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Unless the applicant is here and does not want to proceed, then you may adjourn or withdraw. On new business items, the applications and the entire package are parts of the public record. You're free to read your five part test explanation but you do not need to. It will neither help or hurt your application. It's entirely up to the applicant.

Okay, having said that, let's go to the roll call.

On for resolution only, 17-47, 454 California Road. Proceed to resolution?

Speaker: Yes.

THE CHAIRMAN: Okay.

Number 2, 17-48 63 Maple Street.

Proceed to the resolution?

Speaker: Yes.


On new business, item number 4, 17-19, 26 Vernon Drive; is the applicant here? Ready to proceed?

Mr. Iannacito: Yes.

THE CHAIRMAN: Okay. Number 5, 17-20, 41 Anpell Drive.

Mr. Iannacito: Yes.

THE CHAIRMAN: You're a one man wrecking crew, aren't you? You're ready to proceed?

Mr. Iannacito: Yes.

THE CHAIRMAN: Number 6, 17-22, 40 Hickory Hill Road. Ready to proceed?

Male Speaker: Yes.

THE CHAIRMAN: Okay. Before we start, there's the business of approving the minutes from the meeting of April 13th, 2017. I make a motion to approve the minutes; is there a second to my motion?

Mr. Cahalin: I'll second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(Aye.)

THE CHAIRMAN: Okay. Item number 1, 17-47, 454 California Road. I make a motion to approve this application subject to the following condition: That prior to the issuance of the building permit for the proposed addition, the applicant shall remove...
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the existing hemlock hedge line located along
the rear property line and shall plant 22 6 to
7 foot tall Arborvitae spread 3 feet on center
along the rear property line. Town staff shall
verify the height and number of trees at the
site prior to installation. The Arborvitae
must be maintained in a healthy condition at
all times. Dead or unhealthy trees must be
replaced by the property owner in a timely
fashion. Is there a second to my motion?

MR. MILLER: Second.

THE CHAIRMAN: By Mr. Miller. Now to
the vote. Mr. Cahalin.

MR. CAHALIN: Yes.

THE CHAIRMAN: Mr. Miller.

MR. MILLER: Yes.

THE CHAIRMAN: Mr. Nurzia.

MR. NURZIA: Yes.

THE CHAIRMAN: Mr. DeMarco.

MR. DE MARCO: Yes.

THE CHAIRMAN: And I vote yes. The
application has been approved five-nothing.
Resolution number 2, 17-08, 63 Maple
Street. I make a motion to approve this

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application. Is there a second to my motion?

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. To the
vote. Mr. Cahalin.

MR. CAHALIN: Yes.

THE CHAIRMAN: Mr. Miller.

MR. MILLER: Yes.

THE CHAIRMAN: Mr. Nurzia.

MR. NURZIA: Yes.

THE CHAIRMAN: Mr. DeMarco.

MR. DE MARCO: Yes.

THE CHAIRMAN: I vote yes. The
application has been approved five-nothing.
Number 3, 17-13, 96 Stebbins.
Similarly, I make a motion to approve the
application. Is there a second to my motion?

MR. DE MARCO: Second.

THE CHAIRMAN: By Mr. DeMarco. Vote.

Mr. Cahalin.

MR. CAHALIN: Yes.

THE CHAIRMAN: Mr. Miller.

MR. MILLER: Yes.

THE CHAIRMAN: Mr. Nurzia.

MR. NURZIA: Yes.

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has been reduced -- has been revised with a
reduced scope of work. The revised project
will include a single story addition at the
rear, and it will be 2 feet larger than the
previously approved application. Here on the
site plan we have the addition at the rear with
the highlighted portion representing the
portion of the addition that requires the
variance.

We are requesting two area variances
on this project. The first is for a side yard
setback to an adjoining street. The proposed
side yard setback is 12 feet and the required
is 14, a deficiency of 2 or 14.3 percent. The
second area variance is for a rear yard setback
where the proposed is 21.5 and the required is
25, a deficiency of 3.5 feet or 14 percent.

Thank you. Happy to answer any
questions you have.

THE CHAIRMAN: Sure. Thank you for
your presentation. At this point, we generally
reserve this time for the board to ask any
questions and then there will be a moment for
the public to be heard, and then generally the

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board will come back and have further questions or comments. Let's go with questions to start.

Mr. Cahalin?

Mr. CAHALIN: No. It's a simple straightforward application. It's actually silly. The side street that they're talking about is dead.

Mr. IANNACITO: It's a paper street.

Mr. CAHALIN: Yes, it's a paper street. It goes right out to the golf course.

So it's kind of funny. I have no other questions. To me, that setback is ridiculous, so I got nothing.

The Chairman: Mr. Miller?

Mr. MILLER: None.

The Chairman: Mr. Nurzia?

Mr. NURZIA: No questions.

The Chairman: Mr. DeMarco?

Mr. DE MARCO: No questions.

The Chairman: I have nothing. But I do have a motion to open this matter to the public for the public hearing. Is there a second to my motion?

Mr. CAHALIN: I'll second that.

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motion to adjourn this matter for resolution to the next board meeting. Is there a second?

Mr. MILLER: Second.

The Chairman: Mr. Miller. All in favor.

(All aye.)

Mr. IANNACITO: Thank you.

The Chairman: Mr. Iannacito, I think you're going to stay there.

Mr. IANNACITO: Yes.

The Chairman: Okay. This is item number 5, 17-20 41 Anpell Drive.

While you're setting up, this is an area variance to construct a 229 square foot second story addition at the front of an existing single family residence.

Mr. IANNACITO: Good evening, again.

John Iannacito, architect. I'm representing Mr. and Mrs. Joseph Comizio this evening.

We are proposing an addition and alterations to the existing residence located at 41 Anpell Drive. The proposed scope of work is a second story addition over the existing footprint at the front of the residence, which...

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is shaded in yellow or green, and then a proposed front entry portico, which is shaded in pink.

We are requesting one area variance on this project for the total gross floor area, where the proposed floor area is 4,514 and the required is 4,285, an increase of 229 square feet or 5.3 percent. Thank you.

The Chairman: Thank you for your presentation. Since you're a veteran at this now, you know we're going to be asking questions firstly. Mr. Cahalin?

Mr. CAHALIN: Yes. So the addition is basically going to be over the garage?

Mr. IANNACITO: Not directly over the garage. It's a little set back. This is the garage portion here, which is the most forward portion the house. So it's over an existing I guess it's like a study on the first floor.

Mr. CAHALIN: So is the site line going to be the same as to the height of the roof right now?

Mr. IANNACITO: Yes. The ridge line here does not change. Right now the ridge...

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1 comes across here and drops. You could see it
2 on the dotted line. So we're going to bring
3 that ridge line straight across.
4
5 MR. CAHALIN: Yes, because on the side
6 it steps back and back and out and back and
7 out.
8
9 MR. IANNACITO: Yes, exactly. On this
10 one side, it just steps back because of the
11 setback line. When they did that addition
12 years ago, they just kept stepping it to avoid
13 a variance.
14
15 MR. CAHALIN: Okay.
16
17 MR. IANNACITO: The ridge line stays
18 at the same height.
19
20 MR. CAHALIN: That's all I got.
21
THE CHAIRMAN: Mr. Miller?
22
MR. MILLER: No questions.
23
THE CHAIRMAN: Mr. Nurzia?
24
MR. NURZIA: No questions.
25
THE CHAIRMAN: Mr. DeMarco?
26
MR. DE MARCO: None.
27
THE CHAIRMAN: I have nothing. But I
28 do have a motion to open this matter to a
29 public hearing. Would anyone like to be heard
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1 on this application from the public?
2
(No comments.)
3
THE CHAIRMAN: Seeing no one coming
4 forward, I make a motion to close the public
5 hearing. Is there a second to my motion?
6
MR. MILLER: Second.
7
THE CHAIRMAN: Mr. Miller. All in
8 favor.
9
(All aye.)
10
THE CHAIRMAN: Okay, back to the
11 board; Mr. Cahalin?
12
MR. CAHALIN: Nothing.
13
THE CHAIRMAN: Mr. Miller?
14
MR. MILLER: No.
15
THE CHAIRMAN: Mr. Nurzia?
16
MR. NURZIA: No, sir.
17
THE CHAIRMAN: Mr. DeMarco?
18
MR. DE MARCO: No.
19
THE CHAIRMAN: I have nothing further.
20
I make a motion to adjourn this matter for
21 resolution to the next board meeting. Is there
22 a second to my motion?
23
MR. MILLER: Second.
24
THE CHAIRMAN: Mr. Miller. All in
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back any way, obviously the fence needs to be
replaced back there, but with that kind of
bright, natural screening, why would you
need the 6 foot fence at a 10 foot length?
MR. CARTOLANO: Thank you for that
question. This section of the fence would end
right before the large pine tree foliage that’s
currently in place and where the 4 foot gate
actually begins. So there is a nice bit of
foliage that ends right around where the
current 4 foot gate is and then that ends, and
this would end actually around 2 feet prior to
that. So it would provide privacy in what we
consider to be the rear yard, and the side yard
where the high pine trees would -- where they
currently are, we would have a 4 foot fence
there.
MR. CAHALIN: I’m still --

MS. UHLE: Also, are the hedges on
your neighbor’s property?
MR. CARTOLANO: The chain link fence,
the 4 foot fence is currently the neighbor’s
fence.
MS. UHLE: And the hedges are on the
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neighbor’s property?
MR. CARTOLANO: And those high trees
that are on the side up to that point are the
neighbor’s trees, correct.
MS. UHLE: So he doesn’t have control
over if his neighbors were going to take those
down at some point.
MR. CAHALIN: I have the same
situation at my house, and, you know, I
maintain a 12 foot every year and I’ve been
there 20 years and never had an issue. I
didn’t put a fence up on that side because of
the natural thing. I mean, you’re going, you
know -- and it’s, you know, on the side of the
house. I mean, there’s nothing there. I
didn’t notice a room they’re when I was out.
MR. CARTOLANO: There’s a family room
there with a window.
MR. CAHALIN: Is it a garage or
something?
MR. CARTOLANO: The garage would be
forward. We’re not --
MR. CAHALIN: That’s not part of the
garage there?
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THE CHAIRMAN: I have nothing, and I've never coached any of your children. I do have a motion to open this matter to the public hearing. Is there a second to my motion?

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(All aye.)

THE CHAIRMAN: Seeing no one remaining in the audience, I think I will make a motion to close the public hearing. Is there a second to my motion?

MR. CAHALIN: I'll second that too.

THE CHAIRMAN: By Mr. Cahalin. All in favor.

(All aye.)

THE CHAIRMAN: Back to the board. Mr. Cahalin?

MR. CAHALIN: No more questions.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: No.

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THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: I have nothing.

THE CHAIRMAN: To me it's a straightforward application. I have nothing further. I do have a motion to adjourn this matter to have the application resolved at the next board meeting. Is there a second to my motion?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

(All aye.)

THE CHAIRMAN: Thank you for your presentation. We will see you or not at the next meeting where we will resolve and decide your application.

MR. CARTOLANO: Thank you for your time.

THE CHAIRMAN: Thank you. Okay, I make a motion to adjourn tonight's meeting. Is there a second?

MR. NURZIA: Second.

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STATE OF NEW YORK )
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 2017.

DINA M. MORGAN
Court Reporter

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