



**VILLAGE OF SUFFERN
ZONING BOARD OF APPEALS MINUTES
JANUARY 19, 2023**

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

CALL TO ORDER

Mr. Tesseyman called the meeting to order at 7:31P.M. and led everyone in the Pledge of Allegiance.

GLICK, Ann – Z2022-05

90 Washington Avenue

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

Mr. Magrino explained that the Board already voted on the item and the Findings of Fact and Decision (copy attached) was prepared by him and sent to the Board for review and comment.

MOTION to Adopt Findings of Fact and Decision

A motion to adopt the Findings of Fact and Decision for Glick, Ann – Z2022-05 was moved by Mr. Simon and seconded by Mr. Zavoski, with all in favor.

GEORGI, Catherine – Z2022-06

20 Riverside Drive

To permit the construction, maintenance, and use of a two-family dwelling.

Mr. Magrino explained that the hearing date was December 15, 2022. Subsequent to the December 15th meeting, the Village of Suffern received the letter from the County of Rockland Planning Department. The County Planning Department had until December 12th to send this letter, but they were late. Mr. Magrino advised that since the County of Rockland Planning Department did not respond timely, the Village Zoning Board of Appeals can act, which it did.

When the letter arrived, the Village Attorney spoke to the applicant's architect. The Village indicated that it would be in the applicant's best interest to, although it was late, override any items that need to be overridden.

The two items that were asked to be overridden were as follows:

7. The Designated Street Line (DSL) must be indicated in the site plan. Any lot area deductions

must be indicated. Any additional variances required due to a change in measurement must be submitted to this department for review, as required by New York State General Municipal Law, Section 239-m (3)(a)(v), and

8. The bulk table has incorrect requirements and must be corrected. In addition, the site plan must be amended to provide the rear yard measurement for the principal structure.

Mr. Magrino asked Mr. Derario, the architect, if he has asked for overrides on those items. Mr. Derario had affirmed that he did. Mr. Magrino asked what the Rockland County Planning Department answered. Mr. Derario answered that he does not have a designated street line, he has a survey. He stated that they are within the correct parameters that they have.

Mr. Magrino stated to Mr. Derario with respect to the bulk table that when he applies for the permit to ensure that it is correct. The recommendation might be for the Board to override 7 and 8. Mr. Magrino stated that the Building Inspector, not the County of Rockland Planning Department, was the one who makes the determination on variances.

MOTION to Override County of Rockland Planning Department Recommended modifications

A motion to override County of Rockland Planning Department recommended modifications for Georgi, Catherine – Z2022-06 items 7 and 8 was moved by Ms. Wilson and seconded by Mr. Adwar, with all in favor.

MOTION to Adopt Findings of Fact and Decision

A motion to adopt the Findings of Fact and Decision for Georgi, Catherine – Z2022-06 (copy attached) was moved by Ms. Wilson and seconded by Mr. Adwar, with all in favor.

MOTION TO APPROVE MINUTES FROM 11/17/2022 ZONING BOARD OF APPEALS MEETING.

A motion to approve the Zoning Board of Appeals minutes of November 17, 2022 was moved by Mr. Simon, seconded by Mr. Adwar, and passed by the Board with Ms. Wilson abstaining.

MOTION TO APPROVE MINUTES FROM 12/15/2022 ZONING BOARD OF APPEALS MEETING.

A motion to approve the Zoning Board of Appeals minutes of December 15, 2022 was moved by Ms. Wilson and seconded by Mr. Tesseyman, with all in favor.

ADJOURNMENT

A MOTION to adjourn the meeting at 7:40 P.M. until Thursday, March 16, 2023, at 7:30 P.M. at the Suffern Village Hall, was approved with all in favor.

Respectfully,

Melissa B. Reimer, CPA
Village Clerk