

ZONING BOARD OF APPEALS MEETING MINUTES  
Wednesday, April 21, 2021

**Call to Order:** Chairman Zinni called the meeting to order virtually over Zoom at 5:32 p.m.

**Roll Call:**

Present: Members Chichirillo, Eckert, Hendle, Priestley, and Zinni

Absent: None

Staff: Caron Bricks, Village Planner

**Approval of the Agenda:** Member Eckert moved to approve the agenda as presented. Member Priestley seconded the motion and the motion carried (5-0) by roll call vote.

**Approval of the Minutes:** Member Hendle moved to approve the minutes, seconded by Member Eckert. The motion carried (5-0) by roll call vote.

**Consideration of Petitions:**

*A. ZBA 21-461: Ackman, 215 Hale Lane: Driveway width of 27' in lieu of 24' maximum, driveway apron of 27' in lieu of 25' maximum*

Member Hendle made a motion to open public hearing for ZBA 21-461, seconded by Member Chichirillo. The motion carried (5-0).

Chairman Zinni stated that the proper notice had been served. Village Planner Bricks presented the staff report. Planner Bricks also stated that Member Chichirillo had posed a few questions prior to the meeting regarding driveway widths in the surrounding neighborhood. He stated that many of the homes in the area had driveways wider than 24'. Planner Bricks stated this is likely due to a multitude of reasons, including change in code, discretion of the plan reviewer at the time of application for a permit, and work without permits.

Chairman Zinni swore in Eric Ackman, 215 Hale Lane. Member Eckert asked if the driveway would be wider than the garage. Mr. Ackman stated that the driveway will not be wider than the garage.

Chairman Zinni swore in Pam Redig, 1635 Roslyn. Ms. Redig asked if the whole driveway will be replaced and when. Mr. Ackman stated that he will remove the curved portion of the driveway and pour new from there and he hopes to complete the work ASAP.

Member Hendle stated that he has no issue with the proposal.

Chairman Zinni swore in Raj Patel, 225 Hale Lane. He clarified that all the driveways on Hale were built to code.

Member Hendle made a motion to close the public hearing, seconded by Member Chichirillo. The motion carried (5-0).

Member Priestley made a motion to approve the findings of fact for the driveway width, seconded by Member Hendle. The motion carried (5-0).

Member Hendle made a motion to approve the driveway width variation, seconded by Member Priestley. The motion carried (5-0).

Member Hendle made a motion to approve the findings of fact for apron width, seconded by Member Chichirillo. The motion carried (5-0).

Member Priestley made a motion to approve the apron width variation, seconded by Member Hendle. The motion carried (5-0).

*B. ZBA 21-462: Corliss, 28 Forest Avenue: Comprehensive lot coverage of 44% in lieu of 40% permitted, setback of 0' in lieu of 5' required*

Chairman Zinni stated that the proper notice had been served. Village Planner Bricks presented the staff report.

Member Hendle stated that in review of the staff report, the 44% requested is less than what exists.

Chairman Zinni swore in Dan Corliss, 28 Forest Avenue. Member Eckert asked how long he had lived at the property. Mr. Corliss stated that he has lived there for 15 years. He discussed how water came from the west and how it impacts his house. He also discussed the proper flow of water versus how the water is flowing now.

Member Chichirillo confirmed the variations being requested. He inquired how Mr. Corliss will maintain patio and drainage in the future. Mr. Corliss stated that because his house is so close to the property line, he has to make the drainage part of the sidewalk.

Member Hendle asked if pavers were located where the sidewalk and drainage improvements are proposed. Mr. Corliss confirmed that pavers exist there already.

Chairman Zinni swore in Rosalie Olivo & Joe Belmonte, 40 Forest Avenue. They expressed concern about drainage flow and water backing up on their property. They

also expressed concern about Mr. Corliss wanting to do work on their property. Discussion occurred amongst the members, petitioner, Ms. Olivo, and Mr. Belmonte. Planner Bricks stated that Ms. Olivo & Mr. Belmonte should discuss their concerns with the engineering department to understand what Mr. Corliss is proposing. They need to come to an agreement before Mr. Corliss does any work.

Member Eckert stated that this is a tough case. She understands both sides, but thinks these improvements will be better for everyone.

Member Hendle made a motion to close the public hearing, seconded by Member Priestley. The motion passed (5-0).

Member Hendle made a motion to accept the findings of fact for lot coverage, seconded by Member Eckert. The motion passed (5-0).

Member Eckert made a motion to approve the lot coverage variation of 44%, seconded by Member Hendle. The motion passed (5-0).

Member Hendle made a motion to accept the findings of fact for setback, seconded by Member Priestley. The motion passed (5-0).

Member Hendle made a motion to approve the setback variation, seconded by Member Priestley. The motion passed (5-0).

**Old Business:** There was no old business.

**New Business:** There was no new business.

**Adjournment:** Member Hendle made a motion to adjourn the meeting, seconded by Member Eckert. The motion passed (5-0). The meeting concluded at 6:27 p.m.