



**VILLAGE OF SUFFERN
ZONING BOARD OF APPEALS MINUTES
JULY 18, 2024**

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

Absent: Barry Tesseyman, Chairman
Cary Adwar, Member

CALL TO ORDER

ZBA Board Member Bruce Simon called the meeting to order at 7:10 P.M., led everyone in the Pledge of Allegiance.

6 Oak Terrace - Z2024-05

To permit the construction, maintenance, and use of a 12' x 24' garage/storage shed.

Board Member Simon read the public notice into the record.

Mr. Kevin Galazin, homeowner of 6 Oak Terrace addressed the Board. Mr. Galazin addressed the Board and explained why he needed a garage/storage shed.

Mr. Zavoski said that he had attempted to see the property on July 17, 2024, around 6pm. He said that he rang the doorbell, but no one was home. He said that the two dogs were barking, and he did not want to go onto the property without the owners present.

The applicant asked if he was looking at the location.

Board member Zavoski said that he did not look in the back of the property. He wanted to talk to the property owners first before gaining entry. Mr. Zavoski said that he did see the stuff on the curb. He asked about the picture of the old shed.

Mr. Galazin explained that they took the old shed down and the new structure will go in the exact same spot (2' off the side and 5' off the back). It will just extend an additional two feet to the right than the old shed and 14 feet out.

Board Member Wilson said that she did not have a problem with the new shed/garage. It is consistent with most of the houses in the Village have, which is a garage in the back corner of their property.

Mr. Simon asked if the applicant was planning to put water and/or sewer service in the shed/garage.

The applicant answered that he was not planning to have either service.

Board Member Simon asked if anyone from the public had any questions.

Jim Giannettino, 2 Memorial Drive – asked if the Board had a quorum, which they did.

Mr. Magrino pointed out that this was a Type II action under SEQRA, so there is no further environmental required.

MOTION - to grant the variance to permit the construction, maintenance, and use of a 12' x 24' garage/storage shed, which is conditional on no water and sewer service to the structure, was moved by Board Member Wilson, seconded by Board Member Zavoski, with all in favor.

**Suffern Auto Service - 20 Wayne Avenue – Z2024-03
Interpretation - Parking Lot**

Board Member Simon read the public notice into the record.

Mr. Ellsworth addressed the Board and told them that his intent was to have Mr. Geoghegan here for this administrative appeal, but he is deceased. He said that he spoke to the attorney for the Village on this matter, Dennis Michaels, and told him that Mr. Geoghegan's records would need to be subpoenaed or we need to discuss an alternative since he is no longer available. He said that since Mr. Geoghegan passed 10 days ago, it changed his whole dynamic. Mr. Ellsworth asked the special council for and agreed to an adjournment. He also asked that the ZBA open the public hearing and keep it open until the adjourned date. Mr. Ellsworth asked if you do have an August meeting that you do put it on for the August meeting, but his client will not be available for the August meeting, so please adjourn until the September meeting.

Mr. Rob Magrino explained that the Board can just adjourn until the September 19, 2024, meeting.

Mr. Ellsworth said that was fine as long as the public hearing remained open.

MOTION - to adjourn the public hearing for Suffern Auto Service – 20 Wayne Avenue, to September 19, 2024, was moved by Board Member Zavoski, seconded by Board Member Wilson, with all in favor.

Mr. Ellsworth asked about who the Building Inspector in the Village Building Department is currently. He said that he may change his tactics, but he will keep the door open here.

MOTION TO APPROVE MINUTES FROM MARCH 28, 2024, ZONING BOARD OF APPEALS MEETING.

MOTION - to approve the Zoning Board of Appeals minutes of March 28, 2024, was moved by ZBA Member Wilson, seconded by ZBA Member Zavoski, with all in favor.

MOTION - to set the next Zoning Board Meeting for August 22, 2024, at 7:00 P.M. and to close the meeting was moved by ZBA Member Wilson, seconded by ZBA Member Zavoski, with all in favor.

Respectfully,

Melissa B. Reimer, CPA
Village Clerk