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earliest. In conjunction with that, our calendar for 2019 is out. I mention this because we meet generally the second Tuesday of every month, we meet once a month, except for July, August, and December. So any item on first time October would be decided the earliest November. If you have a new item that's not heard until November, the earliest it would be decided will be next year. So that is the calendar.

I'm also going to be calling the roll in a minute, but I just want to remind those that since we are missing member Miller tonight and we don't have a full board, that those items that are on for resolution the applicant has the option to adjourn because you would require for an approval a three or one vote, a two or two would be a denial. So you will have that option. Any applicant that's not here, their matter that's on for resolution will be decided.

So what I'm going to do now is call the roll. These first six items are for resolution. If the applicant is here, please

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Ms. Chiocechio: We would like to proceed.

The Chairman: That will proceed to resolution.

Before we get to the resolutions, I make a motion to approve the minutes from the June 12th, 2018 meeting; is there a second?

Mr. Cahalin: I'll second.

The Chairman: Mr. Cahalin. All in favor.

(All aye.)

The Chairman: Okay. So again, on resolution number 1 has been adjourned, number 2 has been adjourned.

Number 3, 108 Brook Street, I make a motion to adopt a negative declaration for the application; is there a second to my negative declaration application?

Mr. Cahalin: Second.

The Chairman: Mr. Cahalin. All in favor.

(All aye.)

The Chairman: I also make a motion to adopt a resolution approving this application;

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Mr. Cahalin: Yes.

The Chairman: Mr. Nurzia.

Mr. Nurzia: Yes.

The Chairman: Mr. DeMarco.

Mr. DeMarco: Yes.

The Chairman: I vote yes. That application has been approved four/nothing. The last item for resolution is Siwanoy Country Club. I'll make a motion to adopt a negative declaration for this application; is there a second?

Mr. DeMarco: Second.

The Chairman: Mr. DeMarco. All in favor.

(All aye.)

The Chairman: I make a motion to adopt a resolution approving this application; is there a second to my motion.

Mr. Nurzia: Second.

The Chairman: Mr. Nurzia. To the vote: Mr. Cahalin.

Mr. Cahalin: Yes.

The Chairman: Mr. Cahalin.

Mr. Nurzia: Yes.

The Chairman: Mr. Cahalin.

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is there a second to my motion?

Mr. DeMarco: Second.

The Chairman: Mr. DeMarco. Vote.

Mr. Cahalin.

Mr. Cahalin: Yes.

The Chairman: Mr. Nurzia.

Mr. Nurzia: Yes.

The Chairman: Mr. DeMarco.

Mr. DeMarco: Yes.

The Chairman: I vote yes. That's been approved four/nothing. Okay. We're finished with resolutions. Now, items of new business, just to remind the applicants if you haven't been here before, that your matter has been reviewed by the board, it's marked submitted, your materials are part of the public record. You are not compelled to read your application and the five part test, you're free to do so, it won't either hurt or help your application, and then we will ask the applicant to make or add or supplement their application if they would like, and then generally thereafter the board will ask questions. Thereafter, there's a time for the public to be heard, and then the board will have a second opportunity to ask questions or comments.

Anyway, now that the ground rules are out of the way, the first item of new business is item number 7 on the agenda, this is 114 White Road. When the applicant gets set up,

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you could give us your name and address for the record. While you're setting up, this is an application for two area variances to enlarge and enclose an existing second story deck at the rear of a single family residence. You may proceed.

MS. MYLENSKI: Hello. I'm Stephanie Mylenks with SM Architecture Studio. I'm the architect on 114 White Road.

As you can see on the existing building in the existing pictures of the house, here in the back of the house there's a porch on the second floor with living space below, and this porch we would like to enclose as a screened-in porch. That's a balcony right now. As you can see on the site plan, here's White Road, and at the back of the house it's here at the back.

The owner of the house is elderly and physically disabled, which makes going from floor to floor difficult, so that is why the screened-in porch is being pursued. It's on the second floor off of his bedroom, so in order to provide an accessible outdoor space.

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It's got a faceted facade with a partial octagonal roof structure. Here's the back elevation and side elevation.

We're requesting these variances to improve the health and well-being of the owner, and we believe they cause no adverse effects on the health, safety, and welfare of the neighborhood or the community. From the street, you wouldn't even see the screened porch and the neighboring properties. It's a nice added feature to the elevation.

Do you have any questions?

THE CHAIRMAN: Thank you for your presentation. Yes, we'll ask the board if they have any. Mr. Cahalin?

MR. CAHALIN: None.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No, no questions.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: No.

THE CHAIRMAN: I have no questions at this time. I make a motion to open this matter to the public for a public hearing; is there a second?

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MR. DE MARCO: Second.

THE CHAIRMAN: Mr. DeMarco. All in favor.

(All aye.)

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

(No comments.)

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

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(All aye.)

THE CHAIRMAN: Okay. Well, I'm obligated to ask, we'll start on this side; Mr. DeMarco, any questions or comments this time?

MR. DE MARCO: No.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No.

THE CHAIRMAN: Mr. Cahalin?

MR. CAHALIN: No none.

THE CHAIRMAN: I have none either. I think your application is straightforward,

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you've addressed the five part test, and it seems like these area variances are minimal, so I'm going to make a motion to adjourn this matter for resolution at the next meeting; is there a second?

MR. DE MARCO: Second.

THE CHAIRMAN: Mr. DeMarco. All in favor.

The applicant really desires two 5 Leslie Road. While you're setting up, this is an application to construct a 65 square foot one story addition and portico at the front entrance of an existing single family residence.

MR. MAIORANO: Good evening, Chairman, board members. My name is Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Vincent Ricciardi, we are proposing a one story front addition to 5 Leslie Road.

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ultimate goals: One would be addressing the aesthetics of the front elevation, and two would be adding a powder room to the first floor because as it is existing there is no powder room.

This is the site features and plan layout of the house. There wasn't much of any alternative ways that we could go about it that would be cost effective. So our ultimate approach would be extending out the front to create that one story powder room and closet area, as well as aesthetically dressing up the front with the portico and creating that portico centered in the house where right now it's kind of off centered and there's some wacky stuff going on with the windows, so we're going to try to address that with the proposed layout and elevation.

So ultimately what happens is the front addition will go into the front yard setback 5 feet where required is 30 feet in an R-5 zone and we're deficient by 5 feet, and the roof structure over that front one story addition will extend another 3 feet, and that

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setback at that roof overhang would be at 22 feet and required is 26 feet, so we're deficient by 4 feet on that as well.

Other than that, it's pretty straightforward what we're trying to accomplish. Again, it's a one and a half story addition to the front, so it's not really a dominant feature extending out to the front yard, you know, capturing that front yard aesthetic kind of dominant feature, it's kind of subtle because it's only one and a half story and, you know, almost like a portico kind of extending towards the front, not really a big addition on the front elevation. That's really about it.

THE CHAIRMAN: Mr. Maiorano, thank you for your presentation. I'll take a pass at the board and see if anyone has any questions. Mr. Cahalin?

MR. CAHALIN: No.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: No.

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THE CHAIRMAN: I don't have any questions either at this time. I make a motion to open this matter to the public for a public hearing; is there a second?

MR. CAHALIN: I'll second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(All aye.)

THE CHAIRMAN: Is there anyone interested coming and being heard on this application?

(No comments.)

THE CHAIRMAN: Seeing only one person, and he doesn't seem interested in being heard on this application, I'll make a motion to close this matter to the public hearing; is there a second to my motion?

MR. DE MARCO: Second.

THE CHAIRMAN: Mr. DeMarco. All in favor.

(All aye.)

THE CHAIRMAN: Okay. Anything further from the board; Mr. Cahalin?

MR. CAHALIN: No.

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THE CHAIRMAN: Mr. Nurzia?
MR. NURZIA: No.
THE CHAIRMAN: Mr. DeMarco?
MR. DE MARCO: No.
THE CHAIRMAN: It's a straightforward application. It seems that you met the minimal requests, and you seem to have met them in the five part test in your application.
I make a motion to adjourn this matter for a resolution at the next meeting; is there a second?
MR. CAHALIN: Second.
THE CHAIRMAN: Mr. Cahalin. All in favor.
(All aye.)
THE CHAIRMAN: Thank you.
MR. MAIORANO: Thank you.
THE CHAIRMAN: The last item, this is 98 Parkview Drive. While you're setting up, this is an application proposing to construct a one story rear addition, an addition with a side yard setback of 6 feet where a minimum of 10 feet is required.
MR. IANNACITO: Good evening. My name is John Iannacito. I'm an architect, and I'm representing Mr. and Mrs. Gjelaj this evening, the owners of the subject property.
We are proposing a one story addition and a wood deck at the rear of the existing residence located at 98 Parkview Drive. Here is the survey or the site plan showing the addition highlighted at the rear. The first floor plan showing the one story addition, which will include and expansion of the existing kitchen. Going to the elevations, here is the one story addition at the rear, and the side elevation of the one story addition.
The existing lot is currently non-conforming with respect to the total lot area and the two side yard setbacks. The property is located in an R-6 zone, which requires a minimum frontage of 60 feet and a minimum lot area of 6,000 square feet. This property has a 40 foot frontage and a 4,000 square foot lot area. The proposed addition will be aligned with the existing footprint, which is currently non-conforming. So we're requesting an area variance for that one side.
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(All aye.)

THE CHAIRMAN: Thank you, Mr. Iannacito.

MR. IANNACITO: Thank you.

THE CHAIRMAN: I now make a motion to close the meeting for September; is there a second to my motion?

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(All aye.)

THE CHAIRMAN: Good night.

(MEETING ADJOURNED.)

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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 2nd day of October, 2018.

DINA M. MORGAN
Court Reporter

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