EASTCHESTER ZBA - 6/12/18

THE CHAIRMAN: Good evening. Welcome to the town of Eastchester Zoning Board of Appeals meeting for June 12th, 2018. We begin our meetings with the Pledge of Allegiance, so if you could please stand.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Prior to calling the roll, I’ll just, as I do before every meeting, go over the ground rules. Firstly, we follow Robert’s Rules of Parliamentary Order, which I’ll go into more in depth when we go into the new applications.

This evening I also want to mention that we have a four member board, which means matters that are on for resolution will require a three vote for an approval, which means, more specifically, that a two/two amounts to a denial. So for those applicants that are here and those matters that are on for resolution, you will have the option to adjourn to the next meeting. For those applicants that are not here, those resolutions will be decided upon this evening.

Now, before I call the roll, I make a

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APPLICANT: Ready to proceed.

THE CHAIRMAN: Okay. Number 10, 18-21, 71 Park Drive. Applicant ready to proceed?

Okay.

Number 11, 18-22, 11 Mill Road. Ready to proceed.

The last item on the calendar tonight, number 12, that will be 18-20, Siwanoy Country Club; ready to proceed? Okay.

So let's move on to resolutions. Number 1 has been adjourned. Number 2 has been adjourned.

Number 3, that's 18-08, Saint Luke's Church. Firstly, I make a motion to adopt a negative declaration for this application; is there a second to my motion?

MR. NURZIA: Second.

THE CHAIRMAN: Mr. Nurzia. All in favor.

(All aye.)

THE CHAIRMAN: The negative declaration has been approved.

Secondly, there's a motion on the floor to adopt a resolution denying the special permit

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1. building this structure, we were able to bring
2. my parents to live there while their son was
3. downstairs working. And so, it was a very
4. productive scenario both for myself because, as
5. I said, my parents were in their mid to late
6. seventies and to have them there and to see them
7. daily was good for them as well as it was good
8. for me.
9. Then in 2002, my father, the last of my
10. parents, passed away. So since 2002, we have
11. been renting the two apartment to tenants. My
12. siblings are of an advanced age. I'm not there
13. yet, I'm not advanced yet, but they are. So the
14. time has come to allow them to retrieve the
15. fruits of their laborers, their investment. So
16. for that reason, we sought to sell the property.
17. We had incredible interest when the property
18. first went up for sale four or five months ago.
19. Perhaps maybe as many as 25 people came to see
20. the property, but there wasn't a single request
21. or single inquiry to purchase the property as
22. is, that is to say as a two family residence
23. with an owner's professional office in the
24. ground floor. Most people -- in fact, I think
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1. all of them -- were under the impression that
2. they could simply come in, purchase the
3. property, and then put whatever they wanted to,
4. commercial or professional office in the area
5. that my office is in. I had to explain to
6. almost every one of them that the only way that
7. there could be an office in that building is if
8. an owner of the building had a professional
9. office, it couldn't be just any way. So
10. interest completely disappeared.
11. So I'm in a position now where the
12. property, as it stands right now, is
13. basically -- excuse the exaggeration -- is
14. basically useless to anyone from an investment
15. point of view. When we built the building, the
16. area was different. It wasn't quite as active
17. as it is now. On one side, there is a medical
18. facility, a doctor's office. On the other side,
19. there's a bagel shop. If you go further down
20. toward the Bronx River Parkway, there are hair
21. Salons and dry cleaning establishments. So the
22. area has changed. So the likelihood that anyone
23. is going to want to purchase that property as a
24. home, as a place where they're going to live, is
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very, very low, the likelihood.
So that’s the history behind this
application. I’ve been there comfortable since
1988. That’s a long time. That’s 30 years. Is
my math right? Yes. Things are different now,
and so, this is why I made this application, to
allow an owner of the building to utilize the
office area as a commercial area. There is no
change contemplated to the structure itself.
There are some variances that obviously are
noted here that are required.
The principal issue I think, and again,
I could be wrong about this, maybe you have some
other issue that is more important, but I
suspect the principal issue here is the shortage
in the parking requirements. I’m short, I
believe, 11 spaces. As the photographs that I
submitted with the application demonstrate,
there is more than ample public parking directly
across the street, as well as a block to the
right; if the building is at your back, if you
look to the right on Maple, Maple Avenue I think
it is. So I don’t want the board to be under
the impression that, wow, 11 spaces, where are

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people going to be parking. There is plenty of
parking available in the area. I don’t know
whether or not that makes a difference in terms
of your determination. Perhaps you are supposed
to ignore that. I don’t know that. I am simply
saying I just don’t want you to be under the
impression that being short 11 spaces, Mr.
Porco, where are you going with this, where
would people park because that is not actually
the situation at all. There’s ample parking.
I don’t know if there is anything else
that needs to be said.
The CHAIRMAN: I thank you for your
presentation. I’m going to check with the board
to see who has any questions. Mr. Cahalin, do
you have any questions?
MR. CAHALIN: Not at this time.
The CHAIRMAN: Mr. Miller?
MR. MILLER: No, I’m good right now.
The CHAIRMAN: Mr. Nurzia?
MR. NURZIA: No questions.
The CHAIRMAN: I don’t have any
questions either. I make a motion to open this
application to the public for a public hearing;

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areas. I know there's one directly across the street from this particular building. If you ride by there any hour of the day, they're 100 percent occupied. 100 percent occupied. So with the additional 11 spaces that this individual is looking for, I don't know where they will come from. Which end in the north end because there is no space left? I don't know if you've taken a look at Montgomery, Summerfield during the day, double parking, in some cases triple parking because they can't find parking. Now, what do we do or you do in terms to alleviate his particular business requirement for these 11 spots? I don't know. I don't have the answer. But I'm telling you right now, that the influx of the traffic on Brook Street is now deeper than Alida. That's two blocks past Brook Street for people starting to park in the residential area. I don't agree with it, but basically they have the free right to use the street as they wish. I just want you to be aware that the overflow of traffic right now is already three blocks back off Brook Street for parking for people who are working on Brook.

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Street. As a matter of fact, people who are working in Scarsdale already found our elite spot on Dunwoodie where they could park for nothing. This is more than just a couple of spaces being retrofitted. This is a crisis in the north end. I wish you would take it into serious consideration. We have another applicant coming right on board, Mezza Luna, who is looking for additional parking spaces for additional space. These things can't be done in a vacuum. They need to take a look at the entire process of what is going on in the north end. I don't know if you people live in the north end or travel down any of these streets at 4:30, 5:00. The traffic backed up from Scarsdale Avenue to Brook Street is now as far back as the bagel shop trying to get through the traffic light. It's almost to the point where it's unbearable. What are the people doing? Guess what? I'll take a shortcut through Lakeview, go down to Scarsdale Avenue, come back up to the traffic light, and try to beat two or three cars. That's what's going on. I think you should be aware in the

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2  you could only use the basement portion of that
3  building if you own the building. So if a
4  doctor had come to me and said, I would like to
5  put my office here, I would have said,
6  wonderful, or another attorney, beautiful. In
7  fact, in fact, I did have a discussion with an
8  attorney in town who initially was interested,
9  and then he, for a variety of reasons, abandoned
10  the idea. That's the interest that I had by a
11  professional who was going to put his office
12  where mine is now. So I take somewhat offense
13  to the suggestion that I came here to tell you a
14  bunch of, you know, inaccurate statements. I
15  tell you that that building as a two family
16  house with an owner's professional office is
17  never going to sell.
18  The other point I wanted to make is
19  that the parking that is available on Brook
20  Street -- and I think the photographs that I
21  submitted -- I took those photographs -- Ms.
22  Uhle, she wasn't with me when I took the
23  photographs, but she knows when because it was
24  sort of done on short notice -- the photographs
25  demonstrate, you'll see that most of the spaces

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2  this property. That does not appear to be what
3  this application is about at all. It doesn't
4  appear there is any application to an expand
5  anything, the footprint or any of the space or
6  anything like that. I just want that to be
7  clear.
8  THE CHAIRMAN: Thank you, counselor.
9  When the board gets to their commentary part of
10  this application, I'm sure that ground is going
11  to be covered. So thank you both, and I make a
12  motion to close the public hearing on this
13  application; is there a second?
14  MR. CAHALIN: I'll second.
15  THE CHAIRMAN: Mr. Cahalin. All in
16  favor.
17  (All aye.)
18  THE CHAIRMAN: If the applicant would
19  like to reply to any of the comments, you're
20  free to do so if you would like, and then the
21  board will have some time to make their comments
22  and questions.
23  MR. PORCO: First of all, Mr. King, I
24  would have to agree with you that the acoustics
25  here need to be improved. If you're sitting in

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2  the audience, you barely could make out what is
3  being said by the speaker.
4  THE CHAIRMAN: That's why I stopped
5  singing many years ago here.
6  MR. MILLER: It's a weird feeling being
7  on the other side.
8  MR. PORCO: Having said that, I have to
9  say that these accommodations have much improved
10  since I was last here. They really did a
11  wonderful job.
12  Be that as it may, I could not hear
13  everything that the first speaker said. What I
14  did hear was that my assertion that I was not
15  able to sell it to anyone as a two family home
16  or that no interest was expressed was -- the
17  speaker was sceptical of the accuracy of that
18  statement. I tell you now, gentlemen and lady,
19  that if I had had interest by someone to buy the
20  property as is, I would have at least attempted
21  to negotiate a price. I had no such discussion
22  with anyone because no one brought it up as
23  that. They wanted to be able to rent out the
24  office space, and I had to tell them that they
25  couldn't do that because -- as Ms. Uhle noted --

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2  there are empty. I think it was about 10:00 in
3  the morning, 10 or 11:00 in the morning. So
4  basically what I said earlier is that while I
5  understand that, you know, 11 parking spaces is
6  an issue for the residents, and I understand
7  that, but on the other hand, this is an area
8  that could easily accommodate the change that
9  I'm seeking in the use of that building.
10  Thank you for your time and appreciate
11  it.
12  THE CHAIRMAN: Thank you. We're going
13  to pass through the board again. If there are
14  any questions of the applicant, you could make
15  any comments. Let me start with Mr. Nurzia;
16  anything?
17  MR. NURZIA: No, no questions or
18  comments.
19  THE CHAIRMAN: Mr. Miller?
20  MR. MILLER: Just one comment. It
21  seems to me that there's not really much that
22  would actually change.
23  MS. UHLE: No. The only thing that I
24  will say is, the applicant is -- the way that
25  the variance is worded right now, the parking

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requirements are based on a potential retail or personal service space occupying it there, which would require 11 spaces; if it were restricted to just an office use, that would require eight spaces. Today he would not be able to sell it to a personal service use or a retail use, it would have to be a professional office. If you were to grant the variance, that would potentially allow him to rent it out to a -- whoever purchased the building to rent it out for personal service or retail uses, as well as office uses.

THE CHAIRMAN: If I may further clarify, because he's coming before us for the variance, we require that he get the maximum required as it relates to the parking.

MS. UHLE: Well, you don't require that, it would just be that the applicant is seeking the maximum, which would give him more flexibility with regard to who he could sell the building to. You could, if you wanted to, restrict it to only an office space there.

THE CHAIRMAN: But these are as of right uses?

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MS. UHLE: The uses are absolutely as of right, yes.

THE CHAIRMAN: Thank you. Mr. Miller?

MR. MILLER: I mean, I've been to the north end obviously many times. I have to agree with the judge -- I'm sorry -- Mr. Porco is fine, thank you.

MR. MILLER: Mr. Porco. Force of habit, sorry.

THE CHAIRMAN: Actually, you should always refer to someone by the highest achievement they've had, so I assume you're going to call me coach as well. So you'll be judge, I'm coach.

MR. MILLER: What am I going to be called?

THE CHAIRMAN: Esquire.

MR. MILLER: I've been in the north end many times when there is no parking, and I've been there many times when there's tons of parking. I really think given some of the other applications we've had, there's more than sufficient parking off site to accommodate the

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change. That's just my personal opinion.

THE CHAIRMAN: Before we get to Mr. Cahalin, I might as well back into that. We come to the board with our own experiences and maybe public members have had a different experience, but for 25 years I've done a lot of business on Brook Street, whether it's the bagel shop, that dry cleaner has been my dry cleaner for 25 years, my dentist is on Montgomery, so I'm on Brook Street two, three times a week, and I frequently will not even pull into the dry cleaner because I'm too lazy to back out, and because there's parking on Brook, I'll just park on Brook and I can go my merry way. So I've never found it difficult to get parking there. Certainly the use as it goes for your test, it is in the character of the neighborhood, and the mitigation here with the parking is that the use is not really going to be changing that dramatically at all. On paper it's a bit deceptive because it sounds like there's nothing going on and now we're looking to have something go on and now you can have to comply with these parking requirements.

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That would be my commentary on the application. Mr. Cahalin?

MR. CAHALIN: I have none.

THE CHAIRMAN: Then I have motion to adjourn this matter for resolution at the next meeting; is there a second?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. PORCO: Thank you very much.

THE CHAIRMAN: You're welcome.

The next item for new business, number 10, 18-21, that's 71 Park Drive.

While the applicant is setting up, this is an application for a two lot subdivision.

MR. FAUSTINI: Good evening. My name is Nicholas Faustini. I'm an architect for Frank Petronella, who is the owner of the property.

We're presenting an application to subdivide one building lot into two building lots. The property is already improved. It's
more than double the requirement in an R-7.5 zone. It's approximately 20,000 square feet where 7500 square feet is required. We are proposing to subdivide that lot and create another building lot, but the placement of the existing house precludes us from following strictly to the zoning ordinance. So we are proposing the building lot with 60 feet lot frontage and 56 by 56 effective square for the unimproved lot, which will be two areas variances. For the improved lot, we require a 10 foot setback where 12 feet is required. So it's a total of three area variances.

This property is interesting because it's at the intersection of several zones. There's an R-7.5 zone, which the property is located in. It's amongst 10 other lots which are in the R-7.5 zone. The R-7.5 zone is separated by Leewood Country Club or Leewood Country separates the R.7.5 zone from the rest of the R.7.5 zone. I'm just going to flip to the page so it's easier to illustrate what I'm mentioning.

This is just a blow up of the zoning.

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map, and it basically just shows our property, which I'll point out now is here, and it shows the 10 properties of the R-7.5, which are on one side, let's say to the east, and then Leewood Country Club and a park are between them, and then the R-7.5 starts again. Out of a hundred properties, these 10 properties are in the R-7.5 but they're also at the intersection of the R-5 and R-6 zones which are much denser zones. We had provided this drawing just to demonstrate that a lot of these properties -- actually more than 50 percent of them -- have 60 feet lot frontage or less, and also out of 59 interior lots, which are identified there in hatched, 34 of them have 60 feet lot frontage or less, and I believe 45 of them have 65 or less lot frontage. That's with respect to unimproved lot.

In terms of the improved lot, again, being so close to the R-5 and R-6 zones where the setbacks are 8 feet and 10 feet for those types of zones, we're proposing at 10 foot setback in R-7.5 zone, which is comparable to all of the others in that general area.

THE CHAIRMAN: Thank you for your

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I make a motion to open this matter to the public for a public hearing; is there a second?

MR. NURZIA: I'll second.

THE CHAIRMAN: Mr. Nurzia. All in favor.

(All aye.)

THE CHAIRMAN: Okay, seeing -- would you like to be heard? Please. Come forward, state your name and address for the record, and please speak freely.

MR. MONACO: How are you doing?

Anthony Monaco. I live on 74 Park Drive right across the street.

I echo your comments. We do receive quite a bit of rain water coming in from the property, the existing property, and can't imagine even more. I have water in my basement. I had to install a sump pump to remove it. I think it also will detract from potential property value. It is a nice piece of land, but squeeze a house in there when they just tore down a house right down the street and built a monster of a house --

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2 MR. CAHalin: That's a Mcmansion.
3 MR. MONACo: It's going to detract from
4 the character of the street, as well as
5 contribute to some of the parking problems that
6 we already have. It's hard when I'm inviting
7 people over, to accommodate all the room for
8 their cars and for even the residents that live
9 there. So I just want to make sure that you
10 guys are aware of the impact to us. Thanks.
11 THE CHAIRMAN: Thank you. Would anyone
12 else like to be heard?
13 (No comments.)
14 THE CHAIRMAN: Seeing nobody, I make a
15 motion to close the public hearing on this
16 matter; is there a second?
17 MR. CAHalin: I'll second.
18 THE CHAIRMAN: Mr. Cahalin. All in
19 favor.
20 (All aye.)
21 THE CHAIRMAN: Would the applicant like
22 an opportunity respond to that?
23 MR. FAUSTINI: I would like an
24 opportunity to respond to Mr. Cahalin. I did
25 take a look at the topography. There is a 10

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2 foot difference from north to south with respect
3 to the unimproved lot. We provided a section
4 through that property to show what it could look
5 like. I'll just flip to the next page. You
6 don't have this drawing. So I'm just going to
7 point at the existing lot, which this is the
8 existing lot. It has a 150 feet of frontage.
9 This is the neighboring lot, which has 60 feet
10 of frontage. We are proposing to subdivide this
11 lot and create this one here. We contend with
12 that 10 feet of topography by a terrace, a
13 couple of walls, one on the property line of the
14 improved house and maybe another terraced wall
15 about 6 to 7 feet away. So we can follow that
16 contour and make it or allow it to fit in better
17 so it doesn't look like it's squeezed in.
18 Also, I'm showing a two story house
19 where the proposed house will be, but the house
20 next to it is a cape. There's just a relative
21 scale difference because one is two story and
22 the other is one and a half stories.
23 We do feel like it will fit because
24 right now that property is out of the character
25 of the neighborhood. It's a very lovely

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1. MR. CAHALIN: Specifically. But when
2. we start to do these things, we start to change
3. the way our town looks.
4. THE CHAIRMAN: Thank you for your time,
5. Mr. Cahalin. Mr. Miller?
6. MR. MILLER: No questions.
7. THE CHAIRMAN: Mr. Nurzia?
8. MR. NURZIA: Yes, one comment. You
9. addressed the issues about the storm water and
10. the scale of the house and all that. The
11. neighbor raised the question about parking.
12. You're taking a way about 60 feet of potential
13. parking on that street; is there a change to the
14. character of that neighborhood just from that
15. perspective? Any comments would be appreciated.
16. MR. FAUSTINI: Well, we wouldn't be
17. taking 60 feet of frontage for parking. We
18. would design, let's say, a two car driveway or
19. one car. Most of the houses on that block have
20. one car driveways.
21. MR. NURZIA: My question was really
22. people would need street parking whether they
23. come to visit somebody, not owners of the
24. properties. I drove by that street twice and,
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1. you know, there were some cars parked on the
2. street. It wasn't during typical hours, that
3. was the only time I could drive by there, but if
4. somebody's having a party, having people over,
5. there's only so many cars that could fit in
6. somebody's driveway. So if you get an approval,
7. that whatever the width of the driveway is taken
8. away, so you're potentially losing some spots
9. for on-street parking; any comments about that?
10. MR. FAUSTINI: Well, we would be
11. providing off-street parking for the resident of
12. the new home, and that would be, let's say, one
13. third or less of what the actual frontage is of
14. that property. I understand there may be
15. get-togethers where you have a lot more cars
16. than normally are on the block, but nobody could
17. really design for worse case scenario, that's
18. something you generally deal with. I would say
19. Park Drive is a pretty extensive roadway, you
20. can maybe park further up on those times where
21. we have a big party and we're expecting 40
22. people. We can't really design for a worse case
23. scenario in a residential neighborhood. This is
24. really a single family home, and it's meant to
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1. have by the code I believe it's two cars. If we
2. provide, let's say, two garage spaces -- this is
3. not designing the house, this is just a sketch
4. of what it could be. So that would be two cars
5. in the garage and two cars in the driveway,
6. that's four cars off of the street, which would
7. benefit the applicants or everyone else. It
8. wouldn't really take away four spots, we would
9. dedicate them somewhere else on the property
10. where you can't park on the property now.
11. THE CHAIRMAN: Anything further, Mr.
12. Nurzia?
13. MR. NURZIA: No.
14. THE CHAIRMAN: I think Mr. Cahalin has
15. a follow-up.
16. MR. CAHALIN: I mean, I drove down
17. today at 4:00, and I had to wait three minutes
18. to get to Leewood Drive. There was a car parked
19. in front of 69, okay, which prohibited me from
20. coming up the street to get to the property.
21. There were cars streaming down Park.
22. As to the comment of parking someplace
23. else on Park Drive, on the other side it gets
24. even worse because the contour of the road
25. even worse because the contour of the road
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that character of the neighborhood, this talks
to the character of our town and particularly
this neighborhood. I think this is a hard one
to overcome in the test, and that's where I'm at
with it.

THE CHAIRMAN: Thank you for being so
thoughtful and addressing the tests, that's why
we're here.

This is the second application I think
being an expert on experience because I live on
12 Park Drive, I only live a block and a half
away, and these variances are really -- side and
rear yard setback -- are minimal. The concern
about parking is a legitimate concern when
you're going to lose some parking because of the
curb cut. On the flip side, I find that when
it's a holiday, you just take care because it
doesn't matter if this house goes in or not,
there will be no parking. The parking is just
awful. Cars are on grass. They're everywhere.
I don't really factor that into my
consideration. I have some things to think
about in terms of the character of the
neighborhood and some of the other things. The
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parking, we don't like to lose parking, but
addressing events and event parking when it
comes to Park Drive is meaningless. It's a
disaster on a holiday. That's my experience,
and it's been that way since 1994. It hasn't
changed.

Anyone else on the board have anything
further?

(No comments.)

THE CHAIRMAN: Then I'm going to make a
motion to adjourn this application for a
resolution at the next meeting; is there a
second?

MR. NURZIA: Second.

THE CHAIRMAN: Mr. Nurzia. All in
favor.

(All aye.)

THE CHAIRMAN: Thank you. Item number
11, 18-22, that is 11 Mill Road.

MR. FAUSTINI: Back again. Again, Nick
Faustini for Claire Mill Capital. You're
probably all familiar with this building. It's
across the street. It's 11 Mill Road. It is
actually a four story building with a basement.

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It's composed of, let's say, two retail spaces
at the first floor level, two offices at the
second floor level, two apartments at the third
floor level, two apartments at the fourth floor
level.

We're actually proposing to change the
occupancy of the second floor level and the
fourth floor level. So at the second floor
level, we had two offices which will become two
one bedroom units, and at the fourth floor level
we're just going to combine the two units, the
two residential units into one three bedroom
units.

When we do that, we actually reduce the
parking intensity by approximately five spaces.
There are less parking spaces than would be
required by today's code. I believe today we
require 21 spaces, there are only 12 on site,
but again, with this lesser parking requirement
we're actually reducing the intensity on the
site.

We are here tonight because we are also
proposing an addition. That addition will
really just be accessory to the existing uses.

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2  MR. FAUSTINI: Behind the building?
3  MS. UHLE: You mean the library parking
4  lot.
5  MR. NURZIA: Yes, the library lot.
6  MR. FAUSTINI: I'm not sure if it
7  permits overnight parking, to be honest.
8  THE CHAIRMAN: Mrs. Uhle, would you
9  now?
10  MS. UHLE: There may be permit parking
11  that is allowed for, but I'm not sure how many
12  spaces are available.
13  MR. CAHALIN: Quite a few are taken, I
14  can tell you that.
15  MR. FAUSTINI: There is a parking lot
16  directly behind our property.
17  MR. NURZIA: I wasn't referring to
18  that. I mean the public lot by the library.
19  MR. FAUSTINI: So the parking lot
20  directly behind ours I believe is privately
21  owned. It belongs to Oakridge. The one that's
22  further away in front of Montefiore and in front
23  of the library I understand is public parking,
24  but I'm not sure if they allow overnight
25  parking.

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2  MR. CAHALIN: They do. People park
3  their cars overnight there. Sometimes permit,
4  sometimes, let's just say, patrons of the local
5  establishments choose to keep their cars there.
6  THE CHAIRMAN: We can't have this cross
7  talk because we'll never get this with the
8  stenographer. They'll never know who's
9  speaking. Mr. Cahalin, you can continue of
10  course.
11  MR. CAHALIN: I'm done.
12  MR. NURZIA: No more questions.
13  THE CHAIRMAN: I went to Catholic
14  school, this is all about order and substance
15  here.
16  MR. NURZIA: No other questions.
17  THE CHAIRMAN: Okay. Mr. Miller?
18  MR. MILLER: No questions. Just the
19  addition, that's for ADA purposes?
20  MR. FAUSTINI: We're adding an
21  accessible ramp and a rear lobby to connect the
22  back of the building to the front of the
23  building, and it also provides ADA access to the
24  two retail spaces where none is provided now.
25  MR. MILLER: No further questions.

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for the five part test.

I make a motion to adjourn this matter for resolution at the next meeting; is there a second?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

(All aye.)

MS. UHLE: I'm going to make one quick comment.

THE CHAIRMAN: Please.

MS. UHLE: They are only here because of that rear addition, and it's just because of the rear addition that creates the need for the area variance. So they will likely be getting permits to do some improvements to the building other than the addition. So when you see them working out there, I don't want anyone to think they're being presumptuous, they could do that as of right simply by getting building permits. They obviously can't construct the rear addition.

THE CHAIRMAN: All aspects are legal non-conforming at this point?

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MS. UHLE: Yes. If you were to deny the variance, they would just not build the rear addition, but they would still be able to renovate the building. So they will be getting permits to do that over the summer, I believe.

THE CHAIRMAN: Okay. Thank you and thank you.

MR. FAUSTINI: Thank you very much.

THE CHAIRMAN: Okay. Final matter on the calendar, number 12, 18-20, Siwanoy Country Club.

While the applicant is setting up, this is an area variance to construct a new golf service building.

MS. CHIOCCHIO: Good evening. For the record, my name is Lucia Chiocchio with Cuddy & Feder, and we represent Siwanoy Country Club. I'm joined by David Cecil, who's the COO and general manager of Siwanoy Country Club; James Rogers, Rogers McCagg, the architects; along with Zac Pearson from Insite Engineering who are the engineers for the project.

We're here seeking an area variance for height for an accessory building that's part of the service building.

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26,000 footprint addition to the clubhouse itself, otherwise all interior alterations and renovations. As I said, the existing cart barn and bag storage building is here, the golf services building and new building is covering that footprint and adding about a thousand square feet to that footprint.

I'll very quickly show you -- I'll only use this plan. Additions in this area, additions in this area, expanded terraces overlooking the 18th green and the practice green, and a major reconfiguration of the interior. Kitchen will be on two levels, main level and in the basement; second floor improvements; and there is a small area of third floor space over this locker room which is also being renovated. I won't bother to go through those plans in detail.

I'll quickly show you one rendering. If you're familiar with the building, it has a very distinctive architecture. Our goal is to build on the imagery of that architecture. We're not trying to create new visual language at all. This represents a significant expansion.

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The lower level that you see here is accessible by ramp. This is the cart storage area, as well as general storage for the pro shop and other golf related uses. You could see the ramp here it takes carts up and back from the golf staging area. On the third level, two levels above -- the second level above grade -- the level I just showed you is in the basement -- this is a fitness area with two small locker rooms, men's and women's locker rooms. All of this area facing out over the practice T is an open fitness area. This is probably the fastest growing area of club expansion that we've seen in our practice.

Four of the elevations of the building are here, but I think most helpful for you is to show you a rendering of the portion of the building which sort of faces the main part of the campus. We're trying to keep it attractive, appropriate architecture but understated as compared to the architecture of the main clubhouse.

So that's the overall view and explanation of the plans and appearance of this.

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Of the grill room towards the putting green, we're continuing the imagery of the existing building over here, very different type of original architecture on the right-hand side of the drawing, we're also building on that. It so happens this building has been built up over years, has many different styles of architecture and we're trying to make sense out of all of that, but the last thing we want to do is introduce yet another style of architecture, and we think we successfully honored the imagery of the original building. That's the scope of the clubhouse work.

The golf services building itself, which is the building in question, you can see here this dotted line represents the footprint of the existing building. Where we are closest to the property line, this is not getting any closer than -- the new building is not getting any closer than the building is today. This is the main level plan. It contains the pro shop, three golf training bays for use year round, indoor training bays, a small area with a putting green and so on.

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THE CHAIRMAN: Mr. Cahalin, do you have any questions?

MR. CAHALIN: Yes. I just got to get it straight in my mind; the existing facility that was put up about 10 years ago, I was on the board when that was done, that's remaining; is that correct? That's still staying there? Off of California Road by the stables there's a building down there that, I guess, keeps the lawn mowers and all that other stuff.

MR. ROGERS: That's the maintenance facility.

MR. CAHALIN: That's staying? That's not being changed?

MR. ROGERS: That's not part of this, no.

MR. CAHALIN: Okay, got it. That's what was throwing me off. Okay. Thank you.

I'm good.

THE CHAIRMAN: Mr. Miller, any questions?

MR. MILLER: No.
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THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No questions or comments.

THE CHAIRMAN: I don't have any anything either at this time.

I have a motion to open this matter to
the public for a public hearing.

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin, thank you.

All in favor.

(All aye.)

THE CHAIRMAN: Would anyone from the public like to be heard on this application?

(No comments.)

THE CHAIRMAN: Seeing no one, I make a motion to close the public hearing on this matter; is there a second?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All favor.

(All aye.)

THE CHAIRMAN: Okay. Would the applicant like to add anything further before the board finalized their questions and comments?

MS. CHIOCCHIO: Just in general in

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summary with respect to the factors for the area variance. If you look at this building as an accessory building in the R-20 zone, yes, we need a variance for height, and if you look at the percentages, it seems like a large number. If you actually look at it as a single family development, which it could be, this is actually shorter or not as tall as a house could be in that area, and it meets the setbacks for a single family home. So the impact would be similar to what you would allow under zoning.

As you can see from the rendering, it's designed as a single family home, so it's consistent with the neighborhood. There's a lot of screening in that area, it's mature in vegetation along Siwanoy Boulevard, so we feel that there would be no detrimental impact, and it's consistent with the character of the neighborhood.

THE CHAIRMAN: Thank you. Mr. Nurzia?

MR. NURZIA: No comments.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: No. I don't even think you could see this from any of the roads that
CERTIFICATION

STATE OF NEW YORK   )
   ) Ss.
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 17th day of August, 2018.

DINA M. MORGAN
Court Reporter

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