

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
MINUTES**

Minutes of the Meeting held by the Zoning Board of Appeals on Wednesday, March 27, 2019 at 7:30 P.M., at the Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York.

Board Members:

Present: Robin Price, Jr. Chairman  
Thomas Casper  
Carolyn Mandelker  
Jason Krellenstein  
Todd Rendo

Also Present:

Kara Sullivan, Secretary  
Joseph Angiello, Building Inspector

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The Meeting was called to order at 7:37 P.M. Chairman Price introduced the members of the Board and others present and noted the emergency exits. (The next ZBA meeting is scheduled for Wednesday, April 24, 2019, with a site visit scheduled for Saturday, 20, 2019.)

**I. Review and adoption of minutes of February 2019**

Mr. Krellenstein moved to adopt the minutes of February 27, 2019. The motion was seconded by Mr. Casper. To approve: Mr. Krellenstein, Mr. Rendo, Chairman Price, Mr. Casper and Mrs. Mandelker.

**II. PUBLIC HEARINGS**

**CAL. NO. 3-19 BZ**

**Application of David Oddo [Oddo, David and Maria, owners of record], 70 Lambert Ridge Cross River, NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of an as-built outdoor stone fireplace that has a side yard setback of 14' whereas 30' are required.**

**The property is located at 70 Lambert Ridge, Cross River, NY and designated on the Tax Map as Sheet 16, Block 10533, Lot 414 in an R-1A, One-Acre Residential District, consisting of approximately 1.374 acres.**

David Oddo, the applicant, was present.

There were no objections to the notice of public hearing as published.

Mr. Oddo stated that the patio and fireplace were built approximately eight years ago and that he thought the fireplace was included on the original pool permit. He indicated the fireplace was

positioned on the pool patio back away from his neighbor's view and that his neighbor was not opposed to the fireplace's location.

Chairman Price inquired if, when he received the permit for the pool, the fireplace was on the original plans.

Mr. Oddo replied that he could not find a copy of the original plans but he assumed the pool contractor had included this in his submissions.

Mr. Krellenstein inquired how Mr. Oddo found out that he needed a variance for the fireplace and if the pool needed other variances.

Mr. Oddo replied that he was made aware of the need for variance by Mr. Angiello, the Building Inspector, when he tried to close out the wetland permits associated with the building permit.

Mr. Angiello stated he viewed the original plans and the fireplace, as well as a few other items, were not on the plans. He also stated the Building Department was working with Mr. Oddo to legalize all these items and the fireplace was the only matter that needed a variance.

Chairman Price inquired if a final inspection was satisfactorily complete.

Mr. Angiello stated the pool permit was not yet complete as the pump and the barrier need to be addressed.

Mr. Casper asked if now was a good time to issue a variance or if the board should wait until the Certificate of Occupancy for the pool permit had been issued.

Mr. Angiello stated he had no concerns with the board issuing a variance at this time.

Mr. Casper moved to approve the application as amended. The motion was seconded by Mr. Rendo; To Approve: Chairman Price, Mrs. Mandelker, Mr. Rendo, Mr. Krellenstein and Mr. Casper. To Deny: None. Abstain: None.

#### **CAL. NO. 5-19-BZ**

**Application of David Townsend [Townsend, Lily Gunn & David, owners of record], 520 Mt. Holly Road, Katonah NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed shed that will have a side yard setback of 8' whereas 40' are required.**

**The property is located on the west side of (#520) Mt. Holly Road, designated on the Tax Map as Sheet 14, Block 10798, Lot 007 in an R-2, Two-Acre Residential District, consisting of approximately 1.766 acres.**

David Townsend, the applicant, was present on behalf of the owner.

There were no objections to the notice of public hearing as published.

Chairman Price asked Mr. Townsend to run through his application and, as to what he recalled, there was an existing shed there now that was proposed to be replaced.

David Townsend stated the existing shed was dilapidated and in need of replacement. He claimed the current footprint was approximately 12 by 15 feet with an original setback of approximately 12 feet and that the proposed shed would increase the dimension from 12' to 14'.

He also requested a variance of approximately 8 feet so he doesn't have to shift the shed further inside on the property so he can maneuver a vehicle though to the far back end of the yard.

The Board reviewed the submitted site plans and specifications.

Mrs. Mandelker asked Mr. Townsend to confirm the new shed's dimensions and if electricity and running water was involved. She also stated the proposed shed was a sizable increase.

Mr. Townsend stated the new should was to be 14 by 30 feet and there was to be electric but no running water.

Mr. Casper asked if it was best to see the proposed plan specifically draw on a survey map rather than the mock up submitted.

Mr. Angiello advised that, if the matter was approved, a final survey would be required to view adherence to the variance.

Mr. Casper asked if the southern and western line of the present shed would be the southern and western line to the new shed and the new shed won't be any wider or closer than what he was requesting. Mr. Casper also asked if there was a reason it needs to be 30 feet versus 18 feet.

Mr. Townsend stated he was basically asking for another 2 feet of width for more space as they don't have a garage for storage of his lawn mower, gas-powered tools and other yard tools which are currently kept in his basement that floods frequently.

Mrs. Mandelker pointed out there is another small shed behind this proposed shed.

Mr. Townsend acknowledged there is a small garden tool shed which abuts the actual vegetable garden and a pool house that has a couple of couches which is not really storage rather than living space.

Mr. Casper asked how many acres the property owner had.

Mr. Townsend replied it was just shy of 1.75 acres and adjacent neighbors but the neighbor have no issue with the proposed plan.

Chairman Price asked if there was a second floor on this building.

Mr. Townsend replied there was an open loft space.

Mrs. Mandelker asked if there was a stairway going up to the loft.

Mr. Townsend replied yes.

Mr. Krellenstein stated that it was essentially going to be a 2-story building and inquired if the specification provided was the actual building.

Mr. Angiello stated it was going to be very small in the loft. The space wasn't counted in the calculation because it was so small.

Mr. Townsend replied the proposed building specification was the Grand Victorian Cape.

Mr. Casper stated it is big but it doesn't exceed our accessory building sizes and that it was just a matter of proximity to the property line. He inquired what the requested side yard variance was and how far Mr. Townsend could move the shed to the left and still get vehicle access through.

Mr. Angiello stated the proposed shed is seeking a 32 foot variance from the side yard.

Mr. Townsend replied not a lot and it was cutting it pretty close.

Chairman Price asked if moved the shed 25 feet from the line, would he still have the access.

Mr. Townsend replied no and the septic field was located in that area.

Mr. Casper asked if Mr. Townsend could do away with the additional 2 feet and keep with the existing size of the shed.

Mr. Krellenstein stated he liked Mr. Casper's idea in that the less we expand the nonconformity, the better off and moved that the variance be granted with the following amendment:

- 1) The north wall of the new shed will be at the same sideline as the north wall of the of the existing shed no less than 12 feet away from the property line
- 2) The Building Department, upon completion of the proposed work, is provided with a final as-built plan and the Building Inspector inspects the shed to ascertain conformity.

Mr. Krellenstein made a motion to approve the application. The motion was seconded by Mrs. Mandelker; To Approve: Mrs. Mandelker, Mr. Rendo, Chairman Price, Mr. Krellenstein and Mr. Casper. To Deny: None.

#### **CAL. NO. 6-19-BZ**

**Application of Kevin and Shari LeFauve [LeFauve, Kevin & Shari, owners of record], 27 Sunny Ridge, Katonah NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed generator that will have a rear yard setback of 22' whereas 30' are required.**

**The property is located on the southerly side of (#27) Sunny Ridge, designated on the Tax Map as Sheet 9D, Block 11149, Lot 063 in an R-1/2A, Half-Acre Residential District, consisting of approximately 0.41 acres.**

Kevin and Shari LeFauve, the applicants, were present.

There were no objections to the notice of public hearing as published.

The Board reviewed the submitted site plan and associated documents.

Chairman Price asked where the additional tank were to be placed.

Mr. LeFauve stated they were to be placed by the existing tank behind the house.

Mr. Casper asked if the applicant had been in contact with his neighbors regarding this matter.

Mr. LeFauve stated that he spoke with four neighbors and they all supported his application as they understood the need for a generator in this area. Mr. LeFauve also stated that the primary reason they were asking for the generator was because the house has electric heat and they experienced five days without heat last March. Additionally, he stated, some elderly parents may be coming for an extended stay in the future so the electric heating is a necessity.

Chairman Price inquired about the other option for the location of the tanks being the side yard.

Mr. LeFauve stated yes but the septic system and associated fields were located.

Mr. Krellenstein stated, per his site visit, the property is tight and there is a slope up the hill. He commented that he felt the applicant had made efforts to keep the location on his side of the property despite the constraints and that it's a minor variance he would grant.

Mrs. Mandelker pointed out that because there is a severe slope in the back of the property, there are certain drainage issues and that there is a very practical reason for the proposed placement. She also stated that they discussed recommending the tank be buried but she understands due to the placement of the septic field, that is not a practical alternative.

Mr. LeFauve stated that he spent months with his electrician trying to determine the best possible location and that this is the least obtrusive to the neighborhood as possible.

Mrs. Casper moved to approve the matter.

The motion was seconded by Mrs. Mandelker; To Approve: Mrs. Mandelker, Mr. Krellenstein, Mr. Rendo, Chairman Price and Mr. Casper. To Deny: Mr. None.

**CAL. NO. 7-19-BZ**

**Application of Heike A. Schneider [Markowitz, Robert & Kelly, Linda, owners of record], 4 Brookside Trail, South Salem NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed front additional that will have**

**an eastern side yard setback of 9' whereas 12' are required and a proposed rear additional that has an eastern side yard setback of 9' whereas 12' are required, a western side yard setback of 8.9' whereas 12' are required and a rear yard setback of 11.10' whereas 25' are required.**

**The property is located on the west side of (#4) Brookside Trail, designated on the Tax Map as Sheet 42D, Block 10274, Lot 004 in an R-1/4A, Quarter-Acre District, consisting of approximately 0.22 acres.**

Robert Markowitz and Linda Kelly, the owners, was present represented by their architect, Heike A. Schneider, R.A.

There were no objections to the notice of public hearing as published.

Mrs. Schneider stated that the one story house is already legally non-compliant the way it is situated on the property and the applicant was trying the modestly increase the seven hundred and forty-five square feet to nine hundred ninety-three square feet. She stated the only way they can achieve another half bathroom and enlarge the living space was by proposing to change the existing plan. Mrs. Schneider pointed out the required setback is twenty five feet in the back and the house was currently about thirteen feet eight. She stated the plan was to push the house out slightly more on top of an existing deck basically turning that deck into an extended living space and adding additional half bath and closet space in the back modifying the existing setback to eleven foot ten. Mrs. Schneider the Board with a letter signed by a few neighbors saying they don't have an issue with the project.

Mr. Rendo inquired if the owner also owned Lot 715 which is the property that abuts up again the property in question.

Mrs. Schneider replied yes.

Chairman Price asked if part of this building footprint was existing.

Mrs. Schneider replied yes, the deck was already there.

Chairman Price read aloud the letter to the neighbors and stated he could not read the signatures but he would accept it as it was.

Mr. Markowitz indicated who signed the letter and stated the location of their residences border his property. He also stated there was a fourth neighbor but she was not present and spent most her time in Buffalo.

Chairman Price asked for more detail from Mrs. Schneider on the proposed plan to which Mrs. Schneider satisfied his inquiry.

Mrs. Schneider pointed out the proposed work in on the side the house that sits eight feet lower than the neighbor's house and that it's facing a retaining wall so nobody really sees that part.

Mr. Krellenstein stated the increase in non-conformity was about a foot or two and he didn't find that to be material if it was improving the house. He stated he saw it as not impactful and he would support it.

Mr. Rendo inquired if the project was coming much closer to the stream.

Mr. Krellenstein stated it was only 2 feet and the biggest single increase was reducing the existing setback from thirteen point eight down to eleven point ten and that all the other increase are in inches.

Mr. Casper stated it seemed fine to him.

Mr. Krellenstein moved to approve the matter.

The motion was seconded by Mr. Rendo; To Approve: Mrs. Mandelker, Mr. Krellenstein, Mr. Rendo, Chairman Price and Mr. Casper. To Deny: None.

### **CAL. NO. 8-19-BZ**

**Application of Mercedes Benz of Goldens Bridge [Charisma Holding Corp., owner of record], 321 Main Street, Goldens Bridge, NY for a variance of Article § Section 220-24E(A) as the proposed showroom/parking building has a rear yard setback of 2' whereas 30' are required, for a variance of Article § 220-24E as the proposed showroom/parking building has a gross floor area of 50,900 square ft. whereas 10,000 square ft. is the maximum permitted, for a variance of Article § 220-24E as the proposed building coverage is 24.7% whereas 20% is the maximum permitted, for a variance of Article § 220-24E as the proposed site coverage is 64.4% whereas 60% is the maximum, for a variance of Article § 220-24E as the proposed showroom/parking building has a height of 51'-5.5" whereas the maximum permitted is 30', for a variance of Article § 220-55C(3) as the northern parking/storage lot has aisle widths of 19' and 21' whereas 25' are required, for a variance of Article § 220-55D(2) proposed grade within 30' of the street line for the southern exit/entrance is 10% and the northern is 7.4% whereas the maximum permitted is 3%, for a variance of Article § 220-55D(2) as the proposed driveway grade is 14.5% whereas the maximum permitted is 12%, for a variance of Article § 220-12E(1) as the proposed retaining wall on the northeastern corner of the service building has a height of 11' whereas the maximum permitted within a required setback is 6', for a variance of Article § 220-12E(1) as the proposed fence located on the western side of the northern parking/storage lot has a height of 8'-8" whereas the maximum permitted within a required setback is 6', for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a length of 46' whereas the maximum permitted is 20, for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a height of 3'-3.5" whereas the maximum permitted is 2', for a variance of Article § 185-5F(4) as there are seven additional proposed wall signs whereas only one is permitted, for a variance of Article § 185-F(4)(a) as of the seven additional proposed wall signs, five signs have an area of 16.5 square ft. each and two signs have an area of 7.8 square ft. each whereas the maximum permitted area of a secondary sign is 6 square ft., for a variance of Article § 185-6C(4) as four of the proposed wall signs extend above the second story whereas it is not permitted, for a variance of Article § 185-6(C)6 as the proposed wall sign has letters with a height of 24.5" whereas the maximum permitted is 12", for a variance of Article § 220-57B as the proposed off-street loading areas will temporarily block a portion of the required parking spaces**

whereas this is not permitted, for a variance of Article § 220-24E(A) as the proposed auto storage lifts on the northwest side of the northern parking/storage area has a rear yard setback of 17' whereas 30' are required, for a variance of Article § 220-55D(1) as the access to the proposed upper parking/storage lots has an access width of 16' whereas 20' are required, for a variance of Article § 220-55D(2) as the access to the proposed upper parking/storage lots has a grade of 16% whereas no entrance or exit for any off-street parking shall exceed a grade of 3% within 30' of the street line or 12% at any other point, for a variance of Article § 220-55E(3) as the proposed parking areas containing more than 25 spaces do not have planting islands whereas in all off-street parking areas containing 25 or more parking spaces, at least 10% of the surface within the parking area perimeter shall consist of planting islands, for a variance of Article § 220-57C(1) as the applicant proposes two loading spaces whereas six are required, applicant proposes two loading spaces whereas six are required, for a variance of Article § 220-56D as the applicant proposes 88 parking spaces for customers whereas one space per 500 square ft. of gross floor area is required and for a variance of Article § 220-15B(7) as the applicant is seeking a waiver to permit a deviation from the standards requiring landscape buffers.

The property is located on the east side of (#321) Main Street, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 6 & 7 [Charisma Holding Corp., owner of record], Sheet 4E, Block 11135, Lot 5 [Spencemorg, LLC., owner of record] and Sheet 4E, Block 11137, Lot 42 [Robert Castelli, owner of record], in a RB, GB and in an R-1/2A, Half-Acre Residential District consisting of approximately 5 acres.

Tom Maoli representing Mercedes Benz of Golden's Bridge, the applicant, was present with his lawyer, Mr. Michael Sirignano, Esq, his architect, Mr. John Sullivan, his Engineer, Mr. Steve Spena from JMC Engineers, and Chris Ballah .

There were no objections to the notice of public hearing as published.

Mr. Sirignano stated that we were here today to open a public hearing on the variances sought in the application of Mercedes Benz but that they do not expect the Board to vote or close the hearing tonight. Mr. Sirignano stated that they were here tonight with a limited purpose which was to ask the Zoning Board to respond to the request received from the Planning Board on March 11<sup>th</sup> by Keane & Beane for feedback, comments, criticisms, accolades or silence if deemed appropriate of the proposed application. He stated the applicant was in front of the Planning Board for site approval, field slopes and stormwater permits. Mr. Sirignano indicated the Planning Board has declared itself as lead agency under SEQRA, the New York State Environmental Quality Review Act, and had not yet made a determination of significance. He stated the Planning Board was required to send out notices to all involved agencies, the Town Board being one because zoning changes were needed, and the Zoning Board being another because of the need for variances. He also stated that the Westchester Board of Health, New York State Department of Transportation were involved agencies as well. Mr. Sirignano stated the Town Board has already been presented to with a similar presentation who replied with comments. In closing, Mr. Sirignano stated the Zoning Board, can or cannot respond the Planning Board.



Mr. Rendo inquired how long this had been tied up with the Planning Board.

Mr. Sirignano replied twelve to eighteen months.

Mr. Rendo asked how much of this presentation would potentially change from now until we had to vote.

Mr. Sirignano replied there were going to be some changes because of the response by the applicant to both the Planning and Town Board comments and also because the applicant has acquired an additional parcel, the guitar store. Mr. Sirignano commented that they want to get through the SEQRA process and that the Zoning Board was to comment or not.

Mr. Rendo stated that his concern was that his comments today were addressing the current presentation and not what the application may look like in the future and he didn't want to intent to get lost.

Mr. Sirignano replied that he understood Mr. Rendo's concerns and that no vote would be taking place today. He asked that the Zoning Board communicate with the Planning Board one way or the other so they could keep the SEQRA process moving. Mr. Sirignano stated the applicant was to return with a firm set of plans once they incorporate the guitar store piece at a later date indicating the variances needed. Mr. Sirignano also noted all four prior applications on this matter had passed. He introduced the project team; Tom Maoli, the Principal of Celebrity Motors who has been operating the dealership for eighteen months or so, Mr. John Sullivan the Lead Architect, Chris Ballah with John's office and Mr. Steve Spena the Project Engineer, who was going to walk through the variances many of which, per Mr. Sirignano, were previously granted by this Board and involve existing conditions.

Mr. Casper asked how many of these had been approved years ago and if they were asking for substantial changes to the zoning code.

Mr. Sirignano replied about 70% and the ones that weren't were the ones related to the signage. He also stated the proposed changes requested were to change the existing Residential Zoning to General Business Zoning.

Mr. Sullivan stated he has been working on this project for a very long time as they were the architects on the previous applications. He stated the project is essentially the same but there have been changes. Mr. Sullivan pointed on the video presentation to a property acquired which was not part of the previous application and pointed out the Zoning Code changes Mr. Sirignano was previously addressing. Mr. Sullivan also indicated that the current application does not consider the pending acquisition of a new property, the guitar store, but that the presentation will depict drawings to show proposed changes. Mr. Sullivan pointed out the existing sales and service station in the dealership which he stated will remain but be expanded to accommodate the new Mercedes Benz Sprinter vehicles. The site, per Mr. Sullivan, will essentially remain the same and a lot of the variances being south were because of the sites already existing nonconforming conditions present today. Mr. Sullivan also stated that the driving force behind these variances requested was Mercedes Benz as the applicant needs to comply with brand standards. Mr. Sullivan continued to walk through the presentation outlining the proposed variances and previously approved variances.

Mrs. Mandelker asked what was presently in place of where the expansion to the right of the existing building was proposed. She also stated she recalled with the previous application a house (Mrs. Mickey DeNicola, owner) in the rear which frequently flooded.

Mr. Sullivan replied it was currently a hillside as depicted in the presentation where all the cars were parked and showed a few other slides to further depict the proposed changes.

Mr. Sirignano pointed out how the building and attached garage is set down into the hillside and how they are using the elevation to reduce the impact of the garage.

Mr. Sullivan proceeded to walk through the floor plan of the existing building and elaborate on the need for the proposed changes to increase efficiency and comply with Mercedes Benz's brand standards.

Mr. Casper inquired if the garage was for customer use versus storage and if the woman's who house experienced flooding was on the presentation.

Mr. Sullivan replied the garage was solely for storage. He addressed Mrs. Mandelker's comments regarding flooding by indicating that the sloped parking lot's drainage issues would be addressed with the proposed plan. Mr. Sullivan then showed the Board the Mrs. DeNicola house in question on the slide presentation.

Mr. Casper stated he recalled one of the primary goals so many years ago was to solve the flooding problems right away and, judging by the look on Mrs. DeNicola face, he was guessing that that hasn't happened. He inquired if there was any way as they went through the plan they could address her drainage problems as she has been faced with this issue for several years now.

Mr. Sirignano replied not until they get a site plan approved but they were committed to making this part of phase one. And, he indicated the previous plan in 2014 with the previous owner was only a temporary solution to slow the water down and that the permanent solution was this site plan. Mr. Sirignano stated Kellard Sessions has confirmed with the planning Board that this plan will work and it will solve the drainage issue. Mr. Sirignano continued to point out the benefits of the proposed plan for drainage, noise and traffic control along with the project team.

Mr. Spena walked through all the variances outlined in the public hearing notice on the slide show presentation and indicated areas in which previous variances were granted in these areas. He stated any changes the Board may see will be with respect to building and lot coverage because the applicant will have more of a lot and building in the near future but that this would be a portion of a percent difference then it is now. Mr. Spena also reiterated a lot of the variances requested were expanding upon variances already approved.

The Board intermittently interjected for clarification on variances requested to which the project team replied.

Chairman Price inquire if anyone from the public would like to speak on behalf of this application.

Mrs. Karen McCarthy, owner of 40 Green Hill Road, stated she owns a house right behind the dealership and she was concerned with the variances sought on Mr. Castelli's property as it is visible from hers. She inquired about the proposed landscape and setbacks.

Mr. Sirignano replied they are not requesting any setback variances.

Mr. Spena reiterated the code for landscaping and asked which house she was on the presentation site plan.

Mrs. McCarthy pointed out her house on the proposed plan and indicated her property was sloped as well casing it to be partially higher and even at some points in elevation to Mr. Castelli's. She indicated there was no buffer between the two properties. Mrs. McCarthy stated she was concerned about how much of the expansion she would see from her property.

Mr. Spena indicated his team visited Mrs. McCarthy's property and that the top of the existing building is visible at present. He indicted the project team is proposing the addition of some evergreen trees to obstruct her view and that they are sensitive to the issue.

Mr. Sirignano inquired if some planting on her property would help and offered to give her copies of elevations so she could see what the visual impact on her property.

Mr. Spena stated a solution may be planting evergreen trees on Mrs. McCarthy to improve her sight line.

Mr. Rendo confirmed with Mr. Spena if they were be receptive to planting on Mrs. McCarthy's property to which Mr. Spena agreed.

Chairman Price inquire if anyone else from the public would like to speak on behalf of this application.

Mr. Robert Castelli, owner of 46 Green Hill Road, stated he lived by the property in question for the past 40 years and was close friends with the previous owner of the Mercedes Benz. Mr. Castelli stated his property was currently being sold to Mr. Maoli. He referenced his letter sent to the Board dated March 25<sup>th</sup>, 2019 and stated that he was previously opposed to earlier iterations of this application but is in favor of the current plan. He stated this process has held up the sale of his home for months and impeded him from being able to buy another home in this community. But, Mr. Castelli stated he understands the process and is grateful at the opportunity to speak on it. He stated he was assured by the project team that any issues experienced by his neighbors would be addressed.

Mrs. Mickey DeNicola, owner of 353 Route 22, addressed the Board. She commented that there were no pictures on the presentation of the surrounding residences and requested the Board take a look at that when they have an opportunity. Mrs. DeNicola implored the Board to also do a fact check of the statements made today by the project team. She commented on the statement made that this was essentially the same project approved in 2011. Mrs. DeNicola pointed out that the service building was coming down in the previous plan and now it was being enlarged. She commented on the drainage plan proposed and felt it was overcomplicated. She stated that she did request the drainage issue be addressed separate from this application as referenced in her letter to the Board dated March 18, 2019. She also advised the Board look at the South Hampton Mercedes Benz dealership which she stated looks nothing like this plan.

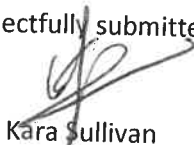
Chairman Price responded that he was aware of the drainage issued Mrs. DeNicola was experiencing and understand it is being addressed with another Board.

Mr. Sirignano stated that there has been a Mercedes dealership at this location since 1969, an auto shop prior to that since 1936 and before that they sold carriages on that site. He also stated the team was going to try to address everyone's concerns. He closed asking to Board to respond to the Planning Board as deemed appropriate.

#### **IV. CORRESPONDENCE & GENERAL BUSINESS**

Mr. Krellenstein moved to adjourn the meeting at 9:41 P.M. The motion was seconded by Mr. Rendo. The Board reached consensus to adjourn the meeting.

Respectfully submitted,



Kara Sullivan  
Secretary, Zoning Board of Appeals