EASTCHESTER ZBA - 11/8/2021

THE CHAIRMAN: Good evening and welcome to the Town of Eastchester Zoning Board of Appeals meeting for November, tonight being November 9th, 2021. We start our meetings with the Pledge of Allegiance. Please rise.

(Pledge of Allegiance.)

THE CHAIRMAN: Okay. Going over briefly the ground rules for this evening, as I do at the start of every meeting, tonight's meeting is conducted under Robert's Rules of Parliamentary Order. I'm going to call the roll in a moment. We have five matters on for Resolution and two items of new business. For those new business items, just a reminder that the matter and your documentation and your application are all part of a public record and they're marked submitted. You don't need to read your application. The board has reviewed it, and, in many instances, has been on site. You can read it if you want. It will not help or hurt your application. Then ordinarily the board has an opportunity to ask questions or make comments, and then as general rule the public has a right to be heard, and then it will be going back to the board for questions and comments. That's generally the procedure.

I have a couple of motions to make first, and then we'll get to the roll call.

First, I make a motion to approve the minutes of the October 12th, 2021 ZBA meeting; is there a second to my motion?

M.R. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(AYE)

THE CHAIRMAN: I also have a motion, due to our calendar, to consolidate and adjourn the December meeting to January; is there a second to my motion?

M.R. CAHALIN: I'll second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

(AYE)

THE CHAIRMAN: To the roll call. New business items. Application 21-32, this is 95A Tuckahoe Road. Is the applicant here?

APPLICANT: Yes.

THE CHAIRMAN: Okay. You're read to proceed.

DINA M. MORGAN, REPORTER
EASTCHESTER ZBA - 11/9/2021

Also, I might as well mention that for
new applicants as a term and condition, which
is printed, actually, on your application,
applications are not decided first time on.
They're heard and they're generally deliberated
upon. So for the viewing public who may be
contemplating something for next year, our 2022
calendar is out. You should take a look at it
because if you're thinking about something for
next year, you want to time it out in that
12 fashion.

To the resolution calendar. Item
number 1, I make a motion to approve
Application 21-33, 25 Greenvale Place; is there
a second?

MR. CAHALIN: Second.
THE CHAIRMAN: Mr. Cahalin. To the
vote. Mr. Cahalin.

THE CHAIRMAN: Mr. Miller.
MR. MILLER: Yes.
THE CHAIRMAN: Mr. Nurzia.
MR. NURZIA: Yes. Also, I was not
here at the last meeting, but I'm familiar with
DINA M. MORGAN, REPORTER

EASTCHESTER ZBA - 11/9/2021

the application. I read the minutes of the
meeting, the transcript. I just wanted to get
that out there. I vote yes.

THE CHAIRMAN: Thank you, Mr. Nurzia.

Mr. DeMarco.

MR. DE MARCO: Yes.
THE CHAIRMAN: I vote yes. The
application has been approved five to zero.
Item number 2, I make a motion to
approve Application 21-34, that's 388
California Road; is there a second to my
motion?

MR. MILLER: Second.

Mr. TUDISCO: Mr. Chairman, I think
it's 883.

THE CHAIRMAN: I'm sorry, 883. Is
there a second to my motion?

MR. MILLER: Second again.

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

THE CHAIRMAN: Mr. Nurzia.

DINA M. MORGAN, REPORTER
EASTCHESTER ZBA - 11/9/2021

MR. CAHALIN: Nay.


MR. TUDISCO: Please shut your phone off.

THE CHAIRMAN: Thank you, counselor.

Having adopted a Negative Declaration, I guess that would be four to one, you were negative?

MR. CAHALIN: Yes.

THE CHAIRMAN: Okay. I make a motion to deny Application 21-37, 106 Fisher Avenue; is there a second to my motion.

MR. DE MARCO: Second.

THE CHAIRMAN: Mr. DeMarco. I vote yes is denial of the application. No is an approval of the application. Mr. Cahalin.

MR. CAHALIN: I vote yes.

THE CHAIRMAN: Mr. Miller.

MR. MILLER: I vote yes to deny the application.

THE CHAIRMAN: Okay. Mr. Nurzia.

MR. NURZIA: Yes.

THE CHAIRMAN: Mr. DeMarco.

MR. DE MARCO: No.

THE CHAIRMAN: I vote yes. The

DINA M. MORGAN, REPORTER

---

EASTCHESTER ZBA - 11/9/2021

application was denied four to one.

Now on to new business items. Number 6 on the calendar, the first new business item is 21-32, 95A Tuckahoe Road. If you state your name and address for the record, and you could summarize your application.

MR. CAMPANA: Good evening, Chair, members of the board, Louis Campana, office is at 8 Pasadena Road. I'm here on behalf of my client homeowner, Alek Lakaj.

We're proposing major redevelopment of the existing dwelling at 95A Tuckahoe Avenue.

Essentially what we're doing is taking down the structure to the top of the existing foundation. As a result, we will be reconstructing more than 50 percent of the dwelling. Based on the zoning regulation, that can only be done as of right if the lot is dimensionally conforming.

So we have a -- I'm just going to take this over there. We have a previously existing flag lot, which is situated in the R-6 zone.

In the R-6 zone, there's a minimum street

DINA M. MORGAN, REPORTER
EASTCHESTER ZBA - 11/9/2021

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

(No comments.)

THE CHAIRMAN: Seeing nobody, 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.

(AYE)

THE CHAIRMAN: Okay. If you don't mind, just wait one moment, the board may have questions or comments, we'll see.

Mr. Cahalin, do you have anything?

MR. CAHALIN: None.

THE CHAIRMAN: Mr. Miller?

MR. MILLER: No.

THE CHAIRMAN: Mr. Nurzia?

MR. NURZIA: None.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: No.

THE CHAIRMAN: I don't have anything.

You were very economical in exiting the podium.

DINA M. MORGAN, REPORTER

---

EASTCHESTER ZBA - 11/9/2021

Similar to the last application, your presentation was concise and answered the five part test to my satisfaction.

I'm going to make a motion to adjourn this matter for Resolution at the next meeting, which is January 11th; is there a second?

MR. MILLER: Second.

THE CHAIRMAN: Mr. Miller. All in favor.

(AYE)

THE CHAIRMAN: Thank you for your presentation.

I have one more motion left. I make a motion to adjourn to the next meeting, which is January 11th, 2022; is there a second to my motion?

MR. DE MARCO: Second.

THE CHAIRMAN: Okay. All in favor.

(AYE)

THE CHAIRMAN: Happy holidays -- holiday season, Thanksgiving and etcetera to January 1.

(Meeting adjourned.)

DINA M. MORGAN, REPORTER