

# Zoning Board of Appeals Minutes

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**Meeting Date:** December 14, 2022

**Present:** Michael Keupp, Chairman  
Ann Hardeman, Member  
Nicholas Vorolieff, Member  
Fred DiVitto, Member

**Abstain:** Tom Zarecki, Member

**Also Present:** John Gonzalez, Applicant  
Robbin Gonzalez, Applicant

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APPROVED BY

VILLAGE OF PAWLING  
ZONING BOARD OF APPEALS

On, *Wednesday, December 14<sup>th</sup>, 2022 at 7:00 PM*, the **Zoning Board of Appeals** met in the meeting room at the Village Hall on 9 Memorial Avenue, Pawling NY. The Meeting was called to order by Mike Keupp, Chairman and began with Roll Call as indicated above and The Pledge of Allegiance.

**John & Robbin Gonzalez**  
**3 Henry Street (Area Variance)**  
**Grid#: 6956-08-992955/R3 Zoning District**

**Discussion:** The applicant is seeking an area variance of 6 feet for the addition of a covered front porch. Encroaching on the Schedule C: Area & Bulk, Minimum front yard setback 25 ft.

*Chairman Keupp motioned to approve Minutes from October 26, 2022. The motion was seconded by Member DiVitto and the motion passed with all present members in favor.*

*Member Vorolieff motioned to approve minutes from December 7<sup>th</sup>, 2022 Special Meeting. The motion was seconded by Member Hardeman and the motion passed with all present members in favor.*

Chairman Keupp said we had a site visit on Saturday, December 10<sup>th</sup>. Member DiVitto stopped by the property today (12/14/22). Chairman Keupp reviewed the five criteria as noted in the application. Board Member comments include: The Board is in agreement that a front porch would add to the aesthetics of the neighboring homes; there will be no impact on physical or environmental conditions. Member DiVitto asked the applicant if the porch will span the whole front of the house or to the electric meter. The Applicant replied just to the electric meter. Member DiVitto asked how far forward is the porch coming. Mr. Gonzalez replied 6 feet. Member Vorolieff commented that it will actually come out less of a distance than the house next door so it won't look out of place.

*Chairman Vorolieff motioned to open the meeting to public comments. Member Hardeman seconded the motion and the motion passed with all present members in favor.*

- Michael Rendich said he's all for building the front porch.

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*Chairman Keupp motioned to close the public hearing. The motion was seconded by Member Vorolieff and the motion passed with all present members in favor.*

*Chairman Keupp motioned to grant the area variance of 6 feet for the addition of a covered front porch. Member Vorolieff seconded the motion. The motion passed unanimously with all present members in favor.*

### **Adjournment**

*Chairman Keupp motioned to adjourn the meeting. The motion was seconded by Member Vorolieff and the motion passed unanimously with all present members in favor.*

Submitted by:



Vivian Nikolatos, Secretary

**All submission applications, documents and consultant reports can be found on file at the Village Hall.**

# **VILLAGE OF PAWLING**

## **Zoning Board of Appeals**

**Wednesday, December 14, 2022 @ 7:00 P. M.  
Village Hall on 9 Memorial Avenue**

## **AGENDA**

- 1. Opening of Meeting, Roll Call and Pledge of Allegiance**
- 2. 3 Henry Street**
- 3. Adjournment**