



**VILLAGE OF SUFFERN  
ZONING BOARD OF APPEALS MINUTES  
NOVEMBER 17, 2022**

Attendance: Barry Tesseyman, Chairman  
Banks Destine, Member  
Bruce Simon, Member  
Andrew Zavoski, Member  
Cary Adwar, Member  
Robert Magrino, Assistant Village Attorney  
Melissa B. Reimer, Village Clerk

Absent: Edward Gonzalez

**CALL TO ORDER**

Chairman Tesseyman called the meeting to order at 7:30 P.M. and led everyone in the Pledge of Allegiance.

**GLICK, Anne – Z2022-05**

**Re: 90 Washington Avenue**

**To permit the construction, maintenance, and use of an extended driveway.**

Chairman Tesseyman read the Notice of Public Hearing. The Chairman called Ms. Anne Glick and swore Ms. Glick in.

Ms. Glick explained exactly what she wants to do with the property. She asked for the Board to look at the survey. She explained that she has gravel and bushes at the very front of the property. Her plan is to remove bushes, plant grass in area that has existing gravel. On the right side of the property (right now it's grass and gravel) pave with black top all the way from the front of the property to the back of the property on the side of 92 Washington Avenue. Ms. Glick said that this will allow her to give two additional parking spots to her tenants especially in the wintertime.

She will make the grass area in the front of the house and add a tree in the front of the property. She said she will do whatever is possible. She said aesthetically it will look much better than the bushes.

Mr. Adwar asked if the driveway is going to go up to the chain link fence at the front of the property and Ms. Glick answered that it would indeed go to the front of the property.

The Chairman asked if the Board had any questions. Mr. Destine said that he had no questions, but he did go to the property. He explained that the property "looks nice." He explained that what Ms. Glick is planning to do makes sense and will increase the value within the neighborhood.

Mr. Simon asked about the proposed driveway and how people will be parked tandem to each other. Mr. Simon asked if they can be park sideways. Ms. Glick said that they cannot park sideways in the proposed

driveway. She said that they would have to go in and then back out. Mr. Simon asked if the first person pulls in and someone pulls in behind them, how do they get out. Ms. Glick said that they are the same family. This parking will be for apartment one, located on the first floor.

**MOTION TO OPEN PUBLIC HEARING TO CONSIDER 90 WASHINGTON AVENUE TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND USE OF AN EXTENDED DRIVEWAY.**

A motion to open the public hearing was made by Zoning Board Member Simon and seconded by Zoning Board Member Adwar, with all in favor.

Brett Erikson, 92 Washington Ave. was sworn in. Mr. Erikson asked to see the pictures of what is being done.

Lisa Wilson, East Maltbie was sworn in. Ms. Wilson explained that Ms. Glick was still asking to park in the front yard which, she said, is not allowed. She explained that she had fought against her blacktop of the front yard. Right now, she said, she pulled it up, but she still has gravel. She said that there are cars still parking on the gravel. Ms. Wilson, also stated, that she was concerned that this new driveway would allow for an additional curb cut. She is worried that this will set a precedent that the Village of Suffern will allow for two curb cuts per parcel.

Peggy Zabriski Erikson, owner of 92 Washington Avenue, was sworn in. She stated that she was not in favor of the proposed driveway going in next door to her house. She stated that there is a driveway on the other side of the house; there is parking in the back of the house, on the side of the house and she did not understand why additional parking is required. She said that she was opposed to having a driveway up against her house. Ms. Erikson stated that it is only a two-family house or supposed to be a two-family house and was not sure how many vehicles there are supposed to be. She stated that right now there are four or five vehicles parked in the back of the house and vehicles parked on the side of the house. She also stated that they are still parking in the front of the house. She said to the Board that she believes it should be kept as “green land” and not paved.

Chairman Tesseyman asked Ms. Glick, how many families live in the house and how many people live in the house. Ms. Glick answered that there were two families. Ms. Glick said that there are 12 people and six people. The second-floor apartment, she stated, has six bedrooms. She also stated that there is a third level that is connected to the second level. Ms. Glick said that the attic was converted into a third floor.

The Chairman commented that there are a lot of people there and he asked how many cars are there. Ms. Glick stated that there are supposed to be three. She stated that the driveway on the left of the house is an easement and is shared with 88 Washington Avenue. She stated that she cannot use that driveway for parking. She said that the upstairs apartment uses the backyard for parking.

**MOTION TO CLOSE PUBLIC HEARING.**

A motion to open the public hearing was made by Zoning Board Member Simon and seconded by Zoning Board Member Adwar, with all in favor.

Mr. Zavoski was worried about when the weather gets bad, the tenants will not care about someone parking behind them, they will drive over grass areas to get into or out of the property. He also did not like the idea of trying to back out onto Washington Avenue with hedges on the property. The hedges would block the view of people trying to back out of 90 Washington Avenue.

Ms. Glick said that she will be making the front yard grass with brick around it so that no one can park in the front yard.

Mr. Magrino reiterated that the driveway on the 88 Washington Avenue side has an easement. That driveway is shared with 88 Washington Avenue and should be used just to get to the backyard of each house. It is shown on the survey.

Mr. Zavoski asked if the backyard will still need to be parked on. Ms. Glick said that it would. He then asked what it was made from, and Ms. Glick said it was gravel. Mr. Zavoski apologized for not making it to the property, but he was familiar with it.

Ms. Glick spoke about how people have more cars than people in their home. She stated that she has three people in her personal home with four cars.

### **MOTION TO RE-OPEN PUBLIC HEARING**

A motion to re-open the public hearing was made by Zoning Board Member Simon and seconded by Zoning Board Member Adwar, with all in favor.

Ms. Erikson asked for a two-family house, how many parking spots should there be. Ms. Erikson said that there is available parking on the street. She stated that in the wintertime you are not allowed to park on the street. She asked how many people was she allowed to have live in the house.

Mr. Magrino answered that the number of people in the house is a separate issue and that she presumably has the appropriate certificate of occupancy for the number of rooms, etc. The parking was a different issue. The Board was meeting about the coverage of whether or not parking needs to be 5 feet off the line, she was proposing it to be two and a half as well as development coverage is supposed to be 35%, she is proposing 56%. That is what the Board is here to decide.

Ms. Erikson complained about the tenants and the furniture and uncleanly way they keep the property. She stated that she has lived in her home for over 20 years, and she is very upset.

Ms. Wilson reiterated that Ms. Glick is looking to park in the front yard, and she is going to need an additional curb cut on her property. She repeated that she is worried about setting a precedent.

### **MOTION TO CLOSE PUBLIC HEARING**

A motion to close the public hearing was made by Zoning Board Member Simon and seconded by Zoning Board Member Adwar, with all in favor.

Chairman Tesseyman asked for discussion from the Board.

Board Member Destine made a motion to approve.

Chairman Tesseyman asked for a second.

Mr. Zavoski stated that he would have liked to visit the property. He voiced his concerns about the tenants, not the property owner. He said they will do their own thing; if there is, for example,

a snow event, the tenants will park their vehicles on the property. He was concerned that the tenants would park on the grass. He asked about a barrier and drainage issues. Ms. Glick said that there were no drainage issues. She said that the Building Department said that there were no drainage issues.

Chairman Tesseyman asked Board Member Destine if he wanted to make a motion.

Board Member Destine made a motion to approve.

Chairman Tesseyman asked for a second.

No one second the motion.

Chairman asked all those opposed:

Opposed: Member Simon, Member Adwar, Chairman Tesseyman, and Member Zavoski

Mr. Magrino stated that just for the record, in terms of SEQRA, it is a Type II action. There is no further environmental review, but it was denied.

The next Zoning Board of Appeals meeting will be held Thursday, December 15, 2022, at 7:30 P.M. at the Suffern Village Hall.

#### **ADJOURNMENT**

A motion to adjourn the meeting at 7:54 P.M. was moved by Member Simon and second by Member Adwar, with all in favor.

Respectfully,

Melissa B. Reimer, CPA  
Village Clerk