

**BOARD OF APPEALS**  
February 22, 2023

PRESENT:                   Chairwoman: Kathy Soderberg  
                                  Member: Jamie Grecco  
                                  Member: Dan McLaughlin  
                                  Village Manager: Lindsey M. Luft  
                                  Building Inspector: Max Dao

ABSENT:                   Chairman: Greg Verone  
                                  Member: Mike Tesoro

Acting Chairwoman Kathy Soderberg opened the meeting and introduced the members of the Board.

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MINUTES

The minutes of January 25, 2023 meeting were discussed. No action was taken due to the three members present were not all in attendance at the January 25, 2023 meeting. The minutes of January 25, 2023 will again be discussed at a later meeting when additional members of the board, who were in attendance at the January 25, 2023 meeting, are present.

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Building Inspector Dao presented the application of Mr. Ray Carotenuto, 1441 Roosevelt Place, 167.46-1-37 & 38, for a variance to allow the re-establishment of a buildable lot with a street frontage of 33.30 where 75 feet are required.

Michael Mastrogiacomo, PE, appeared before the Board and provided a synopsis of the project. He reviewed the deeds associated with the two lots in discussion. Manager Luft explained we are waiting on a legal opinion from Village Counsel.

Upon motion duly made and seconded, it was unanimously resolved that the application is held over until next meeting.

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Building Inspector Dao presented the application of Mr. & Mrs. Dedona, 1027 Washington Avenue, 166.44-1-41, for a special permit to amend previous special permit to allow the addition of a house in excess of 500 square feet.

John Woodruff, Architect, was present to discuss the item, he explained the matter was before the Board of Appeals in September, however the project has increased in height. After discussion, the drywells were eliminated from the project.

No comments.

The Board reserved decision.

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Building Inspector Dao presented the application of Mr. & Mrs. Christopher Donnelly, 1000 Esplanade, 167.29-1-27, for a special permit to allow the addition of a house in excess of 500 square feet.

Ray Beeler, Architect, previously before the board, the homeowners had decided to forego the project, and are now back with slight modifications. Tree removal to allow for parking space. Lighting and HVAC were discussed.

No comments.

The Board reserved decision.

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The Board considered the application of Mr. & Mrs. Dedona, 1027 Washington Avenue, 166.44-1-41, for a special permit to amend previous special permit to allow the addition of a house in excess of 500 square feet.

After discussion and upon motion duly made and seconded, it was unanimously resolved that

WHEREAS, the requirements for a special permit set forth in the zoning ordinance, as pertains to this application have been met,

NOW THEREFORE BE IT RESOLVED, That the application of Mr. & Mrs. Dedona, 1027 Washington Avenue, 166.441-1-41, for a special permit to amend previous special permit to allow the addition of a house in excess of 500 square feet, be and hereby is granted.

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The Board considered the application of Mr. & Mrs. Christopher Donnelly, 1000 Esplanade, 167.29-1-27, for a special permit to allow the addition of a house in excess of 500 square feet with the expectation that the HVAC will be properly located.

After discussion and upon motion duly made and seconded, it was unanimously resolved that

WHEREAS, the requirements for a special permit set forth in the zoning ordinance, as pertains to this application have been met,

NOW THEREFORE BE IT RESOLVED, That the application of Mr. & Mrs. Christopher Donnelly, 1000 Esplanade, 167.29-1-27, for a special permit to allow the addition of a house in excess of 500 square feet with the expectation that the HVAC will be properly located, be and hereby is granted.

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The next meeting is scheduled for Wednesday, March 22, 2023

#### ADJOURNEMENT

There being no further business, the meeting was adjourned.

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Village Clerk