

DRAFT FILED: 03/12/09
FINAL APPROVAL: 04/07/09

VILLAGE OF CROTON-ON-HUDSON ZONING BOARD OF APPEALS
MEETING MINUTES OF MARCH 11, 2009

MEMBERS PRESENT: Kathleen Riedy, Chairman
Rhoda Stephens
Doug Olcott
Alan Macdonald
Roseann Schuyler

Meeting came to order at 8:00 PM

No Hearings Scheduled:

APPROVAL OF MINUTES:

02/11/09 Minutes - Olcott – Made Motion to accept the minutes as revised:

Page – 2 – After the 7th paragraph the follow wording was added;

“No objection was raised by the applicant”

Page -4- Last Paragraph – Suggested he write his “**questions**” down

Page -5- Last Paragraph – Should read:

Schuyler- Locally?

Noviello – Ossining, Tarrytown, etc.

Page -7- 8th Paragraph – Powers – This home is “**not**” being shoed in.

Last Paragraph, third line from bottom of page: The applicants have reduced the “**size**” of the house.

Page -8- 6th Paragraph – Power-Number “**one**” If it were a ranch

Page -9- Paragraph 5 – Riedy – What Real Estate “**Office**”?

Paragraph 7 – Mr. Iokhvidov – We came from **South Africa**” two years ago.

Page-13- Paragraph 4, last line from bottom – What is the run “**of the sewer line?**”

Page-14- Paragraph 6 – Should read:

Scott Horecky, 15 Riverview Trail – I have lived here 16 years. The Engineer, Mr. Noviello stated the driveway would be in compliance. “**Based upon**” my work, I made “**a**” presentation last month and actually the driveway decreased in site distance. This would be rejected by the County of Westchester and I have here a document that I am submitting to the Board (document submitted to the Board) that shows it would open the village to litigation as far as accident, personal injury, property damage, etc.

Paragraph – 14 – Riedy – Assuming for the sake of discussion **“that the applicant”** will...

Page -16- Paragraph – 2nd Paragraph – Should read: Schuyler – Mr. Steinmetz brought up if the lot was legal or illegal. Both **“survey”** maps, the **“1929”** and **“1946”** survey maps are not in line with the lines of either map. That is a pivotal issue **“for me”**. Do you have any information as to the metes and bounds and if they have been approved **“by the”** Village as buildable lots?

Page – 16 - Paragraph – 7 – **“Noviello”** – In addition to being a Licensed Engineer

Page 17 – Paragraph 4, 6, and 7, were quotes of **“Noviello”**

Revision to Resolution: 7th Paragraph – Should read: The hardship is self created. **The board did not feel they had to determine whether or not the property line had been changed and if that change had been approved according to Village Code, because its analysis of the five factors were sufficient to make a decision.**

Stephens - Second the motion

Vote: Olcott, Stephens, Riedy, Macdonald, Schuyler

HEARINGS:

No hearings scheduled

Meeting Closed:

Janice Fuentes
ZBA Secretary
03/11/09