

STATE OF NEW YORK  
COUNTY OF WESTCHESTER  
TOWN OF EASTCHESTER

TRANSCRIPT OF  
EASTCHESTER ZONING BOARD OF APPEALS  
SEPTEMBER 12, 2017

HELD AT: Eastchester Town Hall  
40 Mill Road  
Eastchester, New York 10709  
7:00 p.m.

B E F O R E:

ALAN PILLA, CHAIRMAN  
MICHAEL CAHALIN, MEMBER  
MARK DE MARCO, MEMBER

P R E S E N T:

MARGARET UHLE, DIRECTOR OF PLANNING  
MICHAEL VERNON, ASSISTANT PLANNER  
JAY KING, BUILDING INSPECTOR  
LOUIS J. REDA, TOWN ATTORNEY

TOWN OF EASTCHESTER  
BUILDING AND PLANNING DEPARTMENT  
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relevant to new applications.

Secondly, we follow Robert's rules of parliamentary order, if you care.

Also, items that are on for the first time, for those people who are contemplating applications, as a term or condition -- it's printed on the application -- that they are not decided first time on. Do you guys want to take that outside? So items that are on for the first time, are not decided first time. We also print our calendar in advance, and I tell you that because we meet nine times a year, we don't meet July, August, or December, so anything on tonight the earliest it would be decided would be October and anything on for November first time won't be decided until January the earliest.

Having done that, I'm going to go through the roll. Let me know if you want to proceed or not.

Item 1 for resolution has been adjourned for resolution at the direction of the applicant.

Item 2, 44 Water Street, is the

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THE CHAIRMAN: Good evening. If everyone could come to order. We're going to begin our meeting, the Zoning Board of Appeals for the town of Eastchester, September 12, 2017. We start our meeting with the Pledge of Allegiance. If everyone could rise, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Okay. Before we call the roll, I usually take this opportunity to go over some of the ground rules. Let's start with the most glaring one. We are down two members tonight, so a minimum to make a quorum are three members. For items that are on for resolution, you're always free to adjourn your application, particularly tonight because you need a three/nothing vote. A two/one -- it sounds counterintuitive -- a two/one is a denial. So you would need a three/nothing vote. Also, for new business items, without a full board you're free to adjourn, but the items have been reviewed by the board members who are not here, they read the minutes, they often visit the site, so their absence is not

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applicant here?

APPLICANT: Yes.

THE CHAIRMAN: Are you ready to proceed to decision?

APPLICANT: Yes.

THE CHAIRMAN: Okay. On old business, Item 3, 16-30, Keller Williams. Applicant ready to proceed?

APPLICANT: Yes.

THE CHAIRMAN: Thank you. Okay, new business. Item 4, 17-41 Elida Manor; applicant ready to proceed?

APPLICANT: Yes.

THE CHAIRMAN: Thank you. Item 5, 177 Summerfield Street. Mr. Cotugno. Applicant ready to proceed?

MR. COTUGNO: Yes.

THE CHAIRMAN: Okay. Item 6, 17-17, 10 Morgan Street; ready to proceed?

APPLICANT: Yes.

THE CHAIRMAN: Number 7, 17-35, 196 Beech Street; ready to proceed?

APPLICANT: Yes.

THE CHAIRMAN: Okay. Item 8, 17-39,

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2 132 Lake Shore. Mr. Iannacito, ready to  
3 proceed?  
4 MR. IANNACITO: Yes.  
5 THE CHAIRMAN: Last item, 9, 17-40,  
6 204 Old Wilmot Road; ready to proceed as well?

7 APPLICANT: Yes.  
8 THE CHAIRMAN: I make a motion to  
9 approve the minutes of the June 13th, 2017  
10 meeting; is there a second to my motion?

11 MR. DE MARCO: Second.  
12 THE CHAIRMAN: Mr. DeMarco. All in  
13 favor.

14 (All aye.)  
15 THE CHAIRMAN: Okay. Now to  
16 resolution.

17 Item 2, 44 Water Street, I make a  
18 motion to adopt a resolution approving that  
19 application; is there a second.

20 MR. CAHALIN: I'll second.  
21 THE CHAIRMAN: Mr. Cahalin. The vote.  
22 Mr. Cahalin.  
23 MR. CAHALIN: Yes.  
24 THE CHAIRMAN: Mr. DeMarco.  
25 MR. DE MARCO: Yes.

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2 foot increase in the floor area with 37  
3 required parking spaces. The size of the  
4 proposed addition has been substantially  
5 reduced, and the current application includes a  
6 490 square foot increase in floor area with 24  
7 required parking spaces, the same number of  
8 parking spaces that are required today.

9 In addition, the large training room  
10 and meeting room has been removed from the  
11 proposal and the owner plans to hold any large  
12 staff meetings off site at local restaurants or  
13 banquet halls.

14 We have listened to the comments from  
15 the board and have reduced the scope of work to  
16 a minimal, feasible option. Although the  
17 parking variance is still required because the  
18 structure is being expanded, the degree of  
19 non-conformity has not changed. In addition,  
20 the owner has acquired two permit parking  
21 spaces approximately 750 feet from the office,  
22 and is on a waiting list to acquire additional  
23 parking spaces. We also feel that the real  
24 estate business, which currently occupies this  
25 building, will have less occupants on the site

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2 THE CHAIRMAN: And I vote yes. That  
3 application has been approved three/nothing.  
4 Now on to old business, 16-30, Keller  
5 Williams. Just as a reminder, the public  
6 hearing is still open in this matter. Mr.  
7 Iannacito, you may proceed.

8 MR. IANNACITO: Good evening. I hope  
9 everyone had a great summer. My name is John  
10 Iannacito, I'm an architect, and I'm  
11 representing Keller Williams Realty Group and  
12 Mr. Jamal Hadi, the owner of the subject  
13 property. This application was initially  
14 presented to the Zoning Board on May 10th,  
15 2016, and has been revised several times based  
16 on the comments received by from the Zoning  
17 Board and members of the community.

18 The existing structure, which is  
19 located here, is currently 4,310 square feet  
20 and is currently used as a hair salon on the  
21 ground floor and offices for Keller Williams  
22 Realty on the first second and third floors.  
23 The existing structure currently requires 24  
24 parking spaces and three are provided. The  
25 initial application included a 3,073 square

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2 during normal working hours than other  
3 professional offices would with a full-time  
4 staff. A real estate business typically  
5 operates with a small core staff on site and a  
6 large number of people who treat it as a home  
7 base but are not on site every day, whereas  
8 other professional offices would require larger  
9 core staff on site during the entire workday.

10 Finally, as stated at the June meeting  
11 and based on the latest revisions, the attorney  
12 for Lord & Taylor has submitted a letter to the  
13 Zoning Board withdrawing their objection to the  
14 area variance application that's before the  
15 board.

16 Thank you for your time. I'm happy to  
17 answer any questions.

18 THE CHAIRMAN: Thank you, Mr.  
19 Iannacito. What we're going to do now is we'll  
20 reserve time for the Board to ask any questions  
21 as it relates to your synopsis of the changes  
22 and modifications to the application, and then  
23 we'll continue with the public hearing and the  
24 board could make further commentary. Mr.  
25 Cahalin?

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MR. CAHALIN: Sure. How many core staff?

MR. IANNACITO: Core staff. I'm going to bring up Jamal, the owner, to answer those questions, anything about the staff.

MR. HADI: Good evening. How are you? We have four full-time employees and one part-time on the weekend.

MR. CAHALIN: Which is my next question: How many agents come in on the weekends?

MR. HADI: I believe we've done a study where we tracked attendance during the week and weekend. What we found is there's less attendance in the office on the weekends than there is on the weekdays. I don't remember exactly the number, but I think it was under 10.

MR. CAHALIN: That's all I have.

THE CHAIRMAN: Thank you, Mr. Cahalin.

MR. IANNACITO: I believe all that information had been submitted at previous meetings. We had a breakdown of --

MR. CAHALIN: Forgive me, it goes back

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to 2016.

MR. IANNACITO: I know, it's a long time.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: I have no questions.

THE CHAIRMAN: I don't either. Seeing that the public hearing is still open, would anyone like to be heard on this application?

Sir, please come forward, give me your name and address, and speak freely.

MR. OKURA: Good evening. My name is Paul Okura. I live at 5 Cypress Road, Eastchester. This is my third year as President of Eastchester Tuckahoe Chamber of Commerce.

I'm very pleased to say that Jamal Hadi, the owner of Keller Williams office here in Eastchester, has been a strong supporter of our Chamber of Commerce and has done so much to our local community to help those in need and for good causes. He and his staff have done so much to make our local community a great place to work and to live.

I'm saying this because I wanted to

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just talk about his personal character. Keller Williams has been a member of Eastchester Tuckahoe Chamber of Commerce for many years and they have been proactively supporting various chamber organized events throughout the year.

One of their staff has been on the Board of our Chamber Commerce and was instrumental in increasing our annual scholarship that we award to graduating seniors from Eastchester High School and Tuckahoe High School. In the past, we use to award \$500 to graduating high school students, but last year we were able to award \$2,000 each to Eastchester High School graduate and also to Tuckahoe High School graduate.

Their annual Mardi Gras event that is held each year at their venue has raised substantial amount of money which has been donated to various local community organizations. Last year, \$10,000 was raised to donate to the senior citizens of Tuckahoe. This year the money raised will go to Tuckahoe senior citizens and to the survivors of the hurricane.

They also raised funds to renovate the

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children's section of the Eastchester Public Library, held a fund raiser for autism school, raised money for Relay for Life, and the list goes on.

I think this type of project, which will enhance the beauty of the office building in our town, is a positive thing since without such investment in improving the building, the buildings in our area will slowly decay and become unattractive for the town. Such investment by Keller Williams will also benefit local vendors who will be employed in connection with this project.

As President of Eastchester Tuckahoe Chamber of Commerce, I'm very pleased to see our chamber member's firm making such investment to improve their office building. It will improve efficiency and to make their look nicer, which helps improve overall appearance of our business district. Thank you very much.

THE CHAIRMAN: Thank you for your time. Would anyone else like to be heard on this application?

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1 Please come up, state your name,  
 2 address, and speak freely.  
 3 MR. LEVY: David Levy, 220 Hillside  
 4 Place up at Tuckahoe. I'm familiar with the  
 5 area, You know, if the guy wants to put two  
 6 more stories on the front of his building. I  
 7 go to the Capital Bank all the time, Capital  
 8 One Bank. Is there some way you could let him  
 9 put three stories up and use the first ground  
 10 floor for more parking? If you try to make  
 11 that turn into the alley between Capital One  
 12 and Keller Williams, there's always cars parked  
 13 there. When I come with my pick-up truck, it's  
 14 a little wider, I'm always afraid I'm either  
 15 going to hit the building or hit one of the  
 16 trucks. It says here that there are only three  
 17 spaces now. I mean, can you do something so  
 18 they put the addition up off the ground and put  
 19 two cars parked underneath it?

20 THE CHAIRMAN: I'm sorry to interrupt  
 21 you, but I ask that you just refrain from  
 22 asking the board questions about modifying  
 23 applications because we don't have that  
 24 authority. Speak freely because we've noted

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1 the condition of traffic.  
 2 MR. LEVY: I think that maybe they  
 3 have to make -- you know, make room for more  
 4 parking over there. I don't know. I don't  
 5 know if the 11th of the month is a very busy  
 6 day for them but the 11th of the month is when  
 7 I make my Capital One payment and, you know,  
 8 for some reason I'm too stupid to go down the  
 9 street by Nick's and come in the back way, I  
 10 always make that right off of 22. It's a very  
 11 narrow driveway sometimes. I think that maybe  
 12 they need to put something in their application  
 13 for more parking. I don't know. I don't know  
 14 if half the traffic is there from somebody  
 15 getting their haircut or where the cars parked  
 16 there are from. Parking is a premium around  
 17 here. That's my only concern.

18 THE CHAIRMAN: Thank you for your  
 19 commentary, Mr. Levy. Would anyone else like  
 20 to be heard on this application?

(No comments.)

21 THE CHAIRMAN: Seeing no one further,  
 22 I make a motion to close the public hearing on  
 23 this application; is there a second?

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1 MR. DE MARCO: Second.  
 2 THE CHAIRMAN: All in favor.  
 3 (All aye.)  
 4 THE CHAIRMAN: Would the applicant  
 5 like to be heard on any of the commentary from  
 6 the public?

7 MR. IANNACITO: Yes. Just to restate  
 8 again that we understand there's a parking  
 9 issue there. We've minimized the addition to a  
 10 very small increase in the footprint, and we  
 11 are not increasing the parking demand from what  
 12 it is today. 24 parking spaces are required  
 13 today, and if this addition goes up, 24 parking  
 14 spaces will be provided. Three are provided  
 15 and three will continue to be provided. There  
 16 is no other way to add any other parking on  
 17 this lot besides knocking the building down,  
 18 and at that point the project is not feasible.

19 THE CHAIRMAN: Thank you, Mr.  
 20 Iannacito. So at this juncture, I'm going to  
 21 allow the board to make any last comments or  
 22 questions. I generally reserve mine for last,  
 23 but I think your synopsis hit it on the head.  
 24 This application has been pending for awhile,

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1 there is an obvious traffic problem, the  
 2 parking is everything about this application.  
 3 The applicant has spent a lot of time in  
 4 minimizing his application and modifying his  
 5 application, and the fact that this  
 6 construction -- this project, excuse me, is not  
 7 going to demand more parking, the condition  
 8 exists already. So I think your synopsis is  
 9 right on point. It's a tough application  
 10 because, again, that parking, among the  
 11 construction all around it, is problematic at  
 12 best. So I appreciate that, and I'm going to  
 13 allow the board to comment. Mr. DeMarco?

MR. DE MARCO: I have no comments.

THE CHAIRMAN: Mr. Cahalin?

MR. CAHALIN: I have none.

17 THE CHAIRMAN: I have a motion to  
 18 close this matter for resolution at the next  
 19 meeting; is there a second to my motion?

MR. CAHALIN: I'll second.

21 THE CHAIRMAN: Mr. Cahalin. All in  
 22 favor.

(All aye.)

THE CHAIRMAN: Thank you. We are

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1 moving on to the remaining items that are new  
2 business. I just want to make a point to those  
3 applicants, which I make at every meeting, and  
4 that is you don't need to read your entire  
5 application and your answer to the five part  
6 test. Your application is part of the public  
7 record, it's been reviewed by the board, many  
8 of the board members have also visited the  
9 site. If you feel you want to, you may. It's  
10 not going to help your application, it's not  
11 going to hurt your application. So you don't  
12 have to sit here and read the whole thing,  
13 we've read it, and it's a public record.

14 Now to new business, Item 4, 17-41,  
15 Elida Manor apartments.

16 MR. WRABEL: Good evening. For the  
17 record, my name is Steven Wrabel. I'm an  
18 attorney with the law firm of McCullough,  
19 Goldberger & Staudt. I'm here on behalf of the  
20 building corp in connection with their  
21 application for a height variance for an  
22 updated elevator bulkhead on the five story  
23 senior housing development that's currently  
24 under construction. So for the board's

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1 reference, this center bulkhead right here.  
2 Just to give you a little bit of the  
3 history of the project, as some of you may  
4 recall, we were here a few years back, we  
5 received a number of variances from your board.  
6 We then received our site plan and special  
7 permit approvals for the senior housing  
8 development. As I stated before, the building  
9 is currently under construction. What my  
10 clients found as they were putting the building  
11 together from their elevator contractor, is  
12 that the elevator they had proposed, which was  
13 intended from the outset to minimize the height  
14 variance needed, is actually a fairly new  
15 technology. So what it's comprised of is a  
16 smaller maintenance space at the top of the  
17 bulkhead that compresses all of the machinery,  
18 and what their contractor has found on the  
19 projects and what they've started to find with  
20 this new technology is that it doesn't quite  
21 work as well as a more traditional elevator.  
22 It breaks down a little bit more, it requires  
23 more maintenance, and because of the limited  
24 space, that maintenance goes from a one day to

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1 job to potentially three, four or five day  
2 maintenance, which for a senior housing  
3 facility is not great, especially when you're  
4 considering residents that may have difficulty  
5 with stairs. So while we are asking now for an  
6 8.6 and change foot variance, it is, in fact,  
7 only a little over 6 feet over what was  
8 previously proposed.

9 Now, per the Chairman's comments,  
10 we've gone through the five factors in our  
11 submission, and I don't want to put the board  
12 through that again. We did submit additionally  
13 some renderings, which I believe show that  
14 there are no visual impacts, and I would  
15 reiterate that the scope of the project really  
16 hasn't changed. The footprint is the same, the  
17 number of tenants the same, staff, everything.  
18 We have a representative from our architect, as  
19 well as a representatives from the ownership.  
20 If you have any questions, we're happy to  
21 answer them.

22 THE CHAIRMAN: Thank you for your  
23 presentation. At this juncture, we always  
24 reserve time for the board to ask questions,

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1 the board could comment later on. Mr. DeMarco?

2 MR. DE MARCO: Nothing now.

3 THE CHAIRMAN: Mr. Cahalin?

4 MR. CAHALIN: So I guess my biggest  
5 question was, it's just a change in equipment;  
6 you're changing from what was originally going  
7 in, you need more room for maintenance, that's  
8 what this is all about?

9 MR. WRABEL: That's right. They'll be  
10 switching over to what's called I suppose a  
11 traction elevator.

12 MR. CAHALIN: I'm familiar with those.

13 MR. WRABEL: Okay.

14 THE CHAIRMAN: Thank you. I have no  
15 questions, but I do have a motion to open the  
16 matter to the public for a public hearing.

17 MR. CAHALIN: I'll second that.

18 THE CHAIRMAN: Mr. Cahalin. All in  
19 favor.

20 (All aye.)

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

23 (No comments.)

24 THE CHAIRMAN: Seeing no one, I make a  
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1 motion to close the public hearing; is there a  
2 second?

3 MR. CAHALIN: I'll second that too.

4 THE CHAIRMAN: Mr. Cahalin. All in  
5 favor.

6 (All aye.)

7 THE CHAIRMAN: Okay. Well, I'm duty  
8 bound to ask the same question: Do you have a  
9 comment or a question; Mr. Cahalin?

10 MR. CAHALIN: The only comment was  
11 that I would like to take this time to thank  
12 Mr. Wrabel for his statement of law reminding  
13 the Zoning Board of what we're here for.  
14 That's what I would like to say.

15 THE CHAIRMAN: Mr. DeMarco?

16 MR. DE MARCO: I have nothing. Thank  
17 you.

18 THE CHAIRMAN: I have nothing. It's a  
19 straightforward application. I think you  
20 synopsised it well, it's a mechanical change.  
21 I find it to be di minimus.

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

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1 MR. DE MARCO: Second.

2 THE CHAIRMAN: Mr. DeMarco. All in  
3 favor.

4 (All aye.)

5 THE CHAIRMAN: Thank you, counselor.

6 MR. WRABEL: Thank you very much.  
7 Have a nice night.

8 THE CHAIRMAN: You too. Item 5,  
9 17-33, 177 Summerfield.

10 While you're setting up, this is an  
11 area variance to legalize the conversion of a  
12 first floor, 970 square foot one bedroom  
13 apartment.

14 MR. COTUGNO: Good evening. My name  
15 is John Cotugno. I'm the architect. I was the  
16 architect for the owner, Rino Monteverde, seven  
17 years ago when he bought this building.

18 The building contained a three bedroom  
19 apartment in the one story structure on the  
20 right, and it contained a one bedroom apartment  
21 on the second floor, and it contained office  
22 space on the first floor. The office space was  
23 there for many years, it was vacant, and at  
24 that time he hired me to convert the office

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1 space to a one bedroom apartment, which we did.

2 It did not need a variance because we actually  
3 were decreasing the degree of non-conformity.

4 This is a 50 by 100 lot. The building itself  
5 is non-conforming with regards to setbacks and  
6 lot coverage. It has no on-site parking, but  
7 there are five spaces on town property right  
8 directly in front of the building, which, of  
9 course, he uses. That's a similar situation as  
10 many buildings on Summerfield Street as you  
11 know. In some cases I know they put metered  
12 parking there or permit parking but this so far  
13 is up for grabs.

14 So we now would like to convert it  
15 back to office space, as it was for many years,  
16 and we're increasing the degree of  
17 non-conformity from seven spaces to 10 spaces.  
18 So that's where we're at. The current office  
19 space who use it is Service Master. They run  
20 restoration companies on site on other  
21 properties outside, but they do have two  
22 full-time employees there.

23 THE CHAIRMAN: Thank you, Mr. Cotugno,  
24 for your presentation.

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1 Before we go to the board with  
2 questions, I just want to make it clear to the  
3 public that this use is as of right and this is  
4 really an area variance for parking.

5 MR. COTUGNO: Correct.

6 THE CHAIRMAN: Thank you. So  
7 questions from the board; Mr. Cahalin?

8 MR. CAHALIN: Let me start off. So  
9 it's my understanding that it has already been  
10 converted; is that correct?

11 MR. COTUGNO: Yes. He just moved in,  
12 he knocked down some walls that were bedrooms,  
13 and he's using it as open office space  
14 basically. He left the kitchen and he left the  
15 bathroom.

16 MR. CAHALIN: But he already knew that  
17 it was required to come and get a variance  
18 before he did all the work?

19 MR. COTUGNO: I don't think he knew.  
20 I spoke to him, I spoke to the landlord as well  
21 as the tenant, and I think they just needed a  
22 space and just jumped right in.

23 MR. CAHALIN: Okay. The real issue  
24 is -- and, you know, we've had the restaurant

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1  
2 go in there, now we're having an additional  
3 building convert back. You know, I drove by  
4 there this afternoon and I almost got hit by a  
5 car coming down the hill. There is no --  
6 especially with the garage across the street,  
7 they're double-parked all the time, I mean,  
8 this area is so congested and there is such a  
9 deficiency of parking, that to say that, you  
10 know, you need seven spaces -- I mean, the  
11 trucks were parked in front of the office this  
12 evening when I went by again, and, you know, I  
13 just don't see how -- there is no place to put  
14 parking there. To increase the degree of  
15 parking required to me is ludicrous. We're  
16 forcing things in the town. The restaurant,  
17 you know, I objected to that application, not  
18 because of the restaurant, I'm sure it's a  
19 great restaurant, but because of the area. The  
20 parking situation there is dire. The  
21 restaurant told us they were going to park on  
22 the other side and people were going to walk or  
23 walk up Summerfield. It's ludicrous. Now  
24 we're coming back with another application, you  
25 know, right adjacent to it pretty much, where

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1  
2 are we going to put these cars? So, yes, this  
3 business is they're in and out, they're in and  
4 out, they're in and out, but there's no parking  
5 there. So the variances to me for the parking  
6 spaces is severe because there is just nothing  
7 to do. There is not a spot available over  
8 there. I don't even know where the owner would  
9 come up with any parking because there is just  
10 none over there. So to me the variance is  
11 great.

12 THE CHAIRMAN: Thank you, Mr. Cahalin.  
13 Mr. DeMarco?

14 MR. DE MARCO: I have nothing.

15 THE CHAIRMAN: I don't have anything  
16 either. I make a motion to open this  
17 application to the public for the public  
18 hearing; is there a second to my motion?

19 MR. DE MARCO: Second.

20 THE CHAIRMAN: Mr. DeMarco. All in  
21 favor.

22 (All aye.)

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

25 Mr. Levy, would you come forward and

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1  
2 speak freely.

3 MR. LEVY: David Levy, 220 Hillside

4 Place up at Tuckahoe.

5 You know, I've been here 32 years this  
6 time. Before that, I was here 10 years, okay.  
7 I've noticed -- not you gentlemen specifically  
8 on the board today, but in the past there's  
9 been every effort made to squeeze commercial  
10 businesses out of this town and put the tax  
11 base on the residents. I think that that's  
12 wrong. You're supposed to be looking out for  
13 the residents of this town. Commercial base is  
14 taxed at a higher rate and they pay a sales  
15 tax, which helps to support the tax base that  
16 comes on us residents.

17 Mr. Cahalin made a fact about parking.  
18 Well, I understand. I know Summerfield. I've  
19 been to that restaurant he spoke about. I had  
20 to park across the street in the municipal lot.  
21 There's parking up and down the block at the  
22 meters. There's plenty of permit parking  
23 around. Maybe Linda has to give out a couple  
24 more permits. I don't understand why two  
25 spaces or seven spaces, a deficiency of 10, is

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1  
2 more important in this application than in 1630  
3 where the parking is going on in an active  
4 driveway. I mean, I personally think -- but I  
5 know it's not your responsibility -- nobody  
6 should be able to park in that last space in  
7 the Keller Williams so when you make the turn  
8 you could have room. I think that if these  
9 people were to have to pay a fee to the town, a  
10 parking fee, like the Zoning Board of Appeals  
11 in the past has made other businesses pay to  
12 improve municipal parking lots to take the  
13 overflow of their parking, we as residents  
14 benefit from the enhanced parking lots that  
15 came to us at the expense of these commercial  
16 businesses that need to take care of the  
17 deficiency in their parking. There's a way to  
18 take those parking spots up the block on  
19 Summerfield by the traffic light on 22 and  
20 rearrange them to get a couple more in. It's a  
21 wide street. They're very fond of making  
22 streets one way around this town for no  
23 apparent reason. Doing that we could stack  
24 more parking on that block.

25 I think we need to have more tax come

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1 from commercial businesses then from the  
2 residents. Mr. Colavita has been very good to  
3 keep our tax liability down to that two percent  
4 or as close to that two percent as he can, but  
5 taxes go up everywhere. It's always been my  
6 feeling down at the bottom of Summerfield and  
7 these other streets where they put all those  
8 condos, little condos, and they pushed out the  
9 commercial base, that it's good for the builder  
10 and it's good for the politicians and the  
11 people that are getting greased, but for the  
12 town residents it's terrible because our tax  
13 base continues to go up.

14 Eastchester -- I don't know how long  
15 you guys have lived here -- Eastchester was a  
16 beautiful community to live in until these  
17 people moved in because it was such a nice  
18 place, and they wanted to change it back to the  
19 places they came from. I ask them all the  
20 time, if you came to Eastchester because it was  
21 such a nice place, why do you want to make it  
22 like where you came from.

23 I think that there's got to be  
24 something to do with parking, but we need to

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1 keep our commercial base. We pushed too much  
2 of it out in the past 10, 15 years. Thank you.

3 THE CHAIRMAN: Mr. Levy, thank you for  
4 your time. I want to comment because we --  
5 there should be more people like you who come  
6 and speak on applications that don't affect  
7 them and you've been doing that for years.

8 Just two points. One of them, the  
9 Zoning Board of Appeals does not impose fees.  
10 We don't have that authority.

11 MR. LEVY: I understand that.

12 THE CHAIRMAN: I just want to correct  
13 the record.

14 Also, when people are not here to  
15 defend themselves, I don't want commentary like  
16 people are getting greased. There's nobody in  
17 the town getting greased.

18 MR. LEVY: Okay. Now --

19 THE CHAIRMAN: The repartee is not  
20 necessary. I just want to clarify the record.  
21 Do you want to make any further comments on  
22 this application?

23 MR. LEVY: No, that's it.

24 THE CHAIRMAN: Okay, then we're done.

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1 MR. LEVY: Peyton Place is no matter  
2 where you go. So we can all laugh and turn a  
3 blind eye but it's what goes on in the world.  
4 To say that it's a perfect world like we would  
5 all love it to be, reality is different.  
6 That's all.

7 THE CHAIRMAN: But we don't paint with  
8 broad generalizations about people who work in  
9 the town. I have the mic, I'm going to get the  
10 last word.

11 MR. LEVY: Okay.

12 THE CHAIRMAN: Okay. Thank you for  
13 your time, Mr. Levy.

14 MR. DE MARCO: Mr. Levy, Mr. Levy, why  
15 don't you sit closer? Why don't you sit closer  
16 to the mic?

17 MR. LEVY: No, I need the exercise.

18 MR. DE MARCO: I got you.

19 THE CHAIRMAN: Thank you, Mr. Levy.  
20 Would anyone else like to be heard on this  
21 application?

22 (No comments.)

23 THE CHAIRMAN: Seeing no one else, I  
24 make a motion to close the public hearing on

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1 this application; is there is a second?

2 MR. CAHALIN: I'll second that.

3 THE CHAIRMAN: Mr. Cahalin. All in  
4 favor.

5 (All aye.)

6 THE CHAIRMAN: Okay. Mr. Cotugno, do  
7 you want to make a comment on any comments?

8 MR. COTUGNO: The only comment I would  
9 make is I think it's good to have office space  
10 on the first floor because those people work  
11 from like 8 to 4, 8 to 5, the residents usually  
12 are not home then, so the parking gets swapped,  
13 you know what I mean.

14 THE CHAIRMAN: That's a fair  
15 statement. Mr. Cahalin, any comments or  
16 further questions?

17 MR. CAHALIN: No.

18 THE CHAIRMAN: Mr. DeMarco?

19 MR. DE MARCO: No, thank you.

20 THE CHAIRMAN: I have nothing further.  
21 I make a motion to adjourn this matter for  
22 resolution at the next meeting.

23 MR. DE MARCO: So moved.

24 THE CHAIRMAN: Mr. DeMarco. Second.

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All in favor.  
(All aye.)  
THE CHAIRMAN: Number 6, 17-17, that's 10 Morgan Street.

MR. COTUGNO: Yes. I'm John Cotugno again, representing this project. The owner of the property, Joe Nannariello, is here in case you have any questions for him.

I would like to say I presented this to the Architectural Review Board -- actually my associate did -- in June. Besides some aesthetic comments, they thought it would be a good idea for us to try and get a variance to move the house closer to the road for a couple of reasons.

One is the two adjoining houses are closer to the road. We're proposing a 20 foot front yard setback whereas 30 foot is required. The house on the left has a 22 foot setback and the house on the corner of Hall has a 7.5, because that's the side on the corner which is also non-conforming. But that, as many houses in this neighborhood, has a front yard setback this one of 19.6, and like 20, 22 feet seems to

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be the average in that neighborhood. There's not one that's 30. That's why I think the Architectural Review Board was wise to say, try and get a variance to move it forward. Number 1, so it doesn't look like a missing tooth, especially when the one house on the right side is less than 7 feet from the property line.

The other reason why I think they recommended it was there's so much rock on this property. Mr. Nannariello did get a excavation permit to try and get a feel for what it's going to be like to excavate to put the house where I originally showed it, and he was there chipping away for awhile, got a lot of complaints from the neighbors, and then we shut down the operation. That's another reason why it should be pushed forward.

The property is steeply sloped, there's some retaining walls that go from left to right; in other words, the property is terraced. The further we push it into the hill, the worse it's going to be for the environment in terms of rock excavation, drainage, and everything else.

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In this presentation which I made, we had a big driveway, and I don't think the review board liked that either. So now on the newest presentation we're proposing just two separate driveways, so there's a lot less asphalt in the front.

That's it for now.

THE CHAIRMAN: Thank you, Mr. Cotugno. Okay. Mr. Cahalin, any questions?

MR. CAHALIN: No. I did visit the site, and I don't think it's fair to compare the corner property with the rest of the block. I think, you know, the house to the left when you're facing it, that 22 feet when you look up the block is pretty standard. So I think, you know, in this particular case asking for 20 feet is reasonable. Although, you know, that area is very tight, you know. Everything is on top of each other down there. If you take a street view of it looking down the street, it will blend right in what's there. Outside of the corner, you know, saying that's 7 foot, it's still a side yard, so to me that's immaterial. I think you got to look the other

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way. I think it will blend much nicer that way. So the 20 feet to me is -- I know it seems excessive, but it's reasonable in this case.

THE CHAIRMAN: Thank you, Mr. Cahalin. Mr. DeMarco?

MR. DE MARCO: No, thank you.

THE CHAIRMAN: I don't have any questions. My only comment is I think your characterization of the topography was critical to the application as well.

I have a motion to open this matter for the public --

MS. UHLE: Can I make one comment?

THE CHAIRMAN: Hold on. I withdraw that motion. Ms. Uhle.

MS. UHLE: I just wanted to double check one thing. You just may want to check, John, I'm not sure you're allowed to have the two separate curb cuts for two driveways for a two family home. Again, that's not really a Zoning Board issue.

I also know -- okay, I'm looking at the plans right now -- there was concern about

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1 some existing street trees, that those be  
2 protected, and it looks like at least what  
3 you're proposing is avoiding those.

4 MR. COTUGNO: What did you say, trees?

5 MS. UHLE: Street trees, yes. There's  
6 a couple of significant street trees in front  
7 of the property, so I know the Highway  
8 Department would be concerned if one of the  
9 curb cuts impacted the tree. It looks like  
10 it's not close. Double check about the two  
11 curb cuts. I don't think that's permitted.

12 THE CHAIRMAN: Thank you, Mrs. Uhle.  
13 I make a motion to open this matter to the  
14 public hearing; is there a second?

15 MR. DE MARCO: Second.

16 THE CHAIRMAN: Mr. DeMarco. All in  
17 favor.

18 (All aye.)

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

21 (No comments.)

22 THE CHAIRMAN: Okay. Seeing nobody, I  
23 make a motion to close the public hearing on  
24 this; is there a second?

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1 MR. DE MARCO: Second.

2 THE CHAIRMAN: Mr. DeMarco. All in  
3 favor.

4 (All aye.)

5 THE CHAIRMAN: Okay. Mr. Cahalin,  
6 comments or questions?

7 MR. CAHALIN: I said my piece.

8 THE CHAIRMAN: Mr. DeMarco?

9 MR. DE MARCO: I said my piece too.

10 THE CHAIRMAN: To me it's also  
11 straightforward.

12 So I make a motion to adjourn for  
13 resolution at the next meeting. Second to my  
14 motion?

15 MR. DE MARCO: Second.

16 THE CHAIRMAN: Mr. DeMarco. All in  
17 favor.

18 (All aye.)

19 THE CHAIRMAN: Thank you, Mr. Cotugno.

20 MR. COTUGNO: Thank you. Have a good  
21 night.

22 THE CHAIRMAN: You too. Item 7,  
23 17-35, 196 Beech Street.

24 While the applicant is setting up,

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1 this is an area variance to construct a  
2 1.5 story 88 square foot rear addition to an  
3 existing single family home.

4 MR. MAIORANO: Good evening, Chair,  
5 board members. My name is Adamo Maiorano from  
6 Community Designs and Engineering. On behalf  
7 of the applicant, Steve Piacquadio, we are  
8 proposing a rear one and a half story addition  
9 over the existing deck.

10 The applicant intends on creating  
11 additional floor area off of the kitchen for a  
12 greater eat-in room, and the most economical  
13 solution would be building over the deck in the  
14 rear yard. So in doing so, we are seeking two  
15 zoning variances.

16 One is for the rear yard setback in an  
17 R-5 zone. The minimum rear yard requirement is  
18 25 feet, and our proposed would be 19.9 feet,  
19 which is deficient by 5.1 feet. As well as,  
20 the house as it is today the gross floor area  
21 is existing non-conforming in an R-5 zone.  
22 7500 square foot lot we're allowed to build  
23 2,550 square feet and as it is today the gross  
24 floor area 2,842 square feet. We are adding 88  
25

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1 square feet to that, which would bring it to  
2 2,930 square feet.

3 Clarify some site stuff as well.

4 There was a rear pool that had been granted a  
5 variance, but since then it has been removed in  
6 its entirety, as well as a gazebo area in the  
7 back yard, which is permitted, and our existing  
8 structure will be greater than that 10 foot  
9 separation that's required from an accessory  
10 structure. There may be a picture of it here.  
11 The back yard is here. This is the deck we  
12 would be building over. That corner there.

13 THE CHAIRMAN: Thank you. Thank you  
14 for your presentation. Questions from the  
15 board; Mr. DeMarco?

16 MR. DE MARCO: No questions.

17 THE CHAIRMAN: Mr. Cahalin?

18 MR. CAHALIN: Nothing.

19 THE CHAIRMAN: And I have nothing. I  
20 have a motion to open the matter to the public  
21 to be heard; is there a second to my motion?

22 MR. DE MARCO: Second.

23 THE CHAIRMAN: Mr. DeMarco. All in  
24 favor.

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 2 (All aye.)  
 3 THE CHAIRMAN: Would anyone like to be  
 4 heard on this application?  
 5 Come forward, name and address, and  
 6 speak freely.  
 7 MR. SLOVENKO: Good evening. I'm  
 8 Richard Slovenko, next door, 200 Beech Street.  
 9 The thing I really wanted to see,  
 10 because my eyes aren't too good, is how this  
 11 property is intended to be windowed that is  
 12 going to be added. This is it here?  
 13 MR. MAIORANO: Yes.  
 14 THE CHAIRMAN: If you could speak into  
 15 the mic. They're picking this up for the  
 16 record.  
 17 MR. MAIORANO: I could explain that.  
 18 THE CHAIRMAN: Please.  
 19 MR. MAIORANO: This is the rear  
 20 elevation. They'll be windows along the rear  
 21 and there will be a door on the right-hand  
 22 side.  
 23 MR. SLOVENKO: And that's a glass  
 24 door?  
 25 MR. MAIORANO: Exactly. Right now  
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 2 there's an existing sliding door off of the  
 3 deck, but that will be windows along that  
 4 elevation.  
 5 MR. SLOVENKO: My concern would be  
 6 that this is actually looking into my yard.  
 7 The elevation here shows that this window here  
 8 is not actually a correct representation.  
 9 There's a window high up here that looks into  
 10 every window of ours. Even the tallest  
 11 arborvitaes don't cover it yet. I'm hoping  
 12 they keep going but they're topping out.  
 13 So in addition to the issues of light,  
 14 my big issue will be -- I have no issue with  
 15 this. This looks more or less into the back or  
 16 the side of another house. That's not an  
 17 issue, I don't think, for the other neighbor,  
 18 but this is an issue to us. There are some old  
 19 hemlocks that don't shield very well and that  
 20 is the bulk of our back yard where that is  
 21 looking. It's already a large house for the  
 22 property, very large.  
 23 THE CHAIRMAN: Thank you for your  
 24 time. Would anyone else like to be heard on  
 25 this application?  
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 2 (No comments.)  
 3 THE CHAIRMAN: Okay. Seeing no one  
 4 else, I make a motion to close the public  
 5 hearing; is there a second?  
 6 MR. DE MARCO: Second.  
 7 THE CHAIRMAN: Mr. DeMarco. All in  
 8 favor.  
 9 (All aye.)  
 10 THE CHAIRMAN: Mr. Maiorano, would you  
 11 like to respond?  
 12 MR. MAIORANO: Basically the existing  
 13 dwelling we're not going to change or alter any  
 14 of the windows, just on the proposed addition  
 15 they'll be a door on the right-hand side and  
 16 some windows in the rear. There is some decent  
 17 screening in the rear yard as far as, you know,  
 18 planting. It's hard to see in the pictures,  
 19 but if you went by the site. It is also only  
 20 on the first story not on the second level, so  
 21 the visibility on that floor wouldn't really be  
 22 overlooking somebody's property on the one  
 23 story addition.  
 24 THE CHAIRMAN: Okay. Back to the  
 25 board. Mr. Cahalin?  
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 2 MR. CAHALIN: No questions.  
 3 THE CHAIRMAN: Mr. DeMarco?  
 4 MR. DE MARCO: No questions.  
 5 THE CHAIRMAN: And I don't have any  
 6 questions. I move to adjourn this for  
 7 resolution at the second meeting; is there a  
 8 second?  
 9 MR. DE MARCO: Second.  
 10 THE CHAIRMAN: Mr. DeMarco. All in  
 11 favor.  
 12 (All aye.)  
 13 THE CHAIRMAN: Thank you, Mr.  
 14 Maiorano.  
 15 MR. MAIORANO: Thank you.  
 16 THE CHAIRMAN: Okay. Item 8, 17-39,  
 17 this is 132 Lake Shore Drive North.  
 18 While you're setting up, it's an area  
 19 variance to construct additions to the existing  
 20 single family and an outdoor fireplace.  
 21 MR. IANNACITO: Good evening, again.  
 22 My name is John Iannacito. I'm an architect,  
 23 and I'm representing Mr. and Mrs. Lugo, the  
 24 owners of the subject property.  
 25 We are proposing additions and  
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1 alterations to the existing single family  
2 residence located at 132 Lake Shore Drive  
3 North. A permit for an addition at the front  
4 and rear of the existing residence was issued a  
5 few months ago and is currently under  
6 construction. The approved addition was  
7 reviewed by both the Architectural Review Board  
8 and the Planning Board and was approved in June  
9 of 2017.

10 During the course of construction, the  
11 owner decided to make some changes to the  
12 previously approved application and these  
13 changes will require area variances. The  
14 additional scope of work will include the  
15 following:

16 First, is the construction of a second  
17 story addition over the garage, which is  
18 highlighted here. This addition will require a  
19 gross floor area variance.

20 Second, is the construction of an  
21 outdoor fireplace in the rear yard, and that  
22 will require a side yard setback variance.

23 The third is the enclosure below the  
24 masonry deck at the rear, and that will require

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1 a setback variance to the pool. The distance  
2 between the previously approved open deck and  
3 the pool will not change, but because of the  
4 enclosure this will increase the required  
5 setback from 0 to 16 feet.

6 So, therefore, we're requesting three  
7 area variances this evening:

8 The first is for the gross floor area  
9 where the proposed is 8,090 square feet and the  
10 required is 7,182, an increase of 908 square  
11 feet or 12.6 percent; the second is setback  
12 between the principal structure and the pool,  
13 where the proposed is 9 feet and the required  
14 is 16, a deficiency of 7 feet or 43.85 percent;  
15 and the third variance is the side yard setback  
16 to the outdoor fireplace where the proposed is  
17 6 feet and the required is 12 feet, a  
18 deficiency of 6 feet or 50 percent.

19 An application by the previous owner  
20 of this property came before the Zoning Board  
21 in 2015. At that time, area variances for side  
22 yard setbacks of 9.31 to a pool house and 3.19  
23 to a built-in barbeque were granted. Both the  
24 pool house and the barbeque have recently been

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1 removed as part of the open permit that exists  
2 today and those variances are no longer  
3 required.

4 MR. CAHALIN: How about the pizza  
5 oven?

6 THE CHAIRMAN: I'm sorry, finish your  
7 application.

8 MR. CAHALIN: I was just curious about  
9 the pizza oven.

10 MR. IANNACITO: There will be a new  
11 pizza oven. That whole setup with the barbecue  
12 and pizza is gone, but there will be a new  
13 pizza oven in the pool house which is now  
14 attached to the structure and further away from  
15 the property lines and does not require a  
16 variance.

17 MR. CAHALIN: Okay.

18 MR. IANNACITO: Thank you.

19 THE CHAIRMAN: Thank you. So, Mr.  
20 Cahalin, do you want to follow-up with that and  
21 any other questions you have?

22 MR. CAHALIN: Yes. I mean, I remember  
23 the application clearly. It's not that long  
24 ago. The only real variance here to talk about

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1 is the 50 percent variance. That's pretty  
2 tight.

3 MR. IANNACITO: You mean for the  
4 setback to the fireplace.

5 MR. CAHALIN: Yes. You're looking at  
6 50 percent. You want 12, we need 12, you're  
7 proposing 6. I mean, the neighbor is right  
8 there.

9 MR. IANNACITO: There is a lot of  
10 screening right behind that fireplace.

11 MR. CAHALIN: I visited that property  
12 again. I saw it. I'm glad you mentioned that  
13 you got a permit.

14 MR. DE MARCO: He made a pizza.

15 MR. CAHALIN: I tried to. I was  
16 disappointed. I was going to bake it and it  
17 wasn't there.

18 MR. IANNACITO: And the previous  
19 setback to the barbeque --

20 MR. CAHALIN: Which I didn't agree  
21 with from 2015 was 3 feet. I thought it was  
22 ridiculous. Now you're going to put a fire pit  
23 there.

24 MR. IANNACITO: The fireplace is

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2 focused to the pool side, and we really can't  
3 get it any closer to the pool or else there  
4 will be no place to sit on the pool patio.

5 MR. CAHALIN: It just seems like --  
6 it's going to be beautiful, I'm sure, but it  
7 just seems like it's a real grab. It's a real  
8 ask.

9 MR. IANNACITO: It's not very tall, so  
10 it will be completely covered by those existing  
11 plantings along the side yard.

12 MR. CAHALIN: I understand. That's my  
13 only comment.

14 THE CHAIRMAN: Mr. DeMarco, questions?

15 MR. DE MARCO: No, thank you.

16 THE CHAIRMAN: Okay. I have one. I  
17 just want to highlight the concern that we  
18 always have when there's an additional  
19 structure and the proximity to a pool and the  
20 ability for ingress and egress for the fire  
21 department. Can you address that?

22 MR. IANNACITO: Well, we have 9 feet  
23 today to the existing open deck. So those  
24 columns haven't been pushed closer to the pool.  
25 All we're doing is adding some windows

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2 underneath the porch.

3 THE CHAIRMAN: Thank you.

4 MR. IANNACITO: The distance from the  
5 pool to the column will be exactly the same as  
6 it is today.

7 THE CHAIRMAN: I'm simply looking to  
8 the highlight that but thank you, Mr.  
9 Iannacito.

10 MR. IANNACITO: I think the 9 feet is  
11 close to the minimum requirements in other  
12 zones, which is also conforming.

13 THE CHAIRMAN: Okay. Thank you. I  
14 make a motion to open the matter to the public  
15 for a public hearing; is there a second?

16 MR. DE MARCO: Second.

17 THE CHAIRMAN: Mr. DeMarco. All in  
18 favor.

19 (All aye.)

20 THE CHAIRMAN: Okay. Would anyone  
21 like to be heard on this application?

22 (No comments.)

23 THE CHAIRMAN: Seeing no one, I make a  
24 motion to close the public hearing; is there a  
25 second?

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2 MR. DE MARCO: Second.

3 THE CHAIRMAN: Mr. DeMarco. All in  
4 favor.

5 (All aye.)

6 THE CHAIRMAN: Mr. Cahalin, anything  
7 further?

8 MR. CAHALIN: No.

9 THE CHAIRMAN: Mr. DeMarco?

10 MR. DE MARCO: No, thank you.

11 THE CHAIRMAN: And I have nothing  
12 further. I move to adjourn this matter for  
13 resolution at the next meeting; is there a  
14 second?

15 MR. DE MARCO: Second.

16 THE CHAIRMAN: All in favor.

17 (All aye.)

18 THE CHAIRMAN: Mr. Iannacito, thank  
19 you for your presentation. Last item, 9,  
20 17-40, 204 Old Wilmot Road.

21 While you're setting up, it's an area  
22 variance to legalize an as-built driveway, and  
23 you can explain it from that point further.

24 MR. IANNACITO: Good evening, again.  
25 John Iannacito. I'm an architect, and I'm

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2 represent Mr. Vincent Porpora, the owner of the  
3 subject property.

4 We are requesting area variances to  
5 legalize an existing driveway and curb cut at  
6 204 Old Wilmot Road. The existing driveway and  
7 curb cuts were constructed without permits over  
8 40 years ago and do not conform to the zoning  
9 requirements and we are requesting two area  
10 variances.

11 The first is for the driveway pavement  
12 width where the required or the allowable  
13 driveway width is 20 feet and the existing is  
14 28 feet, an increase of 8 feet or 40 percent;  
15 and the second is for the curb cut length where  
16 the allowable is 22 feet and the existing is 34  
17 feet, an increase of 12 feet or 54.5 percent.

18 The driveway has existed for over  
19 40 years, and it is similar to many driveways  
20 in that area. You can see from the photos that  
21 I submitted, most of the adjoining properties  
22 do have curb cuts that are much larger than  
23 22 feet. I think they were built years ago and  
24 it just wasn't enforced.

25 Also, we will be adding a new driveway

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 2 drain and dry wells as part of the legalization  
 3 to capture the runoff from the existing  
 4 impervious surfaces. We are within the  
 5 allowable impervious surpasses even with the  
 6 large driveway. Thank you.  
 7 THE CHAIRMAN: Thank you, Mr.  
 8 Iannacito.  
 9 Questions; Mr. DeMarco?  
 10 MR. DE MARCO: No questions.  
 11 THE CHAIRMAN: Mr. Cahalin?  
 12 MR. CAHALIN: None.  
 13 THE CHAIRMAN: I have nothing now. I  
 14 have a motion to open the matter to the public;  
 15 is there a second?  
 16 MR. CAHALIN: Second.  
 17 THE CHAIRMAN: Mr. Cahalin. All in  
 18 favor.  
 19 (All aye.)  
 20 THE CHAIRMAN: Would anyone like to be  
 21 heard on this application?  
 22 (No comments.)  
 23 THE CHAIRMAN: Seeing no one, I make a  
 24 motion to close the public hearing.  
 25 MR. CAHALIN: Second.

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 2 THE CHAIRMAN: Mr. Cahalin. All in  
 3 favor.  
 4 (All aye.)  
 5 THE CHAIRMAN: Okay. Mr. Iannacito,  
 6 I'm sure you have nothing else to add. Back to  
 7 the board. Mr. DeMarco, any questions or  
 8 comments?  
 9 MR. DE MARCO: No.  
 10 THE CHAIRMAN: Mr. Cahalin, questions  
 11 or comments?  
 12 MR. CAHALIN: No, thank you.  
 13 THE CHAIRMAN: I have nothing. It's  
 14 fairly straightforward. I move to adjourn this  
 15 matter for resolution at the next meeting;  
 16 second?  
 17 MR. DE MARCO: Second.  
 18 THE CHAIRMAN: Mr. DeMarco. All in  
 19 favor.  
 20 (All aye.)  
 21 THE CHAIRMAN: Okay. I now make a  
 22 motion to adjourn our meeting for September,  
 23 and we will see everyone in October; is there a  
 24 second to my motion?  
 25 MR. DE MARCO: Second.

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 2 THE CHAIRMAN: Mr. DeMarco. All in  
 3 favor.  
 4 (All aye.)  
 5 THE CHAIRMAN: Done. Good night,  
 6 everybody.  
 7  
 8 (MEETING ADJOURNED.)  
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 2  
 3 C E R T I F I C A T I O N  
 4  
 5 STATE OF NEW YORK )  
 6 ) Ss.  
 7 COUNTY OF WESTCHESTER)  
 8 I, DINA M. MORGAN, Court Reporter and  
 9 Notary Public within and for the County of  
 10 Westchester, State of New York, do hereby  
 11 certify:  
 12 That the above transcript was taken from  
 13 a videotape of the actual hearing. I was not  
 14 present for such hearing. The videotape was  
 15 taken and transcribed by me to the best of my  
 16 ability.  
 17 And, I further certify that I am not  
 18 related to any of the parties to this action by  
 19 blood or marriage, and that I am in no way  
 20 interested in the outcome of this matter.  
 21 IN WITNESS WHEREOF, I have hereunto set  
 22 my hand this 3rd day of October, 2017.  
 23  
 24  
 25

*Dina M. Morgan*  
 DINA M. MORGAN,  
 Court Reporter  
 DINA M. MORGAN, REPORTER

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CORRECTION SHEET

PAGE

CORRECTION

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