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STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF EASTCHESTER
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TRANSCRIPT OF
EASTCHESTER ZONING BOARD OF APPEALS
JUNE 14, 2016

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
JOSEPH MILLER, MEMBER
MICHAEL CAHALIN, MEMBER
PETER NURZIA, MEMBER

P R E S E N T:

MARGARET UHLE, DIRECTOR OF PLANNING
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan
25 Colonial Road
Bronxville, New York 10708
914-469-6353

DINA M. MORGAN, REPORTER

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EASTCHESTER ZBA - 6/14/16

THE CHAIRMAN: Okay, thank you.

Number 3, 16-28, 4 Santa Monica Drive.

MR. IANNACITO: Just a quick question:

Will all four members be voting on this one?

MS. UHLE: I think Mr. Nurzia recused
himself from this one at the previous meeting.

THE CHAIRMAN: Good point. So it
would be a three vote, which would --

MS. UHLE: It would have to be a
unanimous vote.

THE CHAIRMAN: It would require
unanimous.

MR. IANNACITO: We'll move it over.

THE CHAIRMAN: Okay. That one will be
adjourned, Mrs. Uhle. Thank you.

MS. UHLE: Adjourned to September.

THE CHAIRMAN: Thank you, Mr.
Iannacito, and thank you for making that point.

Number 4, 16-29, 26 Vernon Drive.
Ready to proceed?

APPLICANT: Yes.

THE CHAIRMAN: Okay. There are three
items that are on the agenda and all three have
been adjourned on consent.

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EASTCHESTER ZBA - 6/14/16

THE CHAIRMAN: Good evening. Welcome
to the public to the town of Eastchester Zoning
Board of Appeals meeting for June 14th, 2016.
We are calling to order and we start our
meetings with the Pledge of Allegiance. So
please stand.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRMAN: Okay. I'm going to
call the roll, and I'm going to ask you if you
are ready to proceed. The first four items are
on for resolution only, but this evening we
have a four member board, our fifth member is
not going to be here, so you do have the option
to defer and adjourn until the September
meeting for a decision because you would need a
3/1 or 4/nothing vote for an approval; a 2/2
would be equivalent of a denial.

So let's start with number 1, 16-24,
179 Park Avenue; are you ready to proceed to
resolution? Okay.

Number 2, 16-25, 6 D'Ambrosio Way.

APPLICANT: No objection to
proceeding.

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EASTCHESTER ZBA - 6/14/16

Number 1, 16-30, 760 White Plains
Road; number 2, 16-37, that's 100 Stewart; and
number 3, 16-38, 51 Joyce Road.

So before we go to our resolution only
matters, I make a motion to approve the minutes
from the May 10th, 2016, meeting; is there a
second?

MR. CAHALIN: Second.

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

(All aye.)

THE CHAIRMAN: Number 1, 16-24, 179
Park Avenue, I make a motion with a resolution
which will be part of the public record
approving this application; is there a second
to my motion?

MR. MILLER: Second.

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

MR. CAHALIN: Yes.

THE CHAIRMAN: Mr. Miller.

MR. MILLER: Yes.

THE CHAIRMAN: Mr. Nurzia.

MR. NURZIA: Yes.

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1 EASTCHESTER ZBA - 6/14/16
 2 THE CHAIRMAN: And I vote yes. The
 3 application has been approved four/nothing.
 4 Number 2, 16-25, I make a similar
 5 motion making as part of the public record a
 6 resolution approving this application; is there
 7 a second to my motion?
 8 MR. CAHALIN: I'll second.
 9 THE CHAIRMAN: By Mr. Cahalin. Mr.
 10 Cahalin, vote.
 11 MR. CAHALIN: I'll vote yes.
 12 THE CHAIRMAN: Mr. Miller.
 13 MR. MILLER: Yes.
 14 THE CHAIRMAN: Mr. Nurzia.
 15 MR. NURZIA: Yes.
 16 THE CHAIRMAN: And I vote yes. That's
 17 been approved four/nothing.
 18 Number 3 has been adjourn.
 19 Number 4, 16-29, 26 Vernon Drive. I
 20 make a motion having a resolution approving
 21 this application as part of the public record;
 22 is there a second to my motion?
 23 MR. MILLER: Second.
 24 THE CHAIRMAN: By Mr. Miller. Mr.
 25 Cahalin.

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1 EASTCHESTER ZBA - 6/14/16
 2 MR. CAHALIN: Yes.
 3 THE CHAIRMAN: Mr. Miller.
 4 MR. MILLER: Yes.
 5 THE CHAIRMAN: Mr. Nurzia.
 6 MR. NURZIA: Yes.
 7 THE CHAIRMAN: And I vote yes. That's
 8 been approved four/nothing.
 9 Having nothing else before us, I make
 10 a motion to adjourn our meeting and for
 11 everyone to have a great summer. Is there a
 12 second to that motion?
 13 MR. MILLER: Second.
 14 THE CHAIRMAN: By Mr. Miller. All in
 15 favor.
 16 (All aye.)
 17 THE CHAIRMAN: Okay. We'll see
 18 everyone in September.
 19
 20 (MEETING ADJOURNED.)
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1 EASTCHESTER ZBA - 6/14/16
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 3 C E R T I F I C A T I O N
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 5 STATE OF NEW YORK)
) Ss.
 6 COUNTY OF WESTCHESTER)
 7
 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 30th day of June, 2016.

DINA M. MORGAN
 Court Reporter
DINA M. MORGAN, REPORTER

1 EASTCHESTER ZBA - 6/14/16
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