When I call your matter, you will let me know you’re here so that we can get started with your and we’ll move on to the next matter. If no one answers, then it’s obvious that you’re not here.

Next item, as noted as a term and condition to your application, matters that are on first time are not decided. That’s in conformity with the practice of most of the towns and villages in the county and also smart practice that the board gets to hear your application, any opinion on the matter, and get to ruminate and make a decision. So I mention that because we do not meet in December. So any new matter on tonight will not be decided until January the earliest.

While we’re on the calendar issue -- ah, I take back everything I said about the vote. We’ll get to that in a second. But anyway, the calendar will be printed shortly for next year’s ZBA meetings.

So amending my statement about the vote, we now have a four member board, and you will still have the right to decide whether you...

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1. Are you ready to proceed?
2. MR. IANNACITO: Yes.
3. THE CHAIRMAN: Number 6, 16-65 and 5 that's 80 Park Drive; ready to proceed? Okay.
4. We have adjourned number 7 -- not
5. we -- the applicant has adjourned number 7,
6. 16-50, that's 760 White Plains Road.
7. So before we go and dip into the
8. resolutions, I make a motion to approve the
9. minutes from the October 13th, 2016 meeting; is
10. there a second?
11. MR. CAHALIN: I'll second.
12. THE CHAIRMAN: Mr. Cahalin. All in
13. favor.
15. THE CHAIRMAN: Aye.
17. MR. MILLER: I abstain.
18. THE CHAIRMAN: Abstention by Mr.
19. Miller. Still approved but abstention by Mr.
20. Miller.
21. Okay, 16-54, 15 Roy Place. I make a
22. motion to have a resolution marked as part of
23. the record approving the application; is there
24. a second?
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1. A second to my motion?
2. MR. NURZIA: Second.
3. THE CHAIRMAN: Mr. Nurzia. Let's take
4. the vote. Mr. Nurzia.
5. MR. NURZIA: Yes.
6. THE CHAIRMAN: Mr. Miller.
7. MR. MILLER: Yes.
8. THE CHAIRMAN: Mr. Cahalin.
9. MR. CAHALIN: No.
10. THE CHAIRMAN: I vote yes. The
11. application has been approved three to one.
12. Number 2, 16-55, 38 Longview Drive, I
13. make a similar motion to have a resolution that
14. I have right here marked as part of the record
15. approving the application; is there a second to
16. my motion?
17. MR. MILLER: Second.
18. THE CHAIRMAN: Mr. Miller. Take the
19. vote. Mr. Nurzia.
20. MR. NURZIA: Yes.
21. THE CHAIRMAN: Mr. Miller.
22. MR. MILLER: Yes.
23. THE CHAIRMAN: Mr. Cahalin.
24. MR. CAHALIN: Yes.

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1. To highlight some points, that's fine. It will
2. neither benefit or be a detriment to your
3. application.
4. So starting with 16-62, 15 Summit
5. Street, come up, state your name and address
6. for the record. While you're getting ready,
7. I'll just mention this is an area variance to
8. construct a second story addition over an
9. existing garage.
10. MR. FAUSTINI: Good evening. My name
11. is Nicholas Faustini. I'm presenting the
12. application for John Cotugno, who couldn't make
13. it here tonight.
14. This is a single family home addition
15. for the Hagers. There is an existing garage
16. attached to the back of the property -- the
17. back of the house, I'm sorry, and we're
18. proposing to convert that garage to a kitchen,
19. family room area, and then build a second floor
20. bedroom addition above it.
21. It is currently non-conforming at the
22. rear yard and side yard setback. The rear yard
23. is 22 feet and the side yard is 5.6 feet.
24. We're not looking to increase -- we're not

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looking to reduce those setbacks, we're looking
to maintain them as they are. Again, it's just
a first floor conversion and second floor
addition.

THE CHAIRMAN: Thank you. At this
time, we usually reserve time for the board to
ask any questions, and then the board will come
back later with questions and comments. So
we'll start with any questions; Mr. Nurzia?

MR. NURZIA: No questions.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: None at this time.

THE CHAIRMAN: Mr. Cahalin?

MR. CAHALIN: No.

THE CHAIRMAN: I'll reserve my
questions as well.

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

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in
favor.

(All aye.)

THE CHAIRMAN: Okay. Would anyone

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like to be heard on this application?

(No comments.)

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

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in
favor.

(All aye.)

THE CHAIRMAN: Okay. So as I'm
obligated to ask, questions or comments, Mr.

Cahalin?

MR. CAHALIN: None.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: None.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: None.

THE CHAIRMAN: I'm just going to say
it's a very straightforward application and
it's an already legal non-conforming so you're
not increasing the setback at all. So, again,
I think it's a basic straightforward
application.

I make a motion to adjourn this

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The parking requirement is non-conforming and the deficiency will be increased by 1 parking space. When we look at the existing restaurant space and calculate that square footage, 1 space per 150 square feet, the requirement is 7 parking spaces. On the dental office when we calculate that with 1 parking space for every 200 square feet, the requirement is 6 spaces. So both spaces combined today require 13 parking spaces and zero are provided. When looking at the combined space of the restaurant at 1 parking space for 150 square feet, the requirement is 14 spaces and zero are provided, increasing 1 parking space. So we're here tonight asking for a variance on an increase of one parking space but a total of 14. Thank you.

THE CHAIRMAN: Thank you for the summary. Very concise and to the point. So it's the board's time to ask questions. Mr. Nurzia?

MR. NURZIA: No questions or comments.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: None.

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THE CHAIRMAN: Mr. Cahalin?

MR. CAHALIN: No.

THE CHAIRMAN: I'm going to reserve mine as well. I do have a motion to open this matter open this matter to the public for an open hearing; is there a second?

MR. NURZIA: Second.

THE CHAIRMAN: Mr. Nurzia. All in favor or.

(All aye.)

THE CHAIRMAN: Would anyone like to be heard?

(No comments.)

THE CHAIRMAN: Seeing no one coming forward, I'll make a motion to close this application to a public hearing; is there a second?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

(All aye.)

THE CHAIRMAN: Okay, one more time for the board. Mr. Cahalin this time?

MR. CAHALIN: No.

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While you're setting up, this is an application for area variances to construct a one story vestibule at the front entrance to an existing residence.

MR. IANNACITO: Good evening again.

My name is John Iannacito. I'm an architect, and I'm representing Mr. and Mrs. Krestik this evening. Mr. Krestik is with me this evening also. We are proposing a one story addition at the front of the existing residence located at 80 Park Drive.

I've highlighted the addition here on the site plan in yellow. On the floor plan, it will consist of a new entry vestibule with a closet and in here is the front elevation of the one story addition.

We are requesting two area variances on this project this evening. The first is for a front yard setback to the principal building where the proposed is 25 and the required is 30, a deficiency of 5 feet or 16.6 percent; and the second is to the roof overhang where the proposed is 23 feet and the required is 26, a deficiency of 3 feet or 11.5 percent.

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Thank you for your time, and I'm happy to answer any questions.

THE CHAIRMAN: Thank you, Mr. Iannacito. Questions, Mr. Nurzia?

MR. NURZIA: No, sir, none.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: None.

THE CHAIRMAN: Mr. Cahalin?

MR. CAHALIN: I'm the same way.

THE CHAIRMAN: And I have nothing. I have a motion to open the matter to an open public hearing; is there a second?

MR. CAHALIN: So moved.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Seeing no one proceeding forward, I'm going to make a motion to close the matter to this public hearing; is there a second to that?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

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(All aye.)

THE CHAIRMAN: Okay. I have to ask and I think I know the answer: Mr. Cahalin, any questions or comments?

MR. CAHALIN: Nothing has changed.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: I have none.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: No.

THE CHAIRMAN: Since I commented on the other two, I feel a little obligated to tell you it's a very straightforward application, minimal variance request. So I'm going to 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.)

THE CHAIRMAN: Mr. Iannacito, thank you for your concise presentation.

MR. IANNAACITO: Thank you, and I want to wish the board a happy holiday season.

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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 7th day of December, 2016.

DINA M. MORGAN
Court Reporter

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