

Board Findings

Conclusion:

1. Having no comment by the public, the public hearing is closed on a motion by Member Robertson, seconded by Member Healey, approved by a vote of 5-0.
2. Motion by member Steinhorst to approve the application as presented, seconded by member Robertson, approved by a vote of 5-0

9. 53 Route 59. NY Fuel Distributors LLC

Application to demolish existing building and gas pump canopy and re-locate on site.

Application appears on May 19, 2021 agenda for adjournment purposes only.

10. 120 North Broadway. Steven Collazul

Application to replace rear door with French doors.

Building Inspector Review:

Proposal complies with zoning regulations.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant
4. ARB members' knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Applicant states that existing door is centered on window on second floor and that new French doors will be centered on that window as well.

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11. 77 Sixth Avenue. Ted Bickwith.

Application to add covered porch over existing front deck, with new stairs to grade.

Replace siding and windows. Create new roof and covered porch over existing mudroom and deck.

Building Inspector Review:

- Front yard covered porch complies with zoning regulations.
- Replacement roofing, siding and windows complies with zoning regulations.

- Proposed alterations to nonconforming west side mudroom will require an area variance from the following Article I, VON §360-1.9E:

Nonconforming buildings. The alteration, enlargement or horizontal extension of a building that is nonconforming with respect to dimensional and development standards, as specified in Article IV of this chapter, is permitted unless the degree of the existing nonconformity of the building is increased by such alteration, enlargement or horizontal extension. Increasing the height of a wall or roof that is nonconforming shall be deemed to be an increase in the degree of nonconformity.

[Amended 7-16-2015 by L.L. No. 3-2015]

- Proposed alterations to third floor may require an area variance. Additional investigation required.

Board Review Based Upon:

1. The application.
2. Building Inspector review
3. Testimony of applicant's architect Roberto Palmerini, Roam Architecture
4. ARB member's knowledge of the site
5. Site visits by members
6. No testimony from the public

Board Findings

Conclusion:

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2. Motion by member Robertson to approve the application as presented, seconded by Member Steinhorst, approved by a vote of 5-0

Meeting adjourned at 9:05 pm

Respectfully submitted,

Maren Robertson
Chairperson