

Minutes of Regular Meeting June 21, 2022

Mr. Alberque stated noticing was completed and taxes are current.

Ms. Vanessa Abad, applicant, was sworn in. Ms. Abad explained she would like to update the current fence with a six-foot privacy fence.

Exhibit A1 – Survey dated 4/21/22 with highlights of where fence will be.

Exhibit A2 – Survey dated 4/21/22

Exhibit A3 – Five photographs

The Board explained to Ms. Abad that the new fence cannot be placed where the old fence is currently as it is in the Villages right of way. The new fence, if approved, would have to be only eight feet from the house.

Mr. Garofalow motioned to approve the application with the understanding the new fence will be placed on the owner's property and not the Village's right of way. Seconded by Mr. Frontera.

Roll Call: Alberque, Frontera, Orth, Morrissey, Gandolfo, Garofalow, Velez

Case #1585

138 Bergen Avenue

Block 74/Lot 17

Fence and enclose front porch

Mr. Alberque stated noticing was completed and taxes are current.

Mr. Janiece Howell, applicant, was sworn in. Ms. Howell explained the application to the Board. She would like to install a six-foot privacy fence on the side and rear of the property and a three-foot picket fence in the front. She would also like to enclose part of the open front porch on the Park Street side of the property to create a sunroom. The plans submitted for the sunroom were incorrect according to Ms. Howell's testimony. Ms. Howell will need to submit new revised plans prior to the next meeting showing the sunroom will be 10' x 13' and that the Bergen Avenue side of the porch will remain open.

Exhibit A1 – Survey 2017

Exhibit A2 – Survey showing proposed fence.

Exhibit A3 – architectural drawing showing porch area to be enclosed.

The case was opened to the public within 200' in favor. No one appeared.

The case was opened to the public outside 200' in favor. No one appeared.

The case was opened to the public outside 200' opposed. No one appeared.

The case was opened to the public within 200' opposed. No one appeared.

Mr. Garofalow motioned to approve the application to enclose the side porch in line with the house and for the six-foot fence on the property line reduced to three feet in the front. Seconded by Mr. Frontera.

Roll Call: Alberque, Frontera, Orth, Morrissey, Gandolfo, Garofalow, Velez.

Case #1581

36-46 Mt. Vernon Street

Block 64/Lots 20, 21, 22 & 23

Continuation of hearing from May 17th meeting.

Mr. Asadurian addressed the Board. The application has been approved by the Historic Preservation Committee.

Exhibit A13 – Packet from the Historic Preservation Commission, including the Resolution of approval and minutes.

Mr. Virgona, Architect, addressed the Board. Mr. Virgona is still under oath from his previous testimony.

Exhibit A14 – AR1 Revised Architectural Plans dated 5/19/22

Exhibit A15 – AR2 Architectural Plan dated 5/19/22

Exhibit A16 – Architectural Plan dated 5/19/22

Exhibit A17 – Architectural Plan dated 5/19/22

Exhibit A18 – Architectural Plan dated 5/19/22

Exhibit A19 – Architectural Plan dated 5/19/22

Exhibit A20 – Architectural Plan dated 5/19/22

Meeting opened to the public for the Architect only. No one appeared.

Mr. Edward Snieckus, Landscape Architect was sworn in and presented his qualifications. Mr. Alberque accepted Mr. Snieckus as an expert witness.

Exhibit A21 – Corrected date and scale of sheet LP1 dated 2/14/22.

Meeting opened to the public for the Landscape Architect only. No one appeared.

Mr. Asadurian addressed the Board and requested to adjourn for the night and return with the Planner at the July 19th meeting and to summarize the application. The Board agreed.

George Cooke, 200 Lincoln Avenue would like to ask questions regarding parking and traffic. Mr. Alampi explained to Mr. Cooke that those experts appeared at the May 17th meeting but he will be able to ask any questions at the conclusion of the hearing on July 19th.

Ann Herb-Schreiber, 16 Summit Street.

Mr. Alampi stated the application is being adjourned and will continue at the July 19th meeting. No new noticing will be required of the applicant.

(Note: Please refer to the Transcription of the June 21, 2022 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
