EASTCHESTER PLANNING BOARD - 1/25/18

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of January 25th, 2018. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Do the roll call here.

Mr. Phil Nemeczek.

MR. NEMECEK: Present.

THE CHAIRMAN: Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno, present.

Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Bill West could not be here tonight.

The first and only application is Application 17-59, 326 White Plains Road. If you could approach and give us a rundown.

MR. BLANDFORD: My name is Mark Blandford with Diamond Properties. We're the owner of the property that's been discussed tonight.

The specific application is for 324 White Plains Road, which is a standalone parking lot shown on the diagram. It services 329, which is right across the street, which is where the Value Drugs is and Lawrence Hospital.

MR. NEMECEK: It's listed on our program as 326.

MR. BLANDFORD: I'm sorry, 326. Thank you for the clarification, it's 326.

The reason we're here, we are applying to put some light fixtures in. There's currently no light poles in the parking lot.

It's come up as a safety concern with the tenant. Their employees generally park over there. They're concerned when they walk over at night there is no lighting, and they feel it's a safety issue. So they asked us to come to town and see if we could get permission to add a few lighting fixtures.

Our initial submission a couple of months ago -- I don't remember the date -- we were originally trying to do four lighting poles. Jan, your lighting consultant, looked at it and suggested we do six so we get better coverage. Is it okay if I flip through?

M.S. Uhle: Sure.

MR. BLANDFORD: So basically -- Jan pointed this out when our -- we kind of did this the last minute, so they -- the last two poles they put the wrong wattage bulbs in, which will be corrected. So the light levels are going to show a little bit higher than they're actually going to be. We spoke about it before, we could make a note on the plan.

There was no purpose, it was just a typo.

MR. NEMECEK: Is it a hundred watts instead of 150, something like that?

MR. BLANDFORD: Something like that, yes. I told Jan before I started, I'm going to look at him because he knows a lot more about this than I do. But anyway, so this is the lighting, you know, a visual representation of the lighting chart.

THE CHAIRMAN: The sixth is all the way at the end there? I count five.

MR. BLANDFORD: One, two, three, four, five, six. This may be a little clearer. So it just shows the six lighting poles.
EASTCHESTER PLANNING BOARD - 1/25/18

Originally, when we had -- we said four, and then the last two were added at the request of your consultant. Like I said, the lighting is a little off because the last two have the wrong -- have the brighter fixtures in them.

That's kind of the extent of what we're asking for. We submitted it, we got a memo from Jan. I think we've addressed all of your concerns. If there are any other questions. We're just asking for permission to put the six lighting posts in.

THE CHAIRMAN: Right. So we're going to let Mr. Johannessen come up and -- Jan -- sorry, can I call you by, your first name? Can you give us a second? Can we just ask a few more questions of the applicant before you come up?

So can you back to I guess what's the best thing that you could understand what the site looks like.

MR. BLANDFORD: Sure.

THE CHAIRMAN: What do we have there?

MR. BLANDFORD: Along this back row here. The Con Ed. feed is coming in right here. They have to put a new pole in. It's better to show it on here.

MR. BLANDFORD: Okay.

THE CHAIRMAN: Okay.

MR. BLANDFORD: So, you know, they're going to start in -- I don't know the exact dimension, but it starts here and they're evenly spaced to here.

THE CHAIRMAN: So the real question is; they're going on the pavement?

MR. BLANDFORD: Yes, so it won't take away from parking.

THE CHAIRMAN: That's what we want to try and understand. So if you draw the pavement, the edge of pavement is edge of parking spot; is there a curb? I don't even really know.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/25/18

MR. BLANDFORD: There is not a curb at that part.

THE CHAIRMAN: Right. So the parking spot goes to edge of pavement. So the light stand is going to be in between parking spots, I guess?

MR. BLANDFORD: Yes, we'll place them so we don't lose -- obviously, we don't want to lose any parking.

THE CHAIRMAN: Right, I mean, that's our concern also.

MR. BLANDFORD: On the Building Department application, we will show exactly where they are.

MS. UHLE: I think some of the concern is not only taking up a parking spot, but are you going to have this post taking up a portion of the parking spot. You need to have a 9 by 18 parking space, so are the posts going to encroach within the parking space at all as far as you know?

MR. BLANDFORD: As far as I know, no.

When we lay it out, we'll be certain. Like I said, when we apply for the building permit, it

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/25/18

will be very clearly laid out.

MR. NEMECEK: Do we have a site plan that shows all of this?

MR. BLANDFORD: I don't, actually.

MR. NEMECEK: Margaret, is that something we could request?

MS. UHLE: Yes. You could either request to see it at the next meeting or you could say as a condition of the approval just to confirm the location of the post. They've already confirmed that they are going to be located within pavement, but that they're not going to be encroaching within the parking space.

MR. NEMECEK: That site plan could show the striping as well?

MS. UHLE: Yes.

MR. BLANDFORD: Yes.

MR. PULASKI: Are you taking into account the very large diameter trees? They're very mature trees. Is the lighting going to be able to fit between it or not be hidden by the branches? I walked over there and some of the trees just looked large diameter.

DINA M. MORGAN, REPORTER
MR. BLANDFORD: I would honestly have
to look at that. I didn’t look at that
particularly. There might be some trimming of
trees, but we’re not suggesting taking any
trees down, that’s for certain.

THE CHAIRMAN: Where is property line?
MR. BLANDFORD: Pardon.
THE CHAIRMAN: Where is property line;
does anyone know?
MR. BLANDFORD: I didn’t bring the
survey.

THE CHAIRMAN: I think we do have it
here somewhere. You can’t really tell. We
have the survey but it doesn’t help you because
it doesn’t show the pavement.

MS. UHLE: This is fairly accurate.

Yes, this is accurate.

THE CHAIRMAN: Does that accurately
represent property line?

MS. UHLE: Yes.

MR. CUNNINGHAM: My question would
be -- you’re basically showing this overhead
shot here as your blacktop, cars are basically
able to go to the edge of that blacktop, so

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/25/18

had issues on other jobs and it's always confusing as to what happens with daylight savings and who's responsible for changing and all the rest of that. It has to be identified somewhere. I guess Diamond Properties --

MR. BLANDFORD: We manage the property as well. We have a bunch of buildings and different lights everywhere and they adjust them.

THE CHAIRMAN: The people across the street pay attention to that, I guess?

MR. BLANDFORD: Yes.

THE CHAIRMAN: So the only other question -- can you put back up the photometrics, because that was actually a good representation of what Mr. Cunningham was showing. The other side. The one that shows the shadows and the lights. Right. So I think what he's saying is that corner at the very end gets sort of dark; right?

MR. CUNNINGHAM: Yes.

MR. BLANDFORD: Like I said, we can shift them out more. We were just, like I said, just -- we were sensitive to not over... DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/25/18

lighting the parking lot for the neighbors, so it's always that, you know, balance. We could make it look like daylight if you want, but I don't think the neighbors are going to want that. So we were sort of trying to find a happy medium.

MS. UHLE: I have a feeling, you know, they proposed the four lights, and it was at the fairly last minute that he asked for the additional two lights, so they probably just added them, spacing them evenly without necessarily centering them on the property.

MR. BLANDFORD: Like I said, we'll have to be subject to your lighting consultant for the precise location.

THE CHAIRMAN: So the only other question that I have is, the base of the lights -- right, you have cut sheets on the light, is there something that shows the base in here? Oh, that's the base, right?

MR. BLANDFORD: I believe the answer to that question would be on the submission for the building permit.

MS. UHLE: That's going to be the... DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/25/18

job. You fielded all of our questions
3 adequately and very well.
4 MR. JOHANNESEN: Good evening. Jan
5 Johannessen from Kellard Sessions.
6 So we've reviewed three different
7 submissions. The first submission that was
8 provided to the board a couple of months ago,
9 showed the four light fixtures along the
10 eastern portion of the parking lot. Those were
11 the 150 watt LED's, and we felt at that point
12 that that portion of the property line, the
13 easterly property line was over lit. They had
14 about 17 foot candles on the property line. We
15 felt that was too intense, and we recommended
16 them backing down to a hundred watt fixtures.
17 That raised the foot candles down to about 10
18 foot candles right immediately below the
19 fixtures, and it stretches out to about 2 foot
20 candles in the main drive aisle, which is kind
21 of right where you want to be. They're 15 foot
22 tall. They're going to be a 12 foot pole
23 mounted on a 2 foot raised 18 inch diameter
24 foundation. So that foundation is supposed to
25 be 2 feet off the edge of the pavement.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/25/18

18

19

20

21

22

23

24

25

EASTCHESTER PLANNING BOARD - 1/25/18

THE CHAIRMAN: Well, it's going to be
2 on the pavement.
3 MR. JOHANNESEN: It's going to be 2
4 feet off the edge of pavement.
5 MR. PULASKI: 2 feet off.
6 MR. CUNNINGHAM: It says 2 feet off to
7 the back of the curb.
8 MR. PULASKI: I think they got to be
9 in the drop off.
10 MR. JOHANNESEN: Okay, we could take
11 a look at that.
12 MR. PULASKI: But I think a longer
13 Sonotube takes care of it. It's just that you
14 can't make a 12 foot pole longer, so you make
15 the Sonotube longer.
16 MR. JOHANNESEN: Right. We also had
17 them spec a mounting bracket that's
18 non-adjustable so that the lights would never
19 be able to go up on an angle which could
20 provide some glare to White Plains Road.
21 They'll be permanently affixed in a downward
22 position. So we think that will be
23 beneficially.
24
25 THE CHAIRMAN: So back to the
DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/25/18

Sonotubes, the Sonotubes are not going to be on the pavement, they're going to be tangent with the edge of pavement; correct?

MR. JOHANNESSEN: They're going to be 2 feet off the edge of pavement I think was the objective. I think we have to take a look at the slope. The intention is that the Sonotube would be 2 feet off the edge of pavement so there's enough overhang for your bumper.

THE CHAIRMAN: Center line of Sonotube is where from edge of pavement; 2 feet off?

MR. JOHANNESSEN: 2 feet.

THE CHAIRMAN: How big is the Sonotube?

MR. JOHANNESSEN: 18 inches in diameter.

THE CHAIRMAN: So the Sonotube is not going to touch edge of pavement?

MR. JOHANNESSEN: Correct.

THE CHAIRMAN: So the cars, it doesn't matter where they are, it's not going to effect parking?

MR. JOHANNESSEN: Right. The 2 feet is intended for the bumper overhang. So if

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/25/18

your tire is hitting the edge of pavement, your bumper is 2 feet out, you're not hitting it unless you're aggressive.

THE CHAIRMAN: You think most people would just stay away from it. Okay, got it.

The only other question -- I don't know who can answer it -- how far away is the residence? Do we have a dimension to the residence to the east?

MR. JOHANNESSEN: The aerial that I provided is 30 scale, 1 inch equals 30 feet, so approximately 60 -- maybe 80 feet from the edge of pavement.

THE CHAIRMAN: 60 to 80 feet, that far.

MR. JOHANNESSEN: Also, to answer another question, the applicant indicated that the separation between the poles was an even consistent 30 feet. We could take a look at that northern portion. If the board feels that's a little dark, we could modify that location. Right now they're showing about 3 foot candles at the very northern end of the parking lot, which is probably adequate but

DINA M. MORGAN, REPORTER
25
1 EASTCHESTER PLANNING BOARD - 1/25/18
2 deal with the trees. I don't think it's going
3 to be a perfect 30 foot on center. I think
4 it's well understood that you need to do that.
5 Sometimes it works out pretty good, sometimes
6 it doesn't. So to avoid surprises, it's good
7 to try to lay that out and get everybody to nod
8 their head that this is where we're going to
9 put it.
10 THE CHAIRMAN: Come forth.
11 MR. BLANDFORD: We're completely fine
12 with that. If you want to make it a condition
13 that we walk it with the Building Inspector or
14 Planning Board to be conscious we don't take
15 any trees out or --
16 THE CHAIRMAN: We're going to ask that
17 you prepare a site plan and submit that to the
18 Building Department for them to understand
19 dimensions. So I guess after you walk, you
20 could get the site plan data from what the
21 field conditions are, indicate dimensions on
22 the plans. Whoever is going to be building,
23 builds what's on the plan. They need something
24 to build from. The other thing about the
25 candles on the revised plan, that once we know
26
DINA M. MORGAN, REPORTER

27
1 EASTCHESTER PLANNING BOARD - 1/25/18
2 account.
3 MR. BLANDFORD: As long as they're all
4 an even 18 above the pavement, I think that's
5 what you're looking for; right?
6 THE CHAIRMAN: Correct. Anything else
7 we need?
8 MR. NEMECEK: The striping, as I said
9 before, should be on it as well.
10 THE CHAIRMAN: Correct.
11 MR. BLANDFORD: I'm sorry.
12 MR. NEMECEK: The striping. The
13 striping on the site.
14 MR. BLANDFORD: Okay.
15 MS. UHLE: I'm sorry, my pen just died
16 so I'm getting another one.
17 MR. NEMECEK: It's always something,
18 Margaret.
19 MS. UHLE: I got it. Thanks.
20 THE CHAIRMAN: So conditions, do you
21 want to read?
22 MS. UHLE: Yes. I'll go over them.
23 They're not in any particular order.
24 THE CHAIRMAN: You got like a full
25 page there.
26
DINA M. MORGAN, REPORTER

28
1 EASTCHESTER PLANNING BOARD - 1/25/18
2 MS. UHLE: I think a lot of it goes
3 back to preparing the site plan. The site plan
4 is going to show the striping. The site plan
5 is going to show the grades, especially at the
6 rear of the property at the edge of the
7 pavement there. The site plan will also show
8 precise locations of each of the six poles,
9 which ideally would be more centered throughout
10 the entire width of the lot but also to make
11 sure that they're located to avoid disturbing
12 significant trees. That will confirm that
13 there's no encroachment within parking spaces,
14 but I think we already heard that that's the
15 detail or that's the issue. That's about it.
16 It goes back to basically demonstrating
17 everything on the site plan. We had indicated
18 in earlier correspondence with applicant, that
19 obviously they would have to provide the
20 construction details to the Building
21 Department, but that would be required as part
22 of the building permit approval process anyway,
23 the trenching details and the footings and that
24 kind of thing. I believe that's it.
25 THE CHAIRPERSON: So an obvious
26
DINA M. MORGAN, REPORTER
question, what is the height of those posts on that study?
MR. JOHANNESSEN: It's a 12 foot post on a 2 foot foundation.
THE CHAIRMAN: Okay.
MS. UHLE: I think the conditions will be the preparation of the site plan, and then also final review and approval by our lighting consultant to make sure that the photometrics all continue to work out.
THE CHAIRMAN: I think it's going to be a nice addition to the parking lot.
MR. BLANDFORD: Thank you.
MR. PULASKI: When you say a 2 foot foundation, that's --
MR. CUNNINGHAM: 2 foot above grade.
MR. PULASKI: 2 foot above grade, that's right.
MR. BLANDFORD: Thank you very much.
THE CHAIRMAN: So now we're going to approve this.
MS. UHLE: You're not done yet. They have to vote on it.
MR. BLANDFORD: I'm not going

DINA M. MORGAN, REPORTER

anywhere.
THE CHAIRMAN: I make a motion to approve Application 17-59, 326 White Plains Road.
MR. NEMECEK: Subject to the conditions.
THE CHAIRMAN: Subject to the conditions.
MR. NEMECEK: Second.
THE CHAIRMAN: Approve with flying colors; second?
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Great job. Thank you.
MR. BLANDFORD: Thank you. Now I'll say thank you.
MS. UHLE: I can coordinate with you with regard to the conditions. I think you understand them.
MR. BLANDFORD: I understand them but we'll make it very specific. Thank you.
MR. NEMECEK: Thank you. Good luck.
THE CHAIRMAN: Are we approving any

DINA M. MORGAN, REPORTER

MR. NEMECEK: We do actually.
MS. UHLE: You can do February 23rd, and these are all subject to Phil Nemecek's revisions.
MR. NEMECEK: February 23rd, 11 months ago.
MS. UHLE: You could do all but May and November.
THE CHAIRMAN: Could I approve them all at once?
MS. UHLE: Sure.
THE CHAIRMAN: Good night. Thank you.
MR. NEMECEK: Just read the date.
THE CHAIRMAN: So I make a motion to approve the Planning Board meeting minutes of February 23rd, 2017, June 22, 2017, and September 28th, 2017, subject to the comments by Mr. Nemecek.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Make a motion to close the town of Eastchester Planning Board meeting

DINA M. MORGAN, REPORTER

MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Great. Thank you.
MS. UHLE: Okay, thank you very much.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER
STATE OF NEW YORK  

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 6th day of February, 2018.

DINA M. MORGAN  
Court Reporter

DINA M. MORGAN, REPORTER