

PLANNING BOARD

Tuesday, April 12, 2022

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VILLAGE OF PATCHOGUE

APR 13 2022

VILLAGE CLERK'S OFFICE

Mr. Weeks, Acting Chairman, led in the flag salute.

Mr. Weeks called the first application on the agenda, Jerome Kovarsky, 164 Rider Avenue, seeks permission to construct new 15.2' x 32' one story addition to rear of existing dwelling and 84 sq. ft. addition to front of dwelling. Subject premises is located in the A Residential Zone.

Mr. Joe Oliveri, 39 Morris Ave. Patchogue, stepped forward and stated, I am the architect for the project. The owners lived in Hawaii up until 3 years ago but moved back because they now have grandchildren. They are looking to square off the front of the house and add living space. The home is small. It will be for them only but there is no storage. They did receive a variance from the ZBA for side yard. We will be matching the exterior finish to the existing home.

Mr. Logan commented, the home is setback quite a ways.

The architect stated, the home is small and bedrooms are small. The addition is basically for storage.

Mr. Weeks commented, so they are adding a bathroom, correct?

Mr. Oliveri answered, yes, that is correct.

Mr. Weeks asked, are they upgrading the sanitary system?

Mr. Oliveri answered, yes, they have to because the addition will be going where the existing system is. They will be putting in a state of the art system.

Mr. Weeks commented, of course they will be abandoning the existing system.

There was discussion about the SCHD system and grants.

Ms. Greguski commented, I actually worked on those grants and they are substantial.

Ms. Zorzenon asked, is the pool a lap pool?

Mr. Oliveri answered, yes.

Mr. Weeks asked, is there an exterior entrance to the basement?

Mr. Oliveri answered, no, just interior.

Mr. Weeks asked, what kind of heat?

Mr. Oliveri answered, oil.

Ms. Kelly asked, so the front small addition is just squaring off the house?

Mr. Oliveri answered, that is correct.

Mr. Weeks asked if anyone in the audience wished to speak for or against the application? No response.

Mr. Logan made a motion to approve the application as presented. Seconded by Ms. Kelly. All were in favor.

Mr. Weeks called the next application, Manuel Cardenas, 14 Electric Street, seeks permission to erect new 22' x 15' detached garage. Subject premises is located in the E Industrial Zone.

Mr. Cardenas stepped forward and presented the certificates of mailings.

Mr. Weeks stated, so we have here in front of us a stop work order. You started work yesterday?

Mr. Cardenas acknowledged.

Mr. Weeks explained, you need this board's approval and then a building permit prior to starting work.

The applicant acknowledged.

Mr. Weeks stated, we met with the applicant at the last work session where we discussed that there shall be no heat or plumbing in the garage and also to add window lights in the garage door. It is a one car garage, correct?

The applicant acknowledged.

Mr. Logan asked, what is the space on the right side of the garage? You cannot have a dwelling/living space in there.

The applicant answered, no, storage.

Ms. Kelly commented, the driveway is very narrow; will you be able to back out of there?

The applicant explained, we turn in the backyard now.

Ms. Zorzenon asked, are you keep the shed?

Mr. Cardenas answered, maybe to store some materials for this project.

Ms. Kelly asked, where do you park now?

Mr. Cardenas answered, behind the house.

Mr. Weeks commented, so the proposed garage is to store or park a vehicle in; this cannot be used for living space; no water, no plumbing no heat, no shower. Okay?

The applicant acknowledged.

Mr. Weeks asked, how long have you lived there?

Mr. Cardenas answered, one year.

Ms. Beckerman asked, what color will the siding be?

Mr. Cardenas answered, maybe a blue siding.

Ms. Zorzenon asked about the color of the garage door and window.

Mr. Weeks called the second application, Manuel Cardenas, 14 Electric Street, seeks permission to erect new 22' x 15' detached garage. Subject premises is located in the E Industrial Zone.

Mr. Manuel Cardenas, 14 Electric Street, stepped forward and presented the certificates of mailings to Ms. Giglio.

The applicant stated, I am looking to construct a garage to the rear of my property.

Mr. Weeks asked if anyone in the audience wished to speak for or against the application? No response.

Ms. Greguski made amotion to approve the application subject to the following stipulations: no water, no plumbing, no heat in the garage; addition of window lights in the garage door; this shall not be a living space. Seconded by Ms. Kelly. All were in favor.

Mr. Weeks called the last application, Dennis Shin, 32 Waverly Avenue, seeks permission to maintain exterior stairway entrance to the basement. Subject premises is located in the D-1 Business Zone.

Mr. Shin, 143 Eatons Neck Rd. stepped forward and presented the certificates of mailings to Ms. Giglio.

Mr. Shin stated, I own the two family house and I bought it in 2011. The village received a complaint about chickens and they noticed someone was living in the basement. I only rent out the first and second floor. The people on the first floor were new and apparently put a family member down there. I have removed the rooms and bedroom.

Mr. Weeks commented, I am sure you were unaware that the tenants sublet the basement ,correct?

Mr. Shin answered, totally unaware the they are gone now as well as the first floor tenants.

Mr. Weeks stated, so dangerous with a hot plate with a propane tank that is why we do not allow basement apartments.

Mr. Weeks commented, we have thorough inspection reports from November and now documentation that the removal of the apt. is in compliance.

Mr. Weeks stated, I have been on the Planning Board since 2000 and we have never allowed an exterior stair to the basement for this reason. We only allow bilco or hurricane type doors because an exterior stair tends to lend itself to an apt.

Mr. Logan asked, is where an interior stair to the basement?

Mr. Shin answered, yes and stated, it was there when I bought the place so someone else put it in before me.

Mr. Weeks answered, well, they are not permitted.

Mr. Logan stated, you will need to replace it.

Mr. Weeks asked, who uses the basement and what is down there?

Mr. Shin answered, the first floor tenant. The utilities are down there, boiler room and circuit panel. No laundry.

Ms. Greguski asked, was the carpeting down there when you bought the home?

Mr. Shin answered, yes.

Mr. Weeks commented, there is no egress window down there and the ceilings are low.

Mr. Shin stated, I capped off the plumbing and removed all the fixtures.

Mr. Weeks asked, how often do you visit the house?

Mr. Shin answered, I try to go every month to pick up the rent and check the house out.

Mr. Weeks asked if anyone in the audience wished to speak for or against the application?

No response.

Mr. Logan made a motion to deny the application. There shall be alterations to the exterior stairway with compliance of a bilco or hurricane type door. Seconded by Ms. Kelly. All were in favor.

Mr. Logan made a motion to close the meeting. Seconded by Ms. Zorzenon. All were in favor.

Present: Kevin Weeks, Acting Chairman

Patricia Kelly

Eva Rodriguez Greguski

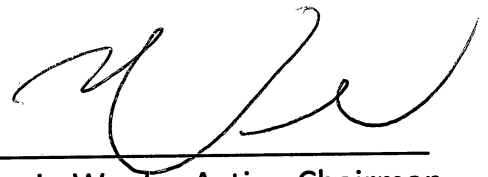
Dennis Logan

Karen Zorzenon

Linda Beckerman, Alternate

Chris Bianco, Counsel

Carol Giglio, Coordinator



Kevin Weeks, Acting Chairman
Planning Board