

**Tenafly Board of Adjustment**  
**Regular Meeting**  
**7:30 P.M. March 1, 2021**  
**Minutes**

**Roll Call**

Present: Mr. Brensilber, Mr. Callahan, Mr. Cytryn, Mr. Friedman, Mr. Kominsky, Mr. Lieberman, Mr. Steinhagen

Also present: Mr. Brynes, Mr. Capizzi, Ms. Chalarca, Ms. Choi, Mr. Kaplan, Mr. Kashkash, Mr. Menon, Mr. Po, Mr. Rapaport, Mr. Stovall, Ms. Toro, Mr. Tsang, Ms. Tse, Mr. and Mrs. Yellin, Mr. Zenn

Absent: Mr. Cho, Mr. Hals

**Open Public Meeting Act Statement**

**Reorganization**

Swear in new members:

- Mr. Steinhagen stated the Official Oath of Public Office and was sworn in.

**Approval of Minutes:**

Minutes for February 1, 2021 were not approved and will be reviewed again at next Board of Adjustment Meeting on April 5, 2021.

**Resolutions**

**200 Leroy Street – Mr. Kalish:**

A motion was made by Mr. Cytryn and seconded by Mr. Lieberman to approve the resolution for 200 Leroy Street. A voice vote carried the motion. All voted in favor; none were opposed.

**New Business**

**526 Knickerbocker Road – Mr. Kashkash**

Mr. Kashkash was present with architect Mr. Rapaport. The application is for a six foot fence in the front yard. Mr. Kashkash and Mr. Rapaport presented the application to the board. Reasons as to why the applicant wanted a six foot fence were discussed including lack of safety, lack of privacy, and having a child with special needs. Alternative options were discussed including a four foot fence and shrubbery.

### **Executive Session: 526 Knickerbocker Road – Mr. Kashkash**

A motion was made by Mr. Lieberman and seconded by Mr. Cytryn to go into executive session. A voice vote carried the motion. All voted in favor; none were opposed.

Mr. Lieberman stated he does not think a six foot fence is going to work and does not support the application. Mr. Callahan stated that on Knickerbocker Road, fences are not the norm as most people have shrubs.

A motion was made by Mr. Cytryn and seconded by Mr. Steinhagen for the board to deny this application. The roll was called, and the motion was carried. Voting YES: Mr. Callahan, Mr. Cytryn, Mr. Friedman, Mr. Lieberman, Mr. Steinhagen and Mr. Kominsky. Voting NO: Mr. Brensilber. The motion was passed 6-1 to deny the application.

### **46 Knoll Road – Mr. and Mrs. Yellin**

Mr. and Mrs. Yellin were present with lawyer Mr. Capizzi and architect Mr. Kaplan. The application is for expanding the existing garage by nine feet (9ft). Mr. Yellin, Mr. Capizzi and Mr. Kaplan presented the application to the board. It was stated the garage is currently used as storage and the car cannot be parked due to not being able to exit the vehicle properly inside the garage. The applicant's neighbor, Ms. Colban, asked if these changes would affect her property; Mr. Kaplan stated they would not. The applicant's neighbor, Ms. Colban, stated she would approve the application.

### **Executive Session: 46 Knoll Road – Mr. and Mrs. Yellin**

A motion was made by Mr. Brensilber and seconded by Mr. Steinhagen to go into executive session. A voice vote carried the motion. All voted in favor, none were opposed.

Mr. Brensilber stated the application is balanced as it is helping the owner and not impacting others. Mr. Brensilber stated he would support the application. Mr. Steinhagen stated it is a classic hardship to which Mr. Friedman agreed.

A motion was made by Mr. Brensilber and seconded by Mr. Friedman to approve the application. The roll was called, and the motion was carried. Voting YES: Mr. Brensilber, Mr. Callahan, Mr. Cytryn, Mr. Friedman, Mr. Lieberman, Mr. Steinhagen and Mr. Kominsky. Voting NO: No one. The motion was passed 7-0.

### **70 Woodland Park Avenue – Ms. Choi**

Ms. Choi was present with architect Mr. Rapaport. The application is for renovation after a fire and 1<sup>st</sup> and 2<sup>nd</sup> floor additions. Ms. Choi and Mr. Rapaport presented the application to the board. It was stated that Ms. Choi has been a member of the Tenafly community for thirty years and

unfortunately had a fire in May 2020. Ms. Choi stated she is currently living in a rental property and the pandemic has been delaying her application. It was stated the applicant is looking to renovate the master bedroom and first floor where the damage was done.

**Executive Session: 70 Woodland Park Avenue – Ms. Choi**

A motion was made by Mr. Friedman and seconded by Mr. Brensilber to go into executive session. A voice vote carried the motion. All voted in favor, none were opposed.

Mr. Friedman stated he believes the application is a reasonable request. Mr. Brensilber stated he is unsure if he agrees with the application as the lot can support a modest home. Mr. Cytryn stated he understands Mr. Brensilber but aligns more with Mr. Friedman. Mr. Kominsky questioned if application would be intruding on the neighboring property. Mr. Lieberman reported being torn. Ms. Toro stated she is not opposed to the application as it is not affecting the neighborhood. Mr. Steinhagen stated he agrees with Mr. Brensilber and Mr. Lieberman. Mr. Steinhagen stated he would support the application with a C2 Variance but not a C1 Variance.

A motion was made by Mr. Cytryn and seconded by Mr. Friedman to approve the application. The roll was called, and the motion was carried. Voting YES: Mr. Callahan, Mr. Cytryn, Mr. Friedman, Mr. Steinhagen and Mr. Kominsky. Voting NO: Mr. Brensilber and Mr. Lieberman. The motion was passed 5-2.

**25 Thatcher Road – Mr. Tsang and Ms. Tse**

Mr. Tsang and Ms. Tse were present with architect Mr. Po. The application is for an addition replacing the existing rear deck. Mr. Tsang and Mr. Po presented the application to the board. It was stated the home was purchased in December 2020 from the previous owner and the applicants are currently updating the home. Mr. Tsang stated they are currently renovating the bathrooms and updating the electrical.

**Executive Session: 25 Thatcher Road – Mr. Tsang and Ms. Tse**

A motion was made by Mr. Lieberman and seconded by Mr. Brensilber to go into executive session. A voice vote carried the motion. All voted in favor, none were opposed.

Mr. Lieberman stated it is nice to see someone put money and effort into the home to make it significantly nicer than before. Mr. Lieberman stated he supports the application. Mr. Brensilber stated he supports the application as it is good for both the applicants and the town. Board members discussed if the property can support the requests of the application.

A motion was made by Mr. Lieberman and seconded by Mr. Brensilber to approve the application. The roll was called, and the motion was carried. Voting YES: Mr. Brensilber, Mr.

Callahan, Mr. Cytryn, Mr. Friedman, Mr. Lieberman, Mr. Steinhagen and Mr. Kominsky. Voting NO: No one. The motion was passed 7-0.

### **Additional Communication**

It was discussed if the storage facility at 141 Piermont Road will be on the April calendar. Mr. Zenn stated it is depending on what other applications are for the April calendar. Mr. Zenn stated they are currently still waiting for the planning review that should be obtained before the next meeting.

### **Adjournment**

A motion was made by Mr. Steinhagen and seconded by Mr. Brensilber to adjourn the meeting at 9:34 PM. A voice vote carried the motion. All were in favor, none were opposed.

Respectfully submitted,  
Monica Chalarca  
Board Secretary