cause any drainage issues.

Mr. Sevastian then said this turnaround is not part of the variance.

Mr. Liebman asked if applicant had considered scaling the construction back so no variance would be necessary. Mr. Liebman then explained the factors the ZBA considers in their decision to grant or not grant a variance.

Mr. Kurzmann said a reduction in the scope of construction had been discussed by the applicant and builder, however, without the variance the master bedroom suite could not be expanded.

Ms. Silverman asked about the exterior finish of the house after construction.

Mr. Kurzmann said the masonry and shingles will match what is in place now or everything will be changed; it will be unified.

Mr. Liebman opened the meeting to the public.

Sylvia Glick of 17 Carlisle Road, Linda Tischler of 13 Carlisle Road, Patrick Agnant of 28 Brookview Blvd., Barbara Caren of 21 Renfrew Road, Jessica Miller of 12 Balmoral Drive, Daniel Tepfer of 1 Skye Place, Zev Flaumenhaft of 8 Craftwood Drive, Rivka Radich of 15 Imperial Lane, Barbara Pennington of 20 Ross Avenue, Kevin O'Brien of 20 Carlisle Road, Charlotte Sorger of 21 Briar Court Alexander Lowinger of 34 Balmoral Drive, Ari Weber of 35 Balmoral Drive, Abraham Rosskamm of 18 Samuel Road, Bob Imbornoni of 65 Williams Road, Deb Duffy of 48 Wilshire Drive, Esther Glauser of 19 Carlisle Road, Simcha Cohen of 6 Perth Avenue and Leah Kaganoff of 29 Brookview Blvd. all affirmed to tell the truth.

Ten members of the public were in support of the application. The following concerns were voiced: changes in the character of the neighborhood and Chestnut Ridge, setting a precedent, concern that an illegal rental will be established in the future, not granting a variance above what the law allows, why a turnaround is required.

No one else from the public wished to speak.

Mr. Liebman closed the public hearing and asked Mr. Kurzmann for his final comments.

Mr. Kurzmann said that every single neighbor directly affected by this extension has no objection to the application.

Mr. Liebman asked for comments from the Board members.

Ms. Silverman said the village is dealing with various scenarios of development; totally new construction, expansion as "of right" because of property size and variances to enlarge existing homes. All these proposals impact on the character of the village.

Mr. Liebman said we've discussed the factors to be considered by the ZBA when a variance request is before us. Mr. Liebman then said the extension to this house will probably enhance the neighborhood rather than detract from it; also, the construction does not impact the front or side of the house. Mr. Liebman said he does not feel this is a substantial variance.

Susan Silverman made a motion seconded by Stanley Waldbaum to grant the requested variance. The following vote was taken: Stephen Liebman-yes, Susan Silverman-yes, Stanley Waldbaum-yes,

David Murdock-yes, Ally Thorne-yes, Duane Penister-yes.

Stanley Waldbaum made a motion seconded by Susan Silverman to approve the May 31, 2016 minutes. The following vote was taken: Stephen Liebman-yes, Stanley Waldbaum-yes, Susan Silverman-yes, Duane Penister-yes, Ally Thorne-yes, David Murdock-yes.

David Murdock made a motion seconded by Duane Penister to adjourn the meeting. The following vote was taken: Stephen Liebman-yes, David Murdock-yes, Duane Penister-yes, Susan Silverman-yes, Ally Thorne-yes, Stanley Waldbaum-yes.