

City of Englewood Zoning Board of Adjustment

Minutes

Regular meeting

Monday, January 27, 2025 8:00 p.m.

REMOTE MEETING/ZOOM MEETING

Attorney: Michael Kates, Esq.

Advisors: Frantz Volcy PE, John Szabo., PP, AICP

Certified Court Reporters: Laura Carucci, CCR, RPR

IT Consultant, Zoom meeting moderator: Asher Forst

Board Secretary: Oksana Leonovich

Call to Order

Vice Chairman Maron called meeting to order at 8:00 p.m.

Statement of Compliance with Open Public Meetings Act

Vice Chairman Maron confirmed that the meeting was in compliance with the Open Public Meetings Act.

Roll Call

Ms. Leonovich conducted the roll call:

Member	Present	Absent
Chairman David Maron	✓	
Vice Chairman Uri Moche	✓	
Juanita Harris	✓	
Kenneth Senkyire	✓	
Dr. Thom Kelly	✓	
Mateo Duque	✓	
Howard Shafer	✓	
Dr. Margaret Haynes		✓
Vanessa Beatriz Marquez	✓	
Theresa Thomas		✓
Dr. Suzanne Mullings	✓	

Reorganization 2025

A. Oath of Office

Mr. Kates administered Oath of Office to Howard Shafer as Regular Member with term expiring on 12/31/28 and Vanessa Beatriz Marquez as Alternate Member No. 2 with term expiring on 12/31/2026.

B. Election of Chairman

Mr. Shafer motioned to elect David Maron as Board Chairman

Passed by a vote of 9 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings, Maron) 0 no

C. Election of Vice-Chairman

Mr. Maron motioned to elect Uri Moche as Board Vice-Chairman

Mr. Senkyire motioned to elect Juanita Harris as Board Vice-Chairman

Election of Uri Moche passed by a vote of 6 (Harris, Kelly, Shafer, Marquez, Maron, Moche),
2 no (Senkyire, Mullings), 1 abstained (Duque)

Mr. Shafer motioned to go to a closed session. No-one seconded.

Mr. Maron proceeded with the meeting.

D. Appointment of Board Secretary

Mr. Moche motioned to appoint Oksana Leonovich as Board Secretary

Passed by a vote of 9 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings, Maron) 0 no

E. Appointment of Board Attorney

Dr. Kelly motioned to appoint Michael Kates as Board Attorney

Passed by a vote of 7 (Moche, Harris, Senkyire, Kelly, Marquez, Mullings, Maron), 1 no (Shafer),
1 abstained (Duque)

F. Appointment of Board Engineer

Mr. Senkyire motioned to appoint Frantz Volcy as Board Engineer

Passed by a vote of 8 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings) 0 no

G. Appointment of Board Planner

Mr. Senkyire motioned to appoint John Szabo as Board Planne

Passed by a vote of 9 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings, Maron) 0 no

H. Re-Adoption of 2023 By-Laws

Dr. Mullings motioned to re-adopt the 2023 By-Laws

Passed by a vote of 9 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings, Maron) 0 no

I. Adoption of 2025 Meeting Dates

Ms. Harris motioned to adopt the Schedule of 2025 Meeting Dates

Passed by a vote of 9 (Moche, Harris, Senkyire, Kelly, Duque, Shafer, Marquez, Mullings, Maron) 0 no

New Hearing

File 24-001924, AM/PM Walk-In Urgent Care Clinic LLC, 16 Depot Sq., Block 1206, Lot 4

D(1) variance is requested to permit the use of first floor space of the existing two-story commercial building as a medical office in a district where medical offices are only permitted on upper floors.

Attorney: Matthew Capizzi, Esq.

Architect: Robert Zampolin, RA, AIA

Principal of Am/PM Walk-In Urgent Clinic: Dr. Wesley Thek

Engineer: William R Vogt, PE

Planner: Kathryn M Gregory, PP, AICP

Mr. Capizzi made his opening statement.

Mr. Zampolin presented his testimony. Architectural plan set dated 11/05/24 was presented as evidence. Marked was the following:

Exhibit A-1 Colorized version of drawing A-2 of architectural plan set, dated 11/05/25

Mr. Zampolin answered questions raised by Board members regarding the look of the façade, ADA accessibility of the entrance, and entrance for 2nd floor tenants.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Dr. Thek presented his testimony.

Dr. Thek answered questions raised by Board Members and Professionals pertaining to the selection of the location, availability to transfer patients to a hospital in case of emergency, lighting of the property, and relationship with Englewood Hospital.

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

Ms. Gregory presented her testimony.

Ms. Gregory answered questions raised by Mr. Maron

The meeting was opened to public for questions. No one came forward.
The public portion of the meeting for questions was then closed.

The meeting was opened to public for comments. No one came forward.
The public portion of the meeting for comments was then closed.

Mr. Szabo commented on the requested variance and newly adopted 2024 Master Plan recommendation concerning permission of medical offices on first floor of most down-town districts.

Mr. Capizzi presented his closing argument

John Szabo made final comments.

Mr. Volcy made quick comments on witness testimonies and nature of the application

Mr. Maron proposed a condition for façade to be presented in such a way that it would look cohesive with overall retail vibe of the first-floor businesses of the district. After a discussion, it was decided to add a condition to refer the design of the façade to Sign & Façade committee.

Board members made comments.

Motion to approve: Mr. Shafer, Second: Ms. Harris

Approved by a vote of 7 yes (Moche, Harris, Senkyire, Duque, Kelly, Shafer, Maron) 0 no

Adoption of Memorialization Resolutions

File ZBA 2023-8, Raul & Grace Martinez, 170 Brayton St., Block 1502, Lot 8

Motion to approve: Mr. Maron, Second: Mr. Duque

Approved by a vote of 5 yes (Moche, Harris, Duque, Kelly, Mullings) 0 no

File 24-001241, Samuel Cureton Jr, 101 Lafayette Pl, Block 2103, Lot 1

Motion to approve: Mr. Duque, Second: Mr. Senkyire

Approved by a vote of 4 yes (Senkyire, Duque, Kelly, Maron) 0 no

File 24-001926, NY SMSA LP dba Verizon Wireless, 484 RT 4 East, Block 3804, Lot 7.02

Motion to approve: Mr. Maron, Second: Mr. Moche

Approved by a vote of 4 yes (Moche, Harris, Senkyire, Duque) 0 no

Approval of Minutes of Previous Meetings

November 21, 2024

Motion to approve: Mr. Maron, Second: Mr. Senkyire

Approved by a vote of 5 yes (Moche, Harris, Senkyire, Duque, Kelly) 0 no

November 25, 2024

Motion to approve: Ms. Harris, Second: Mr. Maron

Approved by a vote of 5 yes (Moche, Harris, Duque, Kelly, Mullings) 0 no

Motion to adjourn the meeting: Mr. Senkyire

Without objections Chairman Maron adjourned the meeting at 9:45 pm.

Respectfully submitted,

Oksana Leonovich

Board Secretary