

## Minutes

### Regular Meeting

Englewood Board of Adjustment

Thursday February 12, 2015

8:00 p.m.

Municipal Court 73 South Van Brunt Street

Members present: Mr. Feintuch, Mr. Fuld, Mr. Reidler, Ms. Thomas, Chairwoman Byrne, Mrs. Baker, Mr. Weitzman

Members absent: Mr. Schwalbe

Also present: Mr. Rutherford, Mrs. Evans, Mr. Volcy

Meeting called to order at 8:10 p.m. by Chairwoman Byrne

Roll call, announcement of proper notice of meeting

#### Resolution:

File#2014-8 The Actor's Fund Homes , 155-175 West Hudson Avenue

Motion to approve: Mr. Feintuch Second: Mr. Reidler

Passed by a vote of 4 yes (Feintuch, Reidler, Thomas, Byrne)

0 no

#### Minutes:

Motion to approve the minutes of December 15, 2014: Mr. Reidler Second: Mr. Feintuch

Motion passes

Motion to approve the minutes of January 15<sup>th</sup>: Mr. Feintuch Second: Mr. Weitzman

Motion passes

#### Announcements:

Chairwoman Byrne asked the board members to consider holding a third meeting in March to help alleviate the heavy schedule. Members should speak to her regarding availability.

The board has selected Stan Slachetka of T & M Associates to represent the board as their Planner.

New Applications:

File#2015-2 245 East Palisade Avenue, LLC 245 East Palisade Avenue

Mr. Reidler recused himself from this case

Brian Chewcaskie, attorney for the applicant addressed the board.

Santo Alampi, attorney for the objectors (Dr. Cohen, Dr. Schemenbaum) addressed the board.

Mr. Alampi expressed concern about the notice that was sent to the newspaper and property owners. He felt it was defective. After hearing Mr. Fuld statement about a possible recusal, he also expressed concern. He will notify the board in writing before February 19<sup>th</sup> about these concerns.

This case is continued to February 23<sup>rd</sup>.

Mr. Feintuch now chairs the meeting

Continued Application:

File#2014-14 Englewood Field Club, 341 Engle Street

Elliot Urdang, attorney for the applicant addressed the board. Brian Chewcaskie, representing Englewood Hospital also addressed the board.

It was explained that Englewood Hospital uses the Field Club lot during the day for their construction workers. The construction work will be completed in June. If the hospital no longer needs the spaces they must appear before the board. This is stated in the resolution for Englewood Hospital. Mr. Urdang stated that at no time will there be an event in the clubhouse for over 150 people. The meeting was open to the public. No one came forward. The public portion of the meeting was then closed.

Ken Albert, acting as engineer for the board was sworn in and gave testimony. He stated that there had been no problems from the hospital to date. He further stated that the hospital had people utilizing the old north parking garage. The meeting was open to the public to question Mr. Albert. No one came forward. The public portion of the meeting to question Mr. Albert was then closed.

There was a board discussion. Mr. Urdang gave his summary.

Motion to approve: Mr. Reidler Second: Mr. Feintuch

Yes (Feintuch, Reidler)

No (Thomas, Byrne)

Motion fails.

File#2014-9 Schecter, 355 Mountain Road  
Mr. Reidler recused himself from this case.

Sworn in was Karen Arent, landscape architect for the applicant. Marked as evidence were the following:

- A3-Landscape plan dated November 2014
- A4-Photo of the northeast side of the property in the summer
- A5-Northwest elevation
- A6-southeast border of the site

Ms. Arent stated that the applicant will be keeping 50 of the 64 trees on the property. 4 dead trees will be removed. All evergreens are being preserved. They are proposing 29 replacement trees. The meeting was open to the public to question Ms. Arent. No one came forward. The public portion of the meeting to question Ms. Arent was then closed.

Frantz Volcy, City Engineer was sworn in and addressed the board. He stated that the tree ordinance was amended to reflect a 3 ½ "caliber. The applicant will comply with the 3 ½ "caliber. The meeting was open to the public to question Mr. Volcy. No one came forward. The public portion of the meeting to question Mr. Volcy was then closed.

This case is continued to February 23<sup>rd</sup>. The applicant agrees to a time extension if one is needed.

New Application:

File#2014-13 Chinman, 253-257 South Dean Street

Elliot Urdang, attorney for the applicant addressed the board. He called Michael Hubschman to be sworn in and testify as the engineer for the applicant. Marked as evidence was the following:

A1- colorized version of the site plan with a revised date of August 26, 2014. Mr. Hubschman reviewed the city engineers report and agreed to comply with his comments. The meeting was open to the public to question Mr. Hubschman. No one came forward. The board requested a planning report. This case is continued to February 23<sup>rd</sup> and the applicant agreed to a time extension if one is needed.

File#2014-12 Maple Street LLC 325 Maple Street

Mr. Reidler recused himself from this case.

Elliot Urdang, attorney for the applicant addressed the board. He called Michael Hubschman to be sworn in and testify as the engineer for the applicant. Marked as evidence were the following:

- A1-colorized version of the site plan revised thru 7/28/14
- A2-printed aerial map

The meeting was open to the public to question Mr. Hubschman. No one came forward. The public portion of the meeting to question Mr. Hubschman was then closed.

This case is continued to March 12<sup>th</sup>. The applicant agrees to a time extension if one is needed.

Motion to adjourn: Ms. Byrne Second: Mr. Weitzman  
Meeting adjourned at 11:00 P.M.

Respectfully submitted,

Tina Evans