EASTCHESTER ZBA - 9/14/21

THE CHAIRMAN: Good evening and welcome to the Zoning Board of Appeals meeting for the town of Eastchester September meeting, September 14th, 2021. We're back to in-person meetings. We'll start the meeting, we'll call it to order, and we will stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRMAN: Just very briefly, as I do before every meeting, go over the ground rules.

Firstly, our calendar for 2022 is not out yet, but it will be out very soon. I mention that because after tonight, there are only two full board meetings left for the year; there's an October and November meeting. The December meeting is for Resolution only, if necessary. So if anyone is contemplating an application, as you are probably aware, for those matters that are first time on, that at part of the terms and conditions in your application, any first time matter is not decided upon, it's reviewed and it's deliberated upon. So if anyone is...

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1. application has been approved four to zero.

2. MS. UHLE: Just to clarify.

3. THE CHAIRMAN: Please.

4. MS. UHLE: Application 21-24, 97

5. Tuckahoe Avenue.

6. THE CHAIRMAN: I'm sorry. Let me clarify that. That is 97 Tuckahoe Avenue.

7. What did I say?

8. MS. UHLE: 87.


10. It's like spring training, this is rust from all those Zoom meetings. So I'll work my way back into the starting rotation. That application has been approved.

11. Now, items on for new business, item number 2, that's 21-26, 18 Oakridge Place.

12. Come forward and state your name and address for the record and proceed. Please proceed.

13. MR. BRANDES: Good evening, Mr. Chairman and members of the board. I'm Leonard Brandes with Brandes Architects, representing 18 Oakridge Place. I'm here with the owner, Prakhar Vaish. Can I take this up to the mic?

14. THE CHAIRMAN: Sure. You're not DINAM M. MORGAN, REPORTER

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1. allowed to sing unless we get a set list in advance, okay, but you can roam and speak.

2. MR. BRANDES: The current house has a porch and an entryway over here on the side of the house. The house itself is a non-conforming, pre-existing house. The whole block has been changed over the years as the Zoning Code has been changed. The size of the lot is much smaller than what's required today in terms of the width. It's only 49 and a half feet. The setbacks on the house existing are only 16.3 in the front of the house. What we're planning to do is to expand the porch and to expand this garage. It's a very small. We have a one car garage there. We want more storage. And to expand the porch, go across here with a covered area matching the existing house itself. We also, because you could see there's a retaining wall here, it's very hard to get to this area, so wanted to have off that front porch a small side stair. Just a few steps that would go over there.

2. I have photographs of the existing house and of the neighborhood. This is the DINAM M. MORGAN, REPORTER
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trying to do anything, once again, that's not unusual for the neighborhood. This is still the same setback of the first floor. We're only increasing the garage and the porch area itself, the open porch itself. Just a little diagram of what we're talking about. The main house is staying. We're expanding the garage and just extending the porch.

I'm open for questions.

THE CHAIRMAN: Okay. Thank you for your presentation. At this time, the board generally reserves an opportunity to ask questions.

Mr. Cahalin, any questions?

MR. CAHALIN: Just a comment.

THE CHAIRMAN: Please.

MR. CAHALIN: The application is sloppy. All the pictures are mislabeled. I visit the sites, and all your pictures say the same address, 14 Oakridge Place, when you have pictures that go up and down the street. So how my colleagues were looking at it electronically knew what they were looking at.

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they couldn't have. In the future, make sure that you label your presentation correctly.

MR. BRANDES: I did label it as neighbors, not as the house itself. I had labeled the house itself, the existing house, and then the neighbor's house to the right, neighbor's to the left.

MR. CAHALIN: I didn't get that. Not in my package. So I thought it was sloppy. Also, none of the variances are overwhelming, but when you add them all up, it's pretty substantial. So those are my comments.

THE CHAIRMAN: Okay. Thank you, Mr. Cahalin. Mr. Nurzia?

MR. NURZIA: No questions or comments.

THE CHAIRMAN: Mr. DeMarco?

MR. DE MARCO: Nothing, thanks. THE CHAIRMAN: I have nothing at this time. I make a motion to open the matter to the public for a public hearing; is there a second?

MR. CAHALIN: Second.

THE CHAIRMAN: Mr. Cahalin. All in favor.

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proposing additions and alterations to 15
Webster Road.
The property is located in the R-5 zoning district. The house was built I guess
in the Twenties. Obviously, the outside and inside of the house is in dire need of updates
and renovations. So the applicant wishes to create not only a house that's suitable for the
needs of the family today, but also for the future as well. In doing so, the applicant
wishes to also try to keep the structure of the house in contact with the rest of the addition,
you know, remaining itself, other than the back of the house is going to get modified for the
addition. In doing so, the ideal solution to create this layout was the attached garage.
The attached garage will go on the right side of the property. We're extending -- the inside
of the garage would be 12 feet. This is pretty much an ideal dimension in order to have a
usable garage to park your car and also be able to get out. Nothing that's, you know, an
extremely oversized garage or anything like that. The side yard setback that would result

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would be a 7 foot setback, and what's required in the R-5 zoning district is 9 feet. The opposing side is just over 8 feet.
In doing so, we are also setting the addition back, so we're not requiring any front -- the existing house is non-conforming with respect to the front yard setback, but the addition of the garage would be set back to that 30 foot required setback. So the only thing that we're asking again here today is the 2 foot deficiency in that side yard setback.
The existing site, as it is now, there's a driveway that runs to the two car garage in the rear. We're going to remove a good portion of that driveway. The rest of it will access the proposed addition, and the two car garage will be removed. Any of the additional impervious surfaces, obviously we
are going to do new storm water management to capture the runoff of that on site.
I'm just going to flip. What you see there, there's an existing picture of the existing residence, and then the proposed front elevation what it would look like with that

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that you adequately addressed the five part test. I think that it certainly conforms to the character of the neighbor. The only other thing I have is a motion to adjourn this for a Resolution at the October 12, 2021 meeting; is there a second?

MR. CAHALIN: Second.
THE CHAIRMAN: All in favor.
(AYE)
MR. MAIORANO: Thank you very much.
THE CHAIRMAN: Last item on our calendar is actually an application for a re-hearing. I'll explain this.
The applicant is seeking area variances to legalize a shed. These variances were reviewed as part of a previous application that appeared before the board, it was on May 11, 2021. The board denied that application in a meeting on June 8th, 2021.

In accordance with Town Law Section 267 Subsection A12, is any member of the board prepared to make a motion to re-hear the application to legalize the shed? Any member? Seeing no one, absent a motion the

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applicant cannot be heard, and that is the end of that matter.
Okay, we have nothing else on our calendar as the old business was adjourned. I make a motion to adjourn our meeting, and the next meeting being October 12, 2021; is there a second to that motion?

MR. CAHALIN: Second.
THE CHAIRMAN: Mr. Cahalin. All in favor.
(AYE)
THE CHAIRMAN: Have a good evening.
(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 video of the actual hearing. I was not present for such hearing. The video 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 27th day of September, 2021.

DINA M. MORGAN,
Court Reporter

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