EASTCHESTER PLANNING BOARD - 1/24/19

THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of January 24th, 2019. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: I would just like to apologize for the delay. We just all got off work late. We will get going right now.

The first application is 18-03, Applestone Meat Company.

MR. PETTINELLA: Good evening. My name is John Pettinella. I'm the attorney for the Applestone Meat Company. I want to introduce a few members of the team for this project that are here this evening to both provide some further insight and answer any questions that the board has. We have Joshua Applestone, who is the founder and creator of the company. I have Jeff Lefeld. Jeff is our lighting designer, and he'll speak to what I saw as perhaps one of the board's questions or concerns, which was the lighting for the overnight hours that we're proposing.

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2  stores and future stores that are in the works,
3  and I would like to let him come up and discuss
4  it with you. He actually brought props with
5  him tonight.
6  
7  MR. LEFELD: Good evening. Thank you
8  for the introduction. I think I should maybe
9  begin by giving you all a clarification. I
10  have not at this point in any way, shape, or
11  form been retained to review the existing
12  street lights or exterior lighting in the area
13  of the property. I certainly can review it. I
14  have extensive experience in designing street
15  lighting for other projects, but I don’t know
16  at this point what the color temperature of the
17  town street lights are, what the foot candle
18  levels are on the ground, what the code is,
19  whether they’re dark sky compliant -- I, of
20  course, assume they are -- what their bug
21  ratings are. I don’t have any of that
22  information. My main objection and task for
23  the Applestone Meat Company is to design, at
24  the appropriate time, the interior lighting for
25  the best possible retail experience for
26  visitors and customers of the Applestone Meat
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1  Company, and also create lighting that is
2  extraordinarily energy efficient and beautiful.
3  
4  I did bring just a small sample, not
5  to sell you but to show you that we are very
6  adept at understanding what human beings like
7  to experience when they are in an environment
8  with lighting. The easiest way for me to do
9  that would be to simply take a simple product,
10  which we call a luminare, and to show you that
11  the lighting, which I’m controlling on my
12  phone, can be very pleasing, and can be
13  controlled so that it could be dimmed and set
14  at a level exactly to where it needs to be so
15  that the environment is completely friendly to
16  visitors, energy efficient, and doesn’t create
17  what, unfortunately, I deal with a lot in my
18  field of expertise is what we call disability
19  glare. Everywhere we go where we see LED’s
20  employed, they’re too bright, they’re the wrong
21  color. I’m brought in by Applestone to make
22  sure that doesn’t occur, and that will be my
23  task for the interior and some very, very
24  specific sign lighting for the property here in
25  Scarsdale.
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1  If there’s anything else that you
2  would like me at some point to address for
3  Applestone for the town, I would be happy to do
4  it.
5  
6  MR. NEMECEK: I would point out that
7  the store location is, in fact, in Eastchester,
8  otherwise you wouldn’t be before us.
9  
10  MR. LEFELD: Eastchester. Excuse me.
11  
12  MS. UHLE: It is a Scarsdale mailing
13  address.
14  
15  MR. NEMECEK: It’s a Scarsdale P.O.,
16  post office address, but most decidedly in
17  Eastchester.
18  
19  MR. LEFELD: And proudly so.
20  
21  THE CHAIRMAN: So the lighting is
22  going to be used at what areas; inside the
23  store? Could you sort of run us through where
24  that particular lighting is going to be
25  applied.
26  
27  MR. PETTINELLA: In reviewing the
28  prior transcripts from the other two meetings,
29  Mr. Bonanno, I noticed that one of the concerns
30  potentially was -- the store is going to be
31  operating for 24 hours, it’s available to
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2 we usually don't get into the issue at all of
3 telling store owners or businesses how to light
4 the interior of their property. The signage is
5 another issue. And certainly if the lighting
6 were such that it would be causing -- whatever
7 the terminology that was used -- effectively
8 would be disabling to people on the exterior,
9 of course that would be a concern. I think the
10 context in which the lighting came up was --
11 MR. PETTINELLA: Was more along the
12 lines of security.
13 MR. NEMECEK: -- Related to the
14 security issue, which appears to be addressed.
15 I like the prop. I like the way we can adjust
16 the lights. I’m absolutely certain that it’s
17 in the owner's interest, the business' interest
18 to do this right, and I'm sure you will. The
19 fact that you've gone to the extra expense of
20 retaining an expert to get it just right is
21 certainly encouraging to see the level of
22 detail that has gone into this operation, but I
23 think the lighting issue -- please correct me
24 if I'm wrong --
25 MR. PETTINELLA: I had read, I
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2 believe, a comment during the public hearing
3 from one of our residents that was concerned
4 potentially about how the light would project
5 out into the street and into the neighborhood.
6 I wanted to have Mr. Lefeld here just to
7 clarify that it's not going to be the lights on
8 Haindl Field that you could see from across the
9 street.
10 MR. NEMECEK: For all I know, we could
11 get four or five comments from the general
12 public today on the lighting issue. I'm
13 telling you from my perspective, and I was
14 here -- I wasn't here for the second meeting,
15 but I was here for the first, and I recall that
16 issue coming up at that point and I remember
17 that context in which it came up.
18 MR. PETTINELLA: Okay.
19 THE CHAIRMAN: I wasn't at the
20 meeting, but it appears after your comments,
21 that it was more about the concern that there
22 was adequate lighting such that it wouldn't
23 attract mischief in the area.
24 MR. NEMECEK: Adequate without going
25 over the top.
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MR. PETTINELLA: We're proposing 12 a.m. to 6 a.m.

THE CHAIRMAN: That's going to be a guard on premises within the confines of the store monitoring cameras and also --

MR. PETTINELLA: In addition to the cameras. The cameras are centralized to them. They monitor the existing locations that are currently operating in upstate New York, and this would be simply be in addition. It is monitored 24 hours a day.

THE CHAIRMAN: I see. So the cameras feed back to upstate New York and the gentleman on the site is on site?

MR. PETTINELLA: Josh, do they go to you or do they go to a security company?

MR. APPLESTONE: Both.

MR. PETTINELLA: They go to both.

MS. UHLE: So I think we all know this, but really at the last meeting I think there was just really one point that the board asked to be addressed. I think the applicant did a good job of explaining the 24 hour business model, I think everything was

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addressed, except for board members at that point still felt somewhat uncomfortable with it being not the 24 hour aspect as much as the 24 hour aspect without any additional security measures. So at that point I do believe that the applicant had at that time already talked about the camera monitoring and recording and also the design of the building. I think subsequent to that to address the concerns of the board in their letter of November 2nd, they came back with a proposal for the overnight security, and I believe it was also the first time we saw the issue with having a motion detector so it would be somewhat dim when somebody wasn't in there. So I really think this November 2nd letter is what responds to your concerns. I'm not sure if you have any additional questions about those.

MR. WEST: Did you guys explore the card reader access like the banks?

MR. PETTINELLA: Josh, you could come up.

MR. WEST: The card reader access.

MR. APPLESTONE: We don't think that's

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2. them again. They're there just to ease
3. customers. We do special orders, of course,
4. like any other normal butcher shop, pick up
5. over the counter certain hours. Now that we
6. have an ambassador 24/7, who know, maybe we'll
7. be doing pick up all the time. All the years
8. we've been doing this, the machine sales have
9. increased and the counter sales have decreased.
10. We really do a lot of incentives for people to
11. talk to us over the counter. We really want
12. interaction, we want community interaction. It
13. just happens to be that they don't need to.
14. MR. NEMECK: By the way, I did a
15. little independent research looking into
16. articles about the concept and your company. I
17. did note that one of aspirations is to open up
18. operations in the city. Just out of curiosity,
19. how is that going along?
20. MR. APPLESTONE: How's --
21. MR. NEMECK: The city being New York
22. City.
23. MR. APPLESTONE: How's it going?
24. MR. NEMECK: Yes.
25. MR. APPLESTONE: It's going great. As

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1. open public hearing, so we're going to see if
2. there are any comments from the public.
3. Comments from the public regarding
4. this application?
5. MR. NEMECK: Application 18-03.
6. MS. UHLE: She's the applicant. We're
7. looking for the public.
8. MR. NEMECK: Are you a resident of
9. the Town of Eastchester?
10. MS. UHLE: If there are no other
11. comments, then sure, yes.
12. THE CHAIRMAN: There is no one else,
13. so come on up if you want to comment. Just
14. state your name and --
15. MR. NEMECK: State your name and
16. don't say Scarsdale.
17. THE CHAIRMAN: Right. And your
18. relation to this.
19. MS. GARFEIN: I'm sorry, I'm deaf in
20. one ear so it's hard for me to hear.
21. THE CHAIRMAN: He said don't say
22. Scarsdale.
23. MR. GARFEIN: Good evening. My name
24. is Hilary Garfein and I grew up in Lake Isle

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1. a company, we stumbled on to something. We're
2. designing our own machines, our own app. It
3. cost millions of dollars and years to do.
4. We're three quarters of the way through with
5. that. I would like to be opening in Manhattan
6. with new machines that we would wind up putting
7. in in Scarsdale, we're just trying to get it
8. going.
9. MR. NEMECK: Or Eastchester.
10. MR. APPLESTONE: Eastchester. I'm
11. sorry.
12. MR. NEMECK: That's two strikes,
13. guys.
14. MR. APPLESTONE: Automation has taken
15. over a lot of stuff and it's take over jobs.
16. For us as a company, we're able to pay our
17. people more, we're able to give health
18. insurance, little things that I would never be
19. able to do being in the industry for so long.
20. I'm very proud of what we do. I know it's
21. different, but we're trying to make the softest
22. impact possible to just get it going to see if
23. it works.
24. THE CHAIRMAN: Standby. This is an
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5 of 17 sheets

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03/11/2019 01:41:25 PM
These hard working people are our late evening and early morning customers, and they fall into the following categories and professions:

Our public safety and first responder customers are made up of police officers and firefighters, paramedics, ambulance drivers, hospital employees, emergency room doctors, surgeons, nurses, pharmacists, and all the support staff.

Our essential service customers are made up of gas and electric employees, telephone and water company employees, and their 24 hour response personnel.

Our general business customers are made up of call center and customer service employees, office cleaners, highway construction workers, and financial industry workers straddling world market.

Our entertainment industry customers include restaurant workers, chefs, servers, dish washers, bartenders, movie and theatre employees, performers, stage hands, and musicians, hospitality and hotel workers, television and radio engineers, personalities,

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Our transportation customers include train and subway conductors, bus drivers, cab drivers, airplane pilots, flight attendants, and air traffic controllers.

Finally, our security customers include prison guards, state troopers, the coast guard, the national guard, and the US Military. These people deserve to shop when it's convenient for them and they do.

I start my day at the Applestone Meat Company at 8 a.m., and one of my first responsibilities is to replenish the meat products sold overnight. On average, we sell between 35 and 50 pieces of meat each night and more on the weekends. The 24 hour business model works for everyone. It allows our customers to have access to some of the finest meats around. I hope to manage the Eastchester store and would be happy to serve you between 11 a.m. and 6 p.m. when our customer service window is open for business. But I also challenge you to set your alarm clock to 3 a.m. and come by the store at that time. You'll

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2 (Applause from the audience.)
3 THE CHAIRMAN: The next application is
4 16-14, Gas Mart.
5 MR. TUDISCO: Excuse me. Could you
6 please take it outside, we have another
7 application.
8 MR. VILLANI: Good evening. My name
9 is Jonathan Villani with Annnunziata Villani
10 Design Consultants representing 600 White
11 Plains Road Gas Mart. We've been to the
12 Planning Board on several occasions, and I
13 really think we got it this time.
14 We had several meetings with Joseph
15 and Margaret and pretty much ironed out all the
16 particulars with the site improvements. I know
17 Joseph Cermele issued a final comment sheet. I
18 think the only aspect of it that needs to be
19 discussed is the proposed lighting and the
20 scheduling of the lighting, number 4, and then
21 there are some conditions that Margaret has
22 issued prior to issuing of a permit. Correct
23 me if I'm wrong, Margaret, that seems to be the
24 only thing that seems to be something under
25 discussion?

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27 additional details that you had requested. So
28 in my meeting notes, I kind of summarized all
29 of the things that were done, and I think other
30 than a few outstanding issues, kind of loose
31 ends that need to be resolved, that the
32 applicant has been very responsive to all of
33 these things.
34 I had sent you potential conditions of
35 approval, and it looks like there's quite a few
36 of those, but most of those are things that
37 just remind the applicant and the town that the
38 applicant has to coordinate with the New York
39 State DOT or coordinate with the town highway
40 department. There's that slope at the back of
41 the property, if you look at that, actually
42 there's been a lot of debris and disturbance to
43 that slope and there's a lot of overgrowth, so
44 we had asked that the applicant prepare a
45 landscape plan that addresses how they're going
46 to clean it up, regrade it, stabilize it, plant
47 it. So those are kind of the typical types of
48 conditions that you would see normally.
49 Otherwise, I think in terms of the trash
50 enclosure, the fencing, the guardrail, all of
51
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27
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29 that kind of thing has been pretty thoroughly
30 addressed on your plan.
31 MR. NEMECEK: The snow removal area.
32 MS. UHLE: Snow removal. We tried to
33 be very thorough.
34 THE CHAIRMAN: Just in general, the
35 comments that are here have been addressed?
36 MS. UHLE: All the bullets here. That
37 was a summary of everything that the applicant
38 did in order to respond to your concerns from
39 previous meetings or our engineer's concerns or
40 my personal concerns.
41 THE CHAIRMAN: The most recent memo
42 from Mr. Cermele dated January 22nd are his
43 final comments, but I haven't had a chance to
44 review them. They're all sort of minor?
45 MS. UHLE: Yes, they're minor, and
46 they're also already reflected in the draft
47 conditions of approval that I've given to you.
48 Some of them have already occurred. For
49 example, he talked about meeting with town
50 staff to review landscape issues, that's
51 already done.
52 THE CHAIRMAN: That's already
53
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transpired. So as you said, the only thing
that remains is what's in here as conditions
before approval.

MS. UHLE: And those are all things
that have already been forwarded to the
applicant or the applicant's architect. I
think the only outstanding thing is earlier on
you had discussed hours of operation. What are
your current hours of operation?

APPLICANT: 6 p.m. to 12.

MS. UHLE: 6 to 12. I guess that's
what the current hours are. The Chester
Heights was limited to 6 to 11. That's up to
you.

THE CHAIRMAN: I prefer 6 to 11. Is
it really 12? Because I've been there and it's
really not open at 12. I would rather 11
because I've been there and it's desolate there
and there's nobody around.

MR. NEMECEK: He's on his way to buy
his meat in the middle of the night.

THE CHAIRMAN: I will.

MS. UHLE: I think with Chester
Heights, and it might be similar with this

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notes to us, and she underlined that based on
prior Planning Board comments and a number --
she underlined, number -- of meetings with town
staff and the town's engineering consultant.
So I understand we've put you through a lot to
get here, and I know you understand that we do
so to protect the interest of the residents of
our great Town of Eastchester.

One of the concerns that has been
voiced at a few of the meetings that we've had
on this application is concerns of nearby
residents, and it is in a residential area. So
I would certainly be very much in favor of
limiting the hours between 6 a.m. and 11 p.m.

MR. VILLANI: Okay.

THE CHAIRMAN: That was easy. Thank
you.

MR. VILLANI: We do understand it's a
unique site and unique circumstances.

THE CHAIRMAN: Thank you. Is this
still open?

MS. UHLE: Yes.

THE CHAIRMAN: Good. So let me see if
there's anyone here to comment on this. Any

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particular service station because it is in a
residential area, there is concern, especially
with the convenience store of traffic coming
and going and people hanging out at the
convenience store, et cetera, beyond 11:00.
Again, that's up to you, but it is kind of in a
residential area.

THE CHAIRMAN: I'll tell you the
truth, I get my gas there. It's the cheapest
around. I purchase my gas there, it's the
cheapest around, but it's definitely rundown.
What's been proposed here is a huge
improvement, and we certainly look forward to
it. I appreciate what you're doing for the
community because it's going to be much more
presentable. I would rather the hours just be
such that it's more conducive to the
residential area.

MR. NEMECEK: I don't think it's a
hardship to close at 11 instead of 12. I do
also appreciate the fact that we've been
through this application in fairly exhaustive
detail. This is a 2016 application. We're now
in 2019. I know that Margaret has noted in her

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part of the record.

THE CHAIRMAN: They're on the record, so subject to those conditions.

MS. UHLE: Including the condition of the hours of operation.

THE CHAIRMAN: And the hours of operation from 6 a.m. to 11 p.m.

MS. UHLE: That's good.

THE CHAIRMAN: Based on those conditions, I make a motion to approve this application, 600 White Plains Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. Welcome to Eastchester.

MR. NEMECEK: Make it happen.

THE CHAIRMAN: Next application, 18-46, 11 Mill Road.

MR. FAUSTINI: Good evening. My name is Nick Faustini, I'm an architect. I'm here on behalf of Claire Mill Capital. They're the owners of the building at 11 Mill Road. We actually presented this application last fall.

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At that time, we were proposing a rear yard addition to the building. That addition was to include a basement stair or access providing a stair access to the basement, as well as a refuse room or trash room.

Since then, the project has been value engineered so that addition is no longer planned. So we're back here tonight with some minor revisions to the site. We do have an existing basement access at the rear of the property. It will stay. We are proposing the trash to be stored on the exterior and surrounded by privacy fencing. At that time, the addition at the rear also was going to support the HVAC units on the roof, but now that addition is no longer part of the project, so we proposed a mezzanine platform to support the HVAC units. Those are essentially the changes to the site.

In terms of changes to the use, we were originally proposing a rear lobby that provided a hallway to the front stair. Now the first floor level is going to be entirely retail, so there is no longer a rear lobby, but

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behind this slat fencing.

THE CHAIRMAN: They don’t extend
beyond their screen beyond that fencing? They
don’t project above that fence area, they’re
all low enough such that they’re --

MR. FAUSTINI: They’re basically at
the same height. I’m just showing them a
little bit higher just so you could get a sense
of where they are.

I provided a handout which shows the
type of fencing we’re proposing. It’s black
slat fencing around the units, and this will be
solid privacy fencing around the refuse area.

THE CHAIRMAN: That’s the same
equipment that would have been on the roof of
the addition that was proposed?

MR. FAUSTINI: Yes, it was originally
planned to be on the addition.

MR. NEMECEK: What’s the reason behind
changing the plan; was it a cost thing; is it
because the retail tenancy changed; was it some
combination of that?

MR. FAUSTINI: It was a combination.

It was cost as well as the retail tenants were

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looking for a larger space, and we were carving
a significant part out of the retail as a
common space, as a hallway. So we had to
revisit the plan, and at that point we decided
to just remove it.

THE CHAIRMAN: So you said now the
ground floor is all retail; correct?

MR. FAUSTINI: Yes.

MR. NEMECEK: Single retail.

MR. FAUSTINI: Single retail.

THE CHAIRMAN: Before it was
residential; is that right?

MR. FAUSTINI: It was two retail
tenants, and there was a common hallway which
extended from the rear of the building to the
front of the building. I’ll just flip to it.

We originally had a rear lobby and there was a
hallway that connected it to the front stair
and that created two separate retail spaces,
but one of the spaces became too small and less
desirable for most prospective tenants. Most
expressed interest in the entire space. So
that’s why we have since removed the rear lobby
as well as the hallway.

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MR. NEMECEK: A motion to resolve.

THE CHAIRMAN: A motion to resolve that a public hearing will not be required for this application, 18-46, 11 Mill.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

All aye.

THE CHAIRMAN: Then I make a motion to approve this application, same number, 18-46, 11 Mill.

MR. NEMECEK: As amended.

THE CHAIRMAN: As amended. All in favor.

MR. NEMECEK: Second.

THE CHAIRMAN: Second. All in favor.

(All aye.)


MR. MAIORANO: Good evening, board members. My name is Adano Maiorano on behalf of the architect, John Iannacito. He apologizes he wasn't able to make it today, so I'm filling in.

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John?

MR. NEMECEK: You're filling in for Iannacito?

MR. MAIORANO: Yes.

MR. NEMECEK: Collusion. I call it collusion.

THE CHAIRMAN: Big shoes to fill, but I think you could do it.

MR. MAIORANO: To explain the project, the Forgione residence is located at 151 Overhill Road. It is a currently situated an R-10 zoning district. The existing residence as it sits today is a one and a half story ranch style home, and the proposed additions with consist of mainly a one story addition over a majority of the footprint of the dwelling, as well as a two story right side front addition to extend the garage out, and a one story addition in the rear of the dwelling. They'll just be some minor site improvements and alterations. The existing AC units on the right-hand side will be replaced. There is an existing patio in the rear that will be removed and there will be a new patio in its place. The existing driveway will have some minor alterations to accommodate for the new garage addition, as well as the new front stairs leading into the front door, which also there is a proposed new front covered porch connecting the right side addition and the left side of the dwelling. Lastly, the existing rear areaway going down to the basement will be removed, and he is proposing it on the left-hand side, which is here. So here in the middle is the existing elevation of the house and the proposed is up top. So mainly that's the one story addition over the dwelling. The elevations will receive new HardiePlank siding throughout, the roof will be asphalt shingle roof, it's a charcoal color. The house will receive all new windows, Andersen 400 series windows. All of the trim and everything is of a white AZEK. The proposed front covered porch will have AZEK columns in the middle and a composite railing, which is a white finish, above it. The house is clad with existing brick. It will be:

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MR. MAIORANO: It's right along here.
MR. NEMECEK: It looks like it's just a small band on the bottom.
MR. MAIORANO: Exactly. It's basically like a water table underneath the sill that will wrap around the house. If you look in the pictures, it's very hard to match that brick. As you're going up, it's going to be a wacky condition where it's one story and the rest is siding, so it was a good idea to bring it down.

THE CHAIRMAN: It's white Hardie Board?
MR. MAIORANO: White HardiePlank siding, yes.
THE CHAIRMAN: It's very nice. Okay. Questions, guys?
MR. MAIORANO: In reference to the Architectural Review Board, it did receive approval with no further comments.
MR. NEMECEK: Who presented it?
MR. MAIORANO: I didn't present that one, John did.
MR. NEMECEK: Since we have a

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substantial viewing audience at home and they would not forgive us if we didn't ask this question and sort of how stoke to this rivalry, how would you make this better if you were to designing it instead of Iannacito?
MR. MAIORANO: That's a tough question. My honest opinion --
MR. NEMECEK: It's a tough one.
MR. MAIORANO: I mean, just looking at it, the existing residence is out of context.
In that area, mainly they're really predominant houses much bigger than what's existing today, and I think his proposed house does fit the context of the site, and mainly it does actually fit the context of the neighborhood too very well.
MR. NEMECEK: So you would have done something like this; right?
MR. MAIORANO: Yes.
THE CHAIRMAN: Well played. You would have done the same thing.
MR. NEMECEK: More or less.
THE CHAIRMAN: Then I make a motion to open the public hearing on this application,

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18-49, 151 Overhill.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
MR. NEMECEK: Public hearing on the application.
THE CHAIRMAN: I keep doing that. The public hearing on 151 Overhill Road.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: I was going to ask for samples of the white Hardie Board but there's really nothing to look at.
MR. MAIORANO: They're here.
THE CHAIRMAN: I've never seen white. It looks really nice. The trim is the AZEK?
It's white trim on white --
MR. WEST: John always does nice pictures. Do you do nice color pictures when you do stuff?
MR. NEMECEK: Is John going to have to

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pay you back by handling one of your matters at some point? Okay. Don't worry, I'll ask him the same question I asked you.
THE CHAIRMAN: Thank you. So I make a motion it approve this application, 18-49, 151 Overhill.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
MR. MAIORANO: Thank you.
THE CHAIRMAN: Thank you.
MR. NEMECEK: You could tell John we don't bite, he can come back.
THE CHAIRMAN: The next application is 18-38, 5 Lieb Place.
MR. NAKOS: Good evening, members of the board. My name is Niko Nakos. I'm the architect for Quibus, and we are doing a small renovation modification to 5 Lieb Place in Eastchester, not Scarsdale. Just want to make sure.
Our renovation consists of a small addition of a shed dormer over the existing pitched roof of the garage, we are also

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replacing the damaged slate with a new slate
roof, the peeling siding with new cedar siding,
and the trim with AZEK trim, a composite
material.
The ARB had expressed two concerns at
our last hearing:
One, we had a metal flue pipe for a
glass fireplace that was kind of sticking out.
We had a metal flue pipe sticking out in this
region over here. We've boxed that in and
matched the brick work to the existing brick
fireplace, which we'll be extending. The
second concern from them I believe was the
indication of where the air handlers are going.
There's no current air handler on the premises,
there's no AC. We are adding air conditioning
units, and the air handlers will be going in
the back of the building where the new office
area is. You can see this area indicates the
addition of the dormer. We're going to match
some of the stone work that's existing on the
garage currently on the other side so there's a
balance, and we're looking to replace the
existing front portico with a new front portico

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MR. NAKOS: Yes.
THE CHAIRMAN: So I make a motion to
open the public hearing on Application 18-38, 5
Lieb Place.
MR. NEMECKE: Second.
THE CHAIRMAN: All in favor.
(All aye.)
(No comments.)
THE CHAIRMAN: Close the public
hearing on the same application, 18-38, 5 Lieb.
MR. NEMECKE: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Pretty straightforward.
Thank you. Very nice job.
Make the motion to approve the
application, 18-38, 5 Lieb Place.

MR. NEMECKE: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: What's going on there?
MS. UHLE: I'm paying him. He
accidentally overpaid by $20 an application
fee, and I promised that I would remember to

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because it's falling off of the home. There's
no change in footprint to the home at all, and
no impact to the site aside from the mechanical
pad in the back of the house.
The CHAIRMAN: It's pretty
straightforward.
MR. NAKOS: We try. It's a really
lovely home. We're just updating the finishes
on it. It's been a few years. It's probably
one of the larger homes in that neighborhood if
you look at some of the comparison pictures.
We really love the broken roof lines, how
everything is kind of scaled down. The
intention was definitely not to make a two
story box with a triangle on top of it.
The CHAIRMAN: The texture of the
dormers sort of --
MR. NAKOS: It kind of gives you a
little relief from the soffit line of just that
ridge.
The CHAIRMAN: Right. That's what we
like to see. So let's do the public hearing.

MR. NEMECKE: Someone is going to be
very happy to get air conditioning too.

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will also be done throughout.

When we presented at the Architectural
Review Board, they had a few comments for us,
which we completely understood. We actually
agreed with the comments and we've made the
changes. Off the top of my head, one of them
was widening the front door, minimizing the
size of the side lights to sort of play with
the scale of that entrance where it made a
little bit more sense. Prior the door was a 36
inch door, it looked a little narrow, so we
took that into consideration and agreed. They
had suggested that we add simulated divided
lights to the side lights themselves and to the
transom above the entrance door. They
requested that we add simulated divided lights
to the windows in the garage doors. The fixed
decorative window on top of the center gable
there, they had requested that we raise that
12 inches. That was all of the comments, I
believe. So, as I mentioned, we did take that
into consideration, we did think they were good
suggestions, and we did make those changes.

So for tonight what I have in front of
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in the front there where it was missing on the
first go about.

As we go to the right-hand side
elevation, you can see -- which is the third
sheet, I think, on the pass out -- on the top
left and right elevations, that's showing the
right side, so the one on the left shows how
our family room was just a one story piece, and
the request of the homeowner was to actually
add a dinette that would tuck almost in the
back right corner of the house in that void
that's there. So just to simplify this, we
carried the gable up and over full from left to
right, and we'll have a covered patio on the
exterior side and underneath that gable will
house the dinette. I included a floor plan in
there as well so you can see. At the very
corner, we'll have a column that would be
similar in language to the front columns at the
portico.

MS. UHLE: Tom, do you have another
set you could give to Mr. King and for our
records as well of everything you gave to us up
here? Thank you.

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you is; the top elevation is the proposed --
well, actually, the ARB approved front
elevation. I have a small request tonight if
we could consider this. I spoke with Margaret
last week or a week and a half ago about
something that came up unexpected from my
client. When we obtained the ARB approval,
shortly thereafter the client actually
requested to make a minor change to the
project, which involved the exterior. So I
didn't want that to go being handled,
and seeing that the process is to go for an ARB
approval first and then to the Planning Board,
Margaret suggested that maybe I could bring in
elevation of what his request is and see if
it's something that maybe could be considered
tonight. I don't think it's a drastic change,
but I could go over that with you very quickly.

At the front elevation at the front
right side where the family room is, we raised
the roof up slightly higher. I think that it's
actually more proportioned and actually does
work better, in my opinion, and we also are
carrying the transoms above the double window
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MR. HAYNES: Lastly, the homeowner had
also made a request for -- he's considering
brickling the left side and the right side as
well as the front to carry that brick around.
Currently, the proposal is to have cement
stucco finish on the left side, the rear, and
the right side. So he did ask if we could
bring that up here as well, and again, just
make that proposal. Hopefully, we could get a
favorable approval and something that might be
a conditional approval tonight.

In that packet as well, I do have a
3-D model that was renovated as well to get a
better idea of the roof lines that we're
requesting tonight. That 3-D model would vary
from the one that was submitted originally as
part of the Planning Board's submission.

THE CHAIRMAN: It seems like
everything is here. It's very handsome. Where
is this?

MR. HAYNES: Again, the brick would be
the same brick.

THE CHAIRMAN: I understand.

MR. HAYNES: I have a sample. It's
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similar. The cement stucco colors, which I have here, is similar to this color here, and the other trim would be white AZEK. Again, the brick would be similar, here the window colors are going to be similar, and the trim colors are going to be similar as well. The trim is going to match the stucco.

THE CHAIRMAN: In my opinion, the changes actually enhance it, especially the front elevation. It seems like it should have lined up any way. I like that. The side elevations are the side elevations. So I have no objections to that.

MR. WEST: Looks fine.

THE CHAIRMAN: Are you guys okay with that?

MR. NEMECEK: Yes, I am. I do want to caution that I think for the reasons you expressed, I know I’m not all too happy about approving things that have not gone through the ARB. I think, you know, looking at the sensible changes, I’m not going to hold things up on account of that, but certainly, we have that process in place for a reason. I happen

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to know the ARB works very hard to try to get things just right, and, certainly, I don’t want to be seen as endorsing an end around, that you put in something that you think might look like something we would like but you get to change it. I understand it’s not something that we ordinarily deal with. I believe we certainly have the power to approve of something even if the ARB vehemently objects to it.

MS. UHLE: There are times when applicants go to the ARB and then they want to make significant changes, and we just tell them they have to go back to the ARB. In this case, I would say 99.5 percent is the same, and the changes that were proposed are very much in line with what was approved. They’re almost to the extent that they’re almost field changes that even the Building Inspector and I would have potentially been able to make. Since the applicant already indicated that that’s the way they were going, I thought it was better for them to show you under any circumstances. Just to be clear, if they’re more extensive, then they’re just back --

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because obviously when they excavate for the foundation they want to do it all at once. If we lost a month or two months moving forward, that’s why the request came in this evening.

THE CHAIRMAN: It’s better that you come to us before you do it.

MR. HAYNES: Exactly. I wouldn’t want that. Margaret, knows I would be fully transparent.

MS. UHLE: If it was more extensive than this, and it has happened before, we wouldn’t have allowed it to proceed here, or if we allowed something to proceed and you thought it’s too much of a change, you always have the authority to send it back to the ARB, but this seemed modest enough and appropriate enough.

THE CHAIRMAN: I think we’re all agreed on that. Let’s see if there are any comments from the public. I highly doubt it.

I make a motion to open the public hearing on Application 18-47, 69 Lake Shore.

MR. NEMECEK: Second.

(All in favor.)

(All aye.)

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MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I think it's very handsome. Unless there's any other comments, there's no conditions, right, so we're good to go.

So I make a motion to approve this application, 18-47, 69 Lake Shore Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. Thank you.

MR. HAYNES: Thank you for considering it. I really appreciate it.

THE CHAIRMAN: We're reasonable guys.

I think you're staying for the next one; is that right?

MR. HAYNES: Yes.

THE CHAIRMAN: So the next application is 18-48, 103 Clarence.

MR. NEMECEK: We went easy on the Lake DINA M. MORGAN, REPORTER

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Shore Drive. This one we'll shred you.

MR. HAYNES: Again, for the record, good evening, members of the board. My name is Tom Haynes from Haynes Architecture presenting an application this evening for 103 Clarence. The existing dwelling is a cape cod style house that we are proposing a full second story addition on. The front and rear will be cantilever minimally to achieve a little bit more usable space on the inside, and the proposed changes are essentially to achieve a center hall colonial look to the existing house.

As you could see in the rendering on the board, we are changing all of the siding. We're adding thin stone veneer to the bottom base. I do have a sample that I could show you if you request. Timberline architectural series shingles. The front portion of house we're going to go with a vinyl siding that has a cedar shake look to it, and along the sides and rear it's just going to be a regular vinyl siding. It's going to be a gray tones, which I think plays nicely off the tones within the siding?

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stone itself, and all of the windows will be replaced as well to a 400 series Andersen.

MS. UHLE: Could I just say something very quickly? I just noticed my meeting notes with regard to the ARB that I have under 103 Clarence actually apply to 69 Lake Shore Drive. I believe the ARB comments on this were very minimal, only about the columns.

MR. HAYNES: Correct, yes.

MS. UHLE: Disregard my notes there.

I apologize for that.

MR. HAYNES: So the ARB had made one comment, which was to change the column width from a 10 inch by 10 inch column on the portico to an 8 inch by 8 inch, and we agreed to do that change.

MS. UHLE: On this particular house, that was the only comment was with regard to the columns.

THE CHAIRMAN: I think it was a good comment. So they are square?

MR. HAYNES: They are.

THE CHAIRMAN: What's the color of the siding?

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THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Close the public hearing on the same application, 18-48, 103 Clarence.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Just like the last one, it's pretty simple. Well done. Straightforward. Gave it to us straight.

MR. WEST: I think the other architect right before was better.

MR. HAYNES: I'm sorry, I couldn't hear you.

THE CHAIRMAN: He felt the application before was presented better. That's because we're running out of steam here, all of us.

I make a motion to approve this application, 18-48, 103 Clarence.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you very much.

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