

Village of Chestnut Ridge
Zoning Board of Appeals
September 27, 2016

The meeting was called to order at 8:00 P.M. by Stephen Liebman, Chairman.

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

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

Absent: Ed Manning

Mr. Liebman said Item 2 on the agenda has been postponed until October 25, 2016 at the request of applicant's new attorney.

1. **253 Saddle River** – Application from The Shain Residential Trust for area variances relative to a project to construct a single family home at the premises known as 253 Saddle River Road, Chestnut Ridge, NY 10977 (**tax designation 62.07-1-73**), in the **R-25 Zoning District**, as follows:

Side Setback of 11.5 feet where 15 feet is required.

Total side yard of 24 feet where 30 feet is required.

FAR of .32 where .20 is required.

Building height of 27.5 feet where 25 feet is required.

Zero off-street parking where 2 are required.

James Licata, Esq. (attorney for applicants), Bracha Shain and Shimon Shain, Applicants appeared.

Bracha Shain and Shimon Shain affirmed to tell the truth.

Mr. Licata said the Shains purchased a 1260 square foot house which is to be demolished and the proposed dwelling will be a 7141 square foot, single family house that will be suitable for the care of their young, severely handicapped daughter. Mr. Licata then reviewed the plans with Mr. Liebman and the Board members.

Mr. Sevastian asked about egress from the basement.

Mr. Licata said there are stairs from the basement to the outside. There is also window egress from the therapy room, and in an emergency the child will be carried to safety.

Mr. Liebman and the Board members discussed the variances requested.

Mr. Licata said based on the needs of the family, the variances are not substantial.

Ms. Shain said they have worked on these plans for 1 ½ years with most of their effort concentrated on the main floor; the basement is to be set up for our child's therapy.