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ACTING CHAIRMAN PULASKI: Welcome, everybody, to the October 24th Planning Board meeting of the Town of Eastchester. If we could start by the Pledge of Allegiance. (Whereupon the Pledge of Allegiance was said.)

ACTING CHAIRMAN PULASKI: As you can see, we have three board members present, and that's all we will have present. So any action that needs an approval needs all three of us to agree. If for any reason you don't want to be heard as a consequence of that, we'll pick you up next month. I think we'll be just fine.

Let's go through the attendance. Bill West.

MR. WEST: Present.

ACTING CHAIRMAN PULASKI: Mark Cunningham.

MR. CUNNINGHAM: Present.

ACTING CHAIRMAN PULASKI: And I am Bob Pulaski, acting as the Chairman, and that is the three board members for tonight.

The agenda for tonight, let me just run through it. We'll go in this order. If
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1. the property the same day.
2. Other than that, that's our main sort
3. of newly proposed items for the project.
4. 
5. ACTING CHAIRMAN PULASKI: What you
6. just said about the trash enclosure that's in
7. the right-of-way, did you say that that
8. enclosure goes out and then it comes back in?
9. MR. MAIORANO: Exactly. So instead
10. of, you know, the garbage pails being on the
11. street because this is a multi-family
12. residence --
13. MS. UHLE: The enclosure stays there.
14. The trash can only be taken out to be put
15. within the enclosure. That was the question.
16. The enclosure stays in place.
17. MR. MAIORANO: Yes.
18. MS. UHLE: But the trash can only be
19. taken out a half an hour before sunset the
20. night before garbage collection, which is an
22.ACTING CHAIRMAN PULASKI: That
23. enclosure is the white picket fencing. I
24. presume that is allowed to be in the
25. right-of-way?

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MS. UHLE: It is. I spoke to the
Highway Superintendent, and they actually
prefer it in the right-of-way. Again, they
don't condone having the garbage taken out on
other days and being behind that enclosure, but
that does help screen it when it is out there
on garbage pick-up days. Plus, it gives them a
place to put the cans back so that they're not
just blowing around the street. So the Highway
Superintendent has no problem with it there.
ACTING CHAIRMAN PULASKI: On the new
gate and fencing, did you say that that
includes slats in the chain link?
MR. MAIORANO: Yes. They're gray
slats to help screen visibility into the yard.
ACTING CHAIRMAN PULASKI: The
condition of the posts that support that
gate--
MR. MAIORANO: They'll be new posts,
new concrete pier.
ACTING CHAIRMAN PULASKI: Okay. I'm
looking for my notes to see whether there were
other issues on this that we had to resolve.
MS. UHLE: I can go over some of the

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1. issues that were discussed at the last meeting.
2. ACTING CHAIRMAN PULASKI: If you
3. would.
4. MS. UHLE: Let's see. We had talked
5. about the storage containers, just making sure
6. that they were clean, rust free, and free of
7. rust and peeling paint. We had said that no
8. materials of any kind can be placed on top of
9. the storage containers. Again, we wanted to
10. reiterate that in accordance with the most
11. current garbage, rubbish and refuse law, no
12. garbage or other waste materials or recyclables
13. could be placed within the right-of-way before
dusk, defined as one half hour before sunset
the day preceding collection. Mr. Pulaski, you
14. had also talk about concern with regard to
15. idling vehicles. We did quote the law again
16. with regard to that. Vehicles are not allowed
17. to idle either on site or within the
18. right-of-way for more than five minutes.
19. ACTING CHAIRMAN PULASKI: Very good.
20. MS. UHLE: For a potential condition
21. of approval, they did prepare a landscape plan.
22. We have our usual condition that the landscape

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1. architect provide a signed and sealed letter
2. certifying that it was installed in compliance
3. with the approved plan. There was one other
4. thing here.
5. ACTING CHAIRMAN PULASKI: These are
6. all the items that you have written down here?
7. MS. UHLE: Yes. I think it was you
8. that had also raised the question about whether
9. the gate could be closed, whether that created
10. a fire hazard or somebody did.
11. ACTING CHAIRMAN PULASKI: I did.
12. MS. UHLE: I did speak with the Fire
13. Lieutenant about that. He is actually going to
14. go back out to the site and just make sure that
15. it meets all egress requirements. So that
16. could be a condition of approval as well.
17. ACTING CHAIRMAN PULASKI: Just for the
18. record, what I see out there is you could get
19. off of the fire escape and go a distance away
20. from the building. It's just that if the gate
21. was locked, you wouldn't be able to get out.
22. MS. UHLE: I think for multi-family
23. housing, that may be a concern. The Fire
24. Department will look at that. I did express

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that very concern to them.

ACTING CHAIRMAN PULASKI: But if it
was more constrained than what I just
mentioned, I would very, very concerned. So
they'll still look at that.

We were also talking about I think
hours of operation, whether there was any
restriction on hours of operation.

MS. UHLE: That I did discuss with the
Police Department, and I think from a Building
Department and a Police Department perspective,
we share a lot of concerns for a variety of
reasons with regard to, again, there aren't
particular hours of operation, it's just that
vehicles can be stored on or off the site. We
don't regulate that for other similar type
properties. With regard to enforcement, I
think there is a concern with regard from both
department's perspectives. I have not heard
that as a complaint from adjacent residents.
It's been mostly the physical appearance of the
site and other activities on the site.

ACTING CHAIRMAN PULASKI: I agree.
It's just that when we would get an application
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to be placed there. I'm just trying to
determine whether you had the opportunity since
the last meeting to actual visit the site.

ACTING CHAIRMAN PULASKI: I know I
have, and I visited it before the last meeting.
I think one of the things that I said as a
consequence was that the plan that's prepared
there -- maybe it's not on that sheet but there
are several sheets to it -- they have some
photographs, and I think those photographs do a
very good job in presenting the reality of that
site. They show the tires, they show the extra
building that's there that's going to have to
be removed, they show the bicycles, a lot of
the stuff that's being cleaned up. Now the
plan that they're presenting shows all of that
removed. They are going to come in with three
or four containers, whatever the plan shows --
storage containers -- and it shows some
plantings up in that high area, and it doesn't
show any of that debris or rubbish that was a
complaint. So that is what I understand the
Department of Buildings will enforce.

MR. SWEENEY: I just have a few other
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like this and we start to focus on things that
the community is upset about and needs to get
straightened out, very often they list the
items that most concern them and there are
probably many more that don't get listed. So I
just want to address as many of these as we
can. Any items from the Board?

MR. WEST: No.

ACTING CHAIRMAN PULASKI: I believe
this was an open public hearing?

MS. UHLE: Yes.

ACTING CHAIRMAN PULASKI: Being that
the hearing is still open, anybody from -- come
up and announce yourself and tell us what your
concern is.

MR. SWEENEY: Good evening, Board
members. Frank Sweeney, 22 Lakeview Avenue,
currently the President of North Eastchester
Civic Association.

Last meeting, I had kind of suggested
maybe as an option, that the Board members
would actually take an on-site visit to look at
the facilities so we could further understand
the placement of the containers that are going
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with proper permits and approvals. So I believe there's still maybe a structure on site that will come down once they get this approval. It's sort of an integrated system, but once they get this approval, then I believe that will wrap up issues in court, and then it will move on to making the improvements. They can't make the improvements now because they don't have the approval, so they're still in violation. Once they get the approval, then they could legally put these storage containers on site, and that will then wrap things up in court. So we're working with them to make sure that all those violations are addressed.

I will have to say, they have been very cooperative and responsive with regard to some of the violations where there was some flammable and toxic chemicals on site, there was some debris that was not related to construction activity, those have been removed. So they have been very cooperative. This process has taken longer than everybody, you know, would have anticipated, but I think once they get these approvals, I think that will

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allow them to actually finalize cleaning up the site.

MR. TUDISCO: I want to address that as well. As the Deputy Town Attorney, I'm the one that prosecutes the actual violations that are pending in court. Just so you know and the public who's watching knows, whenever there is a pending violation before the court and a defendant makes an application to appeal certain things to the Zoning Board, as was the case in this particular matter, as well as site plan approval, the court case typically or by operation of law actually tracks the appeals process and the approval process at zoning and planning. So we have been adjourning the case. Once there's an official ruling on what the site is going to look at, they will be able to then wrap up or finalize the outstanding violations. Right now the applicant, who is also a defendant in court, is in somewhat of a state of flux because the plans to address the violations have not been approved by the Planning Board yet; hopefully when this gets done.

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Also, I want to point out that the violations that were issued, even if the plan gets approved tonight, the violations were issued and the defendants were not in compliance at the time of the violations being issued, so there will be a penalty for the initial violations. However, in terms of the longer term aspect of this project, to clean up the site, to finalize everything, a lot of it is dependant on what happens at this Board.

MR. SWEENEY: I'm clearly in favor of cleaning the site up. There's no question about it needs to be cleaned up. My only concern is the one applicant has got the town tied in a string between the Planning Board, the Zoning Board, and the courts for over a year and nothing is being done. He has two containers on site now that don't belong there.

MS. UHLE: Again, if he receives approvals, then those containers are --

MR. SWEENEY: Currently right now he doesn't.

MS. UHLE: He does not, which is why he's in court. Part of this proposal is to

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relocate and paint those two existing containers. Again, the zoning process is done. The court process is relying on the Planning Board process. The Planning Board process is likely to be completed this evening. So I think that pretty much is going to wrap things up, which then allows the applicant to move forward with regards to making the improvements.

MR. SWEENEY: It just seems like an awful long road to me.

MS. UHLE: Well, again, one thing with regard to complaints, no one in town can physically get on to a site and move something, so that is why they're in court. The fact that is has taken this long, the fact that certain things haven't -- certain delays are because of issues related to town issues. Delays created by the applicant, there may be additional penalties and fines. That's basically our only recourse. We issue violations and summonses, the court issues fines. So this is part of the process.

MR. SWEENEY: I don't understand why
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1 we're having problems getting on the site just
take a look at what's there.

MS. UHLE: I've been on the site many
times. We did not have a coordinated site
visit with members, but I have spoken to the
Chairperson and Mr. Nemeczek, who are not here,
but I know members were told to drive by the
site. I think, in fact, when Mr. Pulaski went
to the gate was even open. So I believe everyone
is very familiar with the site. We did not
have a coordinated site visit, but town staff,
including myself, have been there numerous
times.

MR. SWEENEY: The last and final item
that I have is basically, I hate to give up the
right-of-way for a fenced-in garbage item that
clearly is not their property. I don't want to
set any precedent here in terms of allowing
this one individual -- I know it's an apartment
house, I know there's a lot of activity there,
but why are we giving away town property for
him to install a fence with no approval.

MS. UHLE: Again, I spoke to the
Highway Superintendent about that, and the

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1 Highway Superintendent did give them approval
to have that enclosure located in that
location. I think the reasoning -- and the
Board can determine whether they chose to allow
it or not based on the Highway Superintendent
saying that he approves it -- again, to make it
very clear, trash is not allowed to be put out
there except on pickup days. So the purpose of
the trash enclosure is to conceal -- from a
multifamily, there's going to be more cans than
there typically would be, so the purpose of the
trash enclosure is to conceal those on pickup
days. If that enclosure wasn't there, rather
than seeing the enclosure what you would see is
five or six cans that are no longer protected
by the enclosure. So by allowing the enclosure
there, the town is no way saying that trash is
allowed to be there except on usual pickup days
like everyone else. The Highway Department
appreciates it because it gives them a place to
pick the trash up and then put the cans back so
that they don't end up sort of randomly in the
right-of-way. So that was the reasoning behind
that.

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On this plan, I see the statement is satisfactory with the Planning Department?

MS. UHLE: Yes.

ACTING CHAIRMAN PULASKI: Okay. All right, I guess we're ready to wrap this up. I see a list. Most of this stuff is bubbled. At the last meeting, we had talked about painting the storage containers, but I see that it is marked that the containers are going to be painted and they are going to be painted in a hunter green. So as far as I'm concerned, that item is done.

On this plan, I see the statement is satisfactory with the Planning Department?

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made that you're going to replace the gates. I don't see a statement about the posts. The posts are critical because they're bent a little bit.

MR. MAIORANO: They'll be completely new posts and new foundation for the posts.

ACTING CHAIRMAN PULASKI: The egress is still being reviewed by the Fire Department. That should be it.

MS. UHLE: Do you want me to go over the conditions of approval?

ACTING CHAIRMAN PULASKI: Okay.

MS. UHLE: Okay. It's going to be a little redundant.

Prior to the issuance of the CC, the applicant shall replace the existing gate, all existing fencing and fence posts on Dunwoodie Street. The fence and gate shall be replaced as proposed; the chain link fence with the gray slats 8 foot high fence and gate. I did just want to note that actually in certain locations the fence is going to be shorter because it's on top of a retaining wall. So the height will be determined so that the tops of the gate and

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MR. SMITH: That's correct.

ACTING CHAIRMAN PULASKI: If you could introduce yourself and present your project.

MR. SMITH: Very good. Good evening, Mr. Chairman, members of the Board. For the record, David Smith, Principal with Planning and Development Advisors working with the applicant, who is here tonight, Angelo Agovino, representing Eastchester Manor Developers, LLC.

The property is located at 249 Main Street in Eastchester. That's known locally as Section 69, Block 5, Lot 6 and 6B. The project site is approximately 0.35 acres. There's an existing two family home with a garage. The project is located in the RB retail business district.

Joining me tonight, just to introduce, Michael Stein from Hudson Engineering, our project engineer; Carlito Holt from Provident Design and Engineering, he's our traffic consultant; and Antonio Freda from Freda Design, he's the architect. I'm going to have Mr. Freda come up in a couple of minutes to walk through the layout for the proposed project.

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So just by way of background, the project site is located in a mixed use area. It's adjacent to the Eastchester Fire Department and ENT headquarters. There are a number of multifamily buildings in the neighborhood. There are single family homes, single family home that have converted to multiple units and commercial projects. The project site is located within walking distance for many of the goods and services that future residents and households would need.

The proposed project includes 15 multifamily units. They're market rate rental. They would be supported by 26 parking spaces, 12 indoor and then 14 surface spaces. The proposed four story building would have essentially parking and some support services on the first floor, and the upper three floors would be residential. The building program includes nine one bedroom units, and then six two bedroom units.

As part of our October 8th submission provided to your Board, we've included updated plans from the project engineer. We've had the...
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2. bedrooms have two bathrooms, walk-in closets, etcetera. Most of them will have balconies
3. except for the unit in the rear. That’s basically it.
4. There is nothing else on the roof to show except that it’s a roof. This is the cellar floor plan. The cellar floor plan will have a common area, gym, storage units, compartments for all the tenants, general storage for the building, and all the meter rooms, gas, electric and water and a trash compactor room which we’ll store the trash in.
5. Other than that, that’s all there is.

ACTING CHAIRMAN PULASKI: Now we’re looking at it standing on Main Street.

MR. FREDA: This is Main Street. This is the entrance for the parking, driveways. See the balconies, front elevation, side elevation. They’re composed of brickettes and bricks and a Hardie Board siding and an AZEK type trim all the way around, metal railings.

That’s basically it.

This is the back of the building. The three stories in the back are cantilevered in.

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ACTING CHAIRMAN PULASKI: It's basically a big open lot and was used for construction vehicles or something?

MR. AGOVINO: Yes. They stored material there, you know, all kinds of construction debris, sand, stone. There were different dividers back there.

ACTING CHAIRMAN PULASKI: So this project would bring that area up to what all the adjoining buildings are, residential or commercial, instead of a contractor's yard.

MR. AGOVINO: This project is going to bring, I believe, this area -- bring it to the next level. The property now is basically rundown. There was a lot of stuff going on there. We want to build this beautiful building here and make the town a better place.

ACTING CHAIRMAN PULASKI: I just wanted to give that information out to the public. I'm not trying to endorse your project. I think there is value for the public to be aware of where this property is. Lots of times we talk about houses all over Eastchester, and sometimes you don't even know.

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going to work with Kellard Sessions' office to address those. There is nothing that is blaring or large in scale, but it's basically all items that are easily addressable.

ACTING CHAIRMAN PULASKI: There was some question I think Kellard Sessions made about the structure over these storm --

MR. STEIN: Over the storm tanks, yes.

The way we had designed it is anticipating that -- the detail he was referencing is for H2O loading, which is very heavy equipment, heavy trucks or vehicles. We don't have that access that would be coming through the site.

However, we're going to be addressing that to -- it's basically a 3 inch difference, so there will be just some additional grading that we're going to be doing just to ad the additional 3 inches above it.

ACTING CHAIRMAN PULASKI: Okay. All right. Thank you.

MR. STEIN: You're welcome.

ACTING CHAIRMAN PULASKI: Do we have a traffic engineer available?

MR. HOLT: Good evening. Carlito

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Holt, managing partner with Provident Design Engineering. We prepared a May 6th, 2019 technical memorandum about the traffic and parking implications associated with the project. We received comments on that from your engineering consultant, Maser, and we responded to those comments in the September 23rd memo. I believe Maser issued a subsequent September 27th memo, which generally concurred with all of the responses. There was one item with respect to site distance that they left to the discretion of the Board as to whether there would want to be elimination of one on street parking space to allow for added sight distance. We meet the minimum stopping sight distance per AASHTO requirements. In my opinion, that would adequate for the amount of traffic that would be generated from this project, which is very minimal, only approximately nine peak hour trips during any peak hour.

ACTING CHAIRMAN PULASKI: For the public’s benefit, and correct me if I’m wrong, what you’re talking about with site distances.

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when you go to exit where you have the exit arrow, you have to look both ways to make sure that you can see traffic coming, and so your sight distance could be impeded with cars parked along Main Street; right?

MR. HOLT: Correct. So you have your exit driveway at the southerly end of the site, so you need to be looking left and right up and down Main Street. There is an on street parking space here, which can impede sight lines to gain additional site distance, but even with keeping that on street parking space, you meet the minimum stopping sight distance.

ACTING CHAIRMAN PULASKI: Wasn’t there a problem to the left?

MR. HOLT: Looking to the left, there is no problem. The only issue was potentially the vertical curve in the road as you come up to where the traffic light is, but that sight distance is met. We verified that in the field.

ACTING CHAIRMAN PULASKI: And deliveries, how are deliveries going to be handled in this traffic pattern?

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MR. HOLT: Deliveries would be handled with a small box truck type vehicle, and we ran a turning template analysis to show that the delivery vehicle can maneuver all the way around the site. We actually laid that out in traffic simulation software, that demonstrated that that type of delivery vehicle could circulate the site.

ACTING CHAIRMAN PULASKI: So somebody moving in or getting a delivery from Amazon packages or UPS, they would come with the appropriate vehicle that would be able to go around that site or that vehicle would be parking on Main Street?

MR. HOLT: The typical delivery type vehicle that would, you know, be coordinated with the project site would be a single unit 30 foot truck that could maneuver around the site.

ACTING CHAIRMAN PULASKI: Okay.

MR. HOLT: I’m sorry, that exhibit that demonstrates that turning template was figure 5 in our response memo that showed the single unit 30 foot truck circulating the site.

ACTING CHAIRMAN PULASKI: I’m aware of

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your memos. I don’t know if this is your category, but I see on the traffic plan that I was given, that there is a -- it’s not that plan that we’re looking at because there’s a dimension of 24 feet as you’re maneuvering aisle, and I was just wondering if that’s per code or if it has to be 25 feet or if that’s a --

MS. UHLE: It has to be 25 feet and it’s shown on the site plan as 25 feet. I don’t know if there was a dimension that was incorrect on one of the traffic plans.

ACTING CHAIRMAN PULASKI: It was this plan here if anybody wants to see it.

MR. FRED: The interior parking spaces are 10 feet wide, so that permits you to have a 20 foot maneuvering space behind it. These spaces here are 9 foot wide, so we need 25 foot maneuvering space at this point.

ACTING CHAIRMAN PULASKI: When you say that they’re 10 foot wide, how are you measuring that because you have a brick return or a facade return that seems to shorten that space up a bit?
MR. FRED A: It's opened up in order to provide those spaces. The code allows for a 24 foot maneuvering space when you have a 10 foot wide parking space.

ACTING CHAIRMAN PULASKI: If the window that you're going through is 9 foot --

MR. FRED A: That's what the code says.

It says if the parking spaces are either 10 feet wide or they're bounded, rather, by walls or columns or they're inside, they must be 10 feet wide in order to have a -- they must have 24 foot -- they may have 24 foot maneuvering space as long as they're 10 foot wide.

MS. UHLE: What is the zoning law specifically says is: Backup and maneuvering aisles between rows of parking spaces shall be at least 25 feet wide -- which is what we're accustomed to seeing -- except if the parking angle is between 80 degrees and 90 degrees and parking spaces are at least 10 feet wide, aisles shall be at least 24 feet wide. That's why this is 24 feet wide in this case.

MR. FRED A: On this side we have 9 foot spaces, 9 foot wide parking spaces, and

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90 degrees, and we have 25 foot.

ACTING CHAIRMAN PULASKI: I understand that, but you have, for instance, two parking spaces next to each other. This plan doesn't show it, but you have a wall return and a wall return. This space here on entry is encroached on. It's only 10 feet when you get inside, I think, if I interpret the plans correctly. I don't see dimensions on all of them.

MR. FRED A: They're called out.

MS. UHLE: We'll have Jay look at that again. I think he was pretty thorough, but he'll look at it again just to double check.

MR. PULASKI: If anybody has been familiar with me on this Board, I've always been a stickler over access in and out of parking spaces because it's often difficult, and I don't like to see people damage their car or damage another vehicle. So that's why I'm harping on this.

MR. FRED A: We did it per code.

ACTING CHAIRMAN PULASKI: Okay. Do we have engineers here to respond?

MS. UHLE: Yes. We have Joe Cermele,
Project at all, their only recommendation was that some monitoring or construction measures be put in place to project the integrity of that structure during construction. So we would look for that at some point.

With regard to variances, we did note in here in looking at the plan, and we spoke with the Building Department, the existing driveway entry, the proposed entrance they’re looking to utilize the existing curb cut. I have the existing curb cut doesn’t meet code. I think it’s steeper than what’s permitted. That’s just something to keep in mind. If it’s not something they can amend to meet code, it may be another variance that would be required. So we want to confirm that before they go to the Zoning Board.

As was mentioned, the storm water mitigation plan we did witness the soil testing out there. There is adequate soil for infiltration. They were deep. The system as designed I think is okay. We do have a question on the total drainage area tributary to it. I think there might be some mean to cut you off.

MR. CERMELE: Those are the bigger items. If you had any questions --

ACTING CHAIRMAN PULASKI: I understand. What would I like you to do is, I would like you to stand aside, and if the applicant can just give us an update where they are on these items. I understand that this may not be concluded at this point, but just where.

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than the majority of the neighboring
properties, so what was originally being
proposed was we were cutting it down. The
architect is now working at each of the garages
specifically being able to be at different
elevations. With that being able to be done,
we could change the elevations along the rear
of the property and eliminate some of the need
for walls where they may either be existing or
proposed. We're working to address that
specifically.

ACTING CHAIRMAN PULASKI: Where
there's a neighboring wall where that wall,
let's say, is on your property for while and
then it seems to go on to the other property
based on the survey line, you'll take care of
that whole length of wall if it has to be
trimmed down?

MR. STEIN: If need be, but we would
need the property owner's permission.

ACTING CHAIRMAN PULASKI: That's
obvious, yes. Some of the other items; it was
protection of the firehouse.

MR. STEIN: Let me add in just as far
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as the storm water also, we did take a look at
the areas that Joe had mentioned about whether
they were included or weren't included. We're
looking at taking in all new impervious
surfaces. There's going to be other surfaces
that would not be able to tributary to the
system, however, there are landscape areas,
there are walkways in front of the building.
What we're anticipating doing is doing a
pre-analysis and a post-analysis showing that
even if we're looking at the site as completely
underdeveloped as the existing conditions,
we're still going to result in a substantial
decrease in runoff coming from the site. So
even though we don't necessarily have those
areas accounted for in the storm water
management system, however, there are landscape
areas, there are barriers that we couldn't put
into the storm water system, but since we're
taking in so much of the area of the site,
probably 85 or 95 percent of the site into our
system, it results in an overall decrease in
runoff.

ACTING CHAIRMAN PULASKI: So you
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address this in the form of a document that
gets submitted to the county?

MR. STEIN: To the town.

ACTING CHAIRMAN PULASKI: Is it the
town or it's the county?

MS. UHLE: All of the comments that
Joe raised, they're going to have to be
required to come back and address if and when
they come back for site plan approval. The
County Health Department reviews things related
to sanitary sewer; right?

MR. STEIN: The County Health
Department wouldn't necessarily even be
involved. It would be County DPW that would be
reviewing it because it's their road. So at
the same time, they're going to be looking at
the details for sidewalk, curbing, and other
items along those lines. They're going to be
looking at potential impact from storm water
coming from the site out into the road. Once
Kellard Sessions finishes their review, the
county really should have very minimal -- if
anything -- comments.

ACTING CHAIRMAN PULASKI: Okay. The
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existing curb cut item.

MR. STEIN: Based upon the elevations,
I believe it may be a variance that would be
required because at that area I don't believe
we're able to get down to the slope because the
street slopes coming down and that's at the
lower point. In order to actually access --
it's within our driveway, it's not coming
across the sidewalk, but it's the access coming
down from the driveway on that side, the exit
side of the building, which I think we're at 5
percent right now.

ACTING CHAIRMAN PULASKI: But if
you're going to be going to the Zoning Board,
you would want to clear all these items up.
What would be the process for them to --

MS. UHLE: They would have to provide
a grading plan or information to us with regard
to what they're proposing. If they can't make
it, then they would need to seek a variance.

If they could demonstrate that they could meet
the zoning law, then they would not need to.

Before they proceed to the Zoning Board, they
would have to confirm that a variance is not
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required for that driveway.

ACTING CHAIRMAN PULASKI: Or they would end up going back to the Zoning Board a second time. Okay.

MR. STEIN: We're already investigating re-grading the property. I'm not sure how it may impact that area. As we're moving along to do the re-grading, we're going to find out what we can do and what adjustments we can possibly make.

ACTING CHAIRMAN PULASKI: The site lighting plan, that's in development?

MR. STEIN: Site lighting plan.

ACTING CHAIRMAN PULASKI: Again, we aren't here to wrap things up. This is just a progress meeting, so I'm just asking that this stuff is being dealt with.

MR. SMITH: I'll try and respond to a number of the different comments that were raised.

With respect to the site lighting plan, in the architect's October 8th letter submitted as part of the package, we've indicated that the lighting plan would be

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provided, again, as part of the final site plan and would limit the extent of any light trespass. Obviously if there are regulations with respect to the lighting design and the light cut off needs to be at a certain foot candle level at the property line, that we would need to adhere to as part of the site plan approval.

ACTING CHAIRMAN PULASKI: So you're going to be coming back with the plan?

MR. SMITH: Yes.

ACTING CHAIRMAN PULASKI: The emergency services aerial access needed, burying lines.

MR. SMITH: We had the discussion with the town staff, including the Fire Department, and for this particular building because it's a four story building, the Fire Department needs to have that aerial access. In order for that to happen, the Fire Department has indicated the lines need to be buried along that sections of the frontage. That would need to be a requirement from the Fire Department.

ACTING CHAIRMAN PULASKI: So that's

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Lastly, there was a question about the construction plan and it's relationship to the neighboring Fire Department. As part of the meeting that we had with the town staff and consultants, we had indicated -- again, this is part of the response prepared by Freda Design included with the package -- that we recognize that the continual evolution of the plan, the construction phase plan, the maintenance and traffic plan would be provided as part of the eventual site plan approval. It would conditions as part of the eventual site plan approval. I apologize for interrupting. Thank you.

ACTING CHAIRMAN PULASKI: Thank you.

MR. GREELEY: Good evening. Phillip Greeley, Maser Consulting. We prepared a memo review of the initial traffic report that was presented by the applicant and the site plans. There are about a dozen or so comments we had in our August report. Many of those you've already discussed relative to access, site lines.

One of the bigger items was the
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1 original plan had the driveway widths at 10
2 feet. They've revised those to 12 feet, a 12
3 foot entry and a 12 foot exit. In terms of
4 input from emergency services, that was
5 requested. We talked about the snow storage,
6 which was a concern that we had, so that would
7 be a condition of the approval for removal of
8 snow. The applicant provided the turning
9 tracks we asked for showing getting in and out
10 of the parking spaces and the delivery
11 vehicles. Comment about garbage pick up, it's
12 our understanding that the garbage will be
13 picked up curb side is the proposal.
14 In terms of the site distances, the
15 applicant indicated and presented a plan
16 showing that they meet the required stopping
17 site distance. AASHTO also has what's called
18 an intersection site distance, which is a
19 little greater. The ultimate call is from the
20 county. They have to get a permit from the
21 Westchester County DPW for the modifications to
22 the driveway. If the Board and/or the County
23 wanted to increase the site distances, it would
24 require removal of at least one parking space.

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1 In front of the site today, the designated
2 parking there is for fire vehicles, emergency
3 vehicles only, so that space is there. To the
4 south of the site, there are a couple of
5 metered parking spaces, and that's what would
6 have to be dealt with. At some point they're
7 going to have to get a permit from Westchester
8 County because Main Street there is a county
9 road.
10 In terms of the other items they
11 addressed, we had comments about the traffic
12 generation. They did an analysis of the
13 driveway showing that it would function
14 properly. A lot of the other points you've
15 already discussed relative to deliveries.
16 So the applicant responded to our
17 initial comments, and we reviewed those in our
18 September 27th memorandum. We basically just
19 outlined where we ended up on all of those
20 items. I think we're satisfied in terms of
21 their responses, and they will have to get the
22 permit from the County, and any further Input
23 from emergency services would be ongoing.

ACTING CHAIRMAN PULASKI: Let me just

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1 go back over this. So the driveway width
2 changed from 10 feet to 12 feet?
3 MR. GREELEY: Yes.
4 ACTING CHAIRMAN PULASKI: That
5 requires County approval?
6 MR. GREELEY: The original plan had a
7 10 foot drive aisle, and we felt that was too
8 narrow. So they increased it to 12 feet. They
9 demonstrated that the vehicles turning in and
10 exiting can maneuver properly with that width.
11 They will have to get a permit from the County
12 for the reconstruction of the entrance because
13 they're going to have to be ADA compliant, you
14 know, treatments on the sidewalk, repairs of
15 the sidewalk, and the grade of the driveway
16 also.

ACTING CHAIRMAN PULASKI: But the site
18 distances is something that the county has to
19 weigh in on?
20 MR. GREELEY: Correct.
21 ACTING CHAIRMAN PULASKI: And decide
22 whether they are going to be the ultimate
23 or 24 decision on this?
25 MR. GREELEY: Yes.

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1 ACTING CHAIRMAN PULASKI: And
2 emergency services we're still waiting for a
3 response?
4 MR. GREELEY: There was a meeting held
5 with emergency services to discuss circulation
6 access, and I think Joe Cermele mentioned the
7 main comments. So I think they were pretty
8 much satisfied with the -- the increase of the
9 width of the driveway was a concern early on.
10 ACTING CHAIRMAN PULASKI: How about
11 parking, was there a study done on parking?
12 MR. GREELEY: So in terms of the site
13 plan, they show the parking spaces required for
14 the number of units. The survey that we asked
15 them to perform was demonstrating vehicles
16 turning in and out of the spaces. I think the
17 Chair had a comment about the
18 concern. So they demonstrated how vehicles
19 would turn in and out of each of the spaces,
20 and it shows that they would function fine.
21 ACTING CHAIRMAN PULASKI: There was no
22 study as far as any impact on the community
23 outside?
24 MR. GREELEY: External parking, no.

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people who live there are going to take the
train in Tuckahoe, you don't know that. As far
as you saying it's an eyesore or whatever and
you're so happy about it, why are you so happy
about it? If there's a problem with the
existing building, give someone a summons and
let them go clean it up.

MR. PUCCINI: Could have fooled me.

You're like a 16-year-old boy and a 16 year old
girl.

ACTING CHAIRMAN PULASKI: Excuse me,
I'm speaking.

MR. PUCCINI: I'm allowed to speak
also. It's my time right now, isn't it?

ACTING CHAIRMAN PULASKI: I'm
speaking.

MR. PUCCINI: Is it my time now or no?

ACTING CHAIRMAN PULASKI: You made a
statement and I want to correct it.

MR. PUCCINI: My statement too. We
can show the video if you want because I
houses for sale in Eastchester? Why are they for sale? People can’t stand the taxes anymore.

This is a complete nightmare; traffic wise, school wise, everything. And they’re going to put the snow on site? Please. Give me a break on that. Look at the guy when they plow out Value Drugs or across the street, they put the snow right onto the street. I have to call all the time because they block the top of 22 and Tuckahoe Avenue.

It’s got to end. We just can’t keep jamming people and jamming people. This is coming to Central Avenue, Yonkers now, that’s what it looks like. I’m fourth generation in this town. We used to have the Blue Law. It’s terrible what happened. Does anybody wake up and realize it’s all about getting money, money, and money. Do you live south of Mill Road? Do you have to travel north on 22? Try to go on a Saturday. I mean, come on. You can’t allow this to happen. Then I heard there is also going to be another project on top of Tuckahoe Avenue where they’re going to knock

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all those houses down and put houses. I mean, when does it end?

This is the first I’m hearing of this project. I plan on being at every single meeting all the way through if this gets approved. Thank you.

ACTING CHAIRMAN PULASKI: Does the applicant choose to respond?

MR. SMITH: Mr. Chairman, you understand that we’ve prepared a traffic analysis based on the direction from your own town consultants. There was a request from the Planning Director for the analysis as part of this project to include impacts to the school district from school generation. Based on the industry standards that we’ve used, we projected two school-age children would be coming from this particular project. Again, it’s one and two bedroom units.

We were asked to confer with the consultant, Frank Fish, who confirmed that a project just down the road, Quarry Place, a much larger development, similar one and two bedroom units, generates approximately the same
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everybody really believe 2 kids and 15 families? Have a good night.

MR. TUDISCO: I just want to address that last remark that was made. I think it was an improper comment to make. Majority of the units are one bedroom units. In the event that there are children that are going to be moving into the building that are going to be attending the public school system, the building owner gets taxed so that the school system can meet the needs of all of the children. There are formulas that are established for a reason. Nine of the units are one bedroom apartments.

MR. PUCCINI: I had a one bedroom when I got married and --

MR. TUDISCO: You may want to disagree with that, but the bottom line is there are formulas and there are reports that have been submitted to the Board. You are welcome to come to the Building Department and actually look at those reports so you have an educated opinion instead of just coming here and spewing venom.

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You’re insulting me right now saying that it’s uneducated.

MR. TUDISCO: I’m not, but your opinion is not based on fact. We provide this information. Instead of coming and disrupting this meeting and heckling and talking out of turn and interrupting the Chairperson, you are more than welcome to come to the Building Department and look at the actual data.

MR. PUCCINI: Okay. I’m not going to go back and forth with you, but opinions and polls and things like that, if you look at the 2016 election, they had Hillary Clinton winning 96 percent to 4.

ACTING CHAIRMAN PULASKI: Okay. Anyone else at this time wanting to address the Board on this issue?

(No comments.)

ACTING CHAIRMAN PULASKI: With that said, we’re going to leave this open. As part of our process and business, we have a SEQRA that we have to address.

MS. UHLE: Yes. You have two

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favor.

(All aye.)

ACTING CHAIRMAN PULASKI: I just want to remind the public here, that this type of application is a process. It's going to go through many meetings. There should be no thought that this is the end all to this meeting, or when the Zoning makes a decision, that that concludes things. As you can see, there are a lot of items that have been discussed, and there's a lot of information and a lot of design that we're left to come back to. After Zoning, it will come back to us and we will put the polish on it and make the final decision.

MR. SMITH: Thank you. Good evening.

ACTING CHAIRMAN PULASKI: Moving along, we have another housing project, 19-42, 5 Ray Place. Could you please come up and introduce yourself and give us a rundown. For those tuned in and present, 5 Ray Place, this is the first time that they are before the Planning Board. For those that might be interested in where this is, if you have a sheet on the left side. Ray Place comes up, and this is the supermarket that was mentioned earlier. 5 Ray Place resides in between the supermarket and the CVS on Ray Place. It's interesting to note from a neighborhood perspective, the commercial corridor of Route 22, and then we have a transitional zone, which the multifamily fits right into, two one and two family, which is further away from Route 22 and a bit of Brook Street. As a site and a use, multifamily is a good transitional use for this site.

ACTING CHAIRMAN PULASKI: Before you leave that, can you point out where your adjacent multifamily is? It's on the other side of the road, which is what most residents of North Eastchester can see for quite a distance because it's on top of the hill.

MR. VOGEL: Yes, topography. We'll get into that in a moment.

ACTING CHAIRMAN PULASKI: All right.

MR. VOGEL: So this is our site plan, which zooms in a little bit closer onto our property that we're talking about. There is

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parking lot. We've maintained that entry, as
I've mentioned. We have parking in a similar
configuration. There is our entry lobby. We
have building services, mail, and then some
storage. Again, entry and exit off of Ray
Place.

What we call floor two is also parking
that enters and exits off of Ray Place and we
turn. So the second level of parking, which is
approximately the same elevation as the
existing parking field, and decks over the
lower level of parking. Our configuration we
have a small lobby.

We continue up to our third floor,
which is also typical for three, four, and
five, and on each floor we have eight
apartments. The apartments are a blend of
apartments from studios to one bedrooms to two
bedrooms. We also have access to our roof.
We felt that the roof access was a quality of
life issue for the residents, so there is a
terraced area and some green space. So we do
have a green roof on the project.

Our site section here depicts our

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work our way around the building. The building
starts with a strong base, and this is the
first floor of parking. We have a body for
three floors, and then we crown the top in the
form of a mansard. The mansard also contains
the parapets. There is liveliness across the
crowning of the building, and then it's
anchored at the base. There are other
architectural elements such as cornice working,
large, open expansive windows to make an open
door plan and lighten area units. There are
human scale factors to the facade that are very
appropriate for a multifamily residential.

As we work our way around, this would
be the west facade, the south facade is here.
Again, vocabulary comes around. I mentioned
the horizontal defining architectural elements,
and then we have strong verticals. Strong
vertical for the entry and then we've anchored
the corners, as you can see, as we work our way
around the building.

When we work our way to the rear, you
can see the upper level parking here as it
would work its way through the facade, and

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ACTING CHAIRMAN PULASKI: So those colors by themselves distinguish this project from the one across the street.

MR. VOGEL: It certainly does. This is very formal in appearance.

ACTING CHAIRMAN PULASKI: The other one is, what, a blond reddish color brick?

MR. VOGEL: It's like a brown. It's more typical.

So there are variances, as you know, for the project. That was part of our application. We do have a Notice of Denial. The project as a whole -- I can get into this a little bit -- but basically use is fine, our density is fine, our setbacks are fine. Where we start to ask for the variances is on height, number of stories, and feet. Because we're also accessing the roof as part of our amenity, there is a bulkhead height. Then we are also within 150 feet of the R-6 zone, which is a residential zone.

I didn't mention the zoning earlier, and I can go back to this, is that we are in the RB, which is retail business. As one of DINA M. MORGAN, REPORTER

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the permitted or uses that you can go to is the M700, which is multifamily, and that's what we've elected to pursue. So our density, permitted is actually 31, but we only have 24 units. I mentioned the mix. Then we have also complied with all the setbacks, the zoning, the yards.

Where we are asking are in stories. So it's four stories permitted -- and I'm going to do this two ways -- the first way is under the full M-700 zone we're allowed four stories, we're up at five, so there's a height increase.

With that it's also in feet a height increase.

I mentioned the bulkhead because we're accessing the roof as an amenity. There's that overlay, that residential overlay that happens as well. So this is what the line to the R-6 zone is representing. Looking at this portion of the building, which is part of the overlay, we applied those regulations as well. Height by stories is increased as well. It's only four stories on that side the way the topography of the site works, permitted is two and a half, hence feet also needs an increase,

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like to comment?

MR. CERMELE: I think they've touched on most everything. As you mentioned, these are obviously preliminary plans, so our memo was more just to highlight what we would be looking for in future submissions, and I'm sure they're aware and obviously they'll handle that.

Some of the bigger items for us was, as mentioned, how the development would affect or impact the adjacent -- the upper, I guess, parking lot. I think they both served what was the Acme. Just some clarification on what that upper lot will ultimately look like. The building proposed right now is bisecting a portion of that upper lot. We'll want to see some new traffic patterns and whatever reduction in parking will result and whether or not -- we wanted some clarification and we had some preliminary conversations with Margaret as to whether or not that parking was required for that property. It's our understanding that it's not after speaking with Margaret. That was one of the comments in here.

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on too. We'll be supplementing this application with all of that.

We also received a comment letter from Maser from Mr. Greeley too, who I know is here as well, regarding the traffic and parking. As you might be aware, this is somewhat of a dead end street too, but comes down to Brook Street, so in particular he wanted us to look at the Brook Street intersection in terms of safety. Not only that, but safety in terms of our access on Ray Place too. Our traffic engineers have already begun that work. I think it's a good time to do that before the holidays, so we're going to quickly gather that information together, provide that to Mr. Greeley and to your Board so you can take a look at it.

We're already digging in on this. I think most of the issues we can quickly satisfy because, again, a great many of them are clarifications that we have to give to the consultants to make sure that we have a solid application.

ACTING CHAIRMAN PULASKI: Okay. Thank you. Since we have Mr. Cermele here, would you

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report. We did note and we've spoken briefly
the policy of the town more recently is for
projects such as this to not only mitigate the
net increase for the hundred year storm, but to
analyze the site as if it had no impervious
surface today. So they're going to be required
to reevaluate the storm water mitigation system
assuming that those two existing parking lots
are something other than impervious services,
whether it's a wooded area or a vacant lot. It
will overcompensate, and it will be a
conservative approach to mitigation.

ACTING CHAIRMAN PULASKI: Okay. Thank
you. Mr. Greeley.

MR. GREELEY: Philip Greeley again
from Maser Consulting. We had prepared an
October 15th memo with about half a dozen
points relative to the project and traffic and
access.

From a traffic standpoint, this type
of project would generate somewhere in the
order of 17 or so peak hour trips in a one hour
period, so we want to see the effect of that at
the intersection of Ray Place and Brook Street.
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if there is any, to see if there’s any issues
in the past at the intersection of Ray Place
and Brook Street. Since access to this
property also goes through where Acme is and
you could get out to 22 at the light, they
should at least look at the distribution of
traffic. Because you have the existing
multifamily project across the street, we want
them to count that. That will give us an idea
of where traffic from that use exits, whether
they’re going left, right, and also gives us a
handle on actual traffic generation at that
site as kind of a guide to see what happens
here.

I think those were the main points.
Again, site distance, traffic analysis at least
of that intersection, and those are the key
points we would like to see.

ACTING CHAIRMAN PULASKI: Thank you.

Does the applicant have anything to follow-up
on these two presentations? I don’t know that
there is, but --

MR. RYAN: There really isn’t. We
have a full understanding, and we have an
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opportunity to communicate with both of these
gentlemen and their firms, so we’re going to
take advantage of that.

MS. UHLE: I have two comments, Jim,
while you’re up at the microphone. Two things
that I think you should add to whatever you’re
doing is that I do think you need a more
detailed visual analysis. This is a completely
different site than the 249 Main Street and
different context, so I think you’re going
to -- maybe we can discuss the nature of that,
but I think you’re going to need a much more
detailed visual analysis because of the
topography and the location of this, you know,
above White Plains Road there. So that’s one
thing I would say.
The other thing, even though I think
you’re going to use the same resources and
quote the same multipliers, I would still
address school children generation because,
like the gentleman that was here previously,
that is always a concern with residents. It’s
always very difficult for people to understand.

I think if you, again, use the standard
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to open this to a public hearing.

3 MR. CUNNINGHAM: Second.

4 ACTING CHAIRMAN PULASKI: All in

favor.

6 (All aye.)

7 ACTING CHAIRMAN PULASKI: Anyone from

8 the public? Mr. Sweeney.

9 MR. Sweeney: I know we have a ton of

10 engineers here, but just a word of caution,

11 since Summerfield was mentioned, way back when

12 we came down to the final stretch and we didn’t

13 get it done, all my words are as caution

14 because if you’re looking at sewage, which was

15 one of the final points on the Summerfield

16 project, it obviously flowed back into the

17 north end’s area of sewage attempting to cross

18 over Brook Street, down Scarsdale Avenue, and

19 possibly may be under the railroad

20 tracks. So all I’m saying is, word of caution,

21 that we all have it done beforehand and we know

22 exactly what the implications will be, and if

23 so, we can move forward on a positive note.

24 That’s all.

25 ACTING CHAIRMAN PULASKI: Thank you

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2 for that information. Anyone else wishing to

3 address the Board on this issue?

4 MR. BOLLI: Good evening, members of

5 the Board. Just wanted to take an opportunity

6 to introduce myself. My name is David Bolli

7 (Ph.). I represent the ownership group at 180

8 Brook Street or I should 180 to 182 Brook

9 Street. I don’t have an opinion at the moment

10 regarding the project. I obviously wanted to

11 attend the meeting and familiarize myself with

12 the proposed project in question.

13 Some basic comments obviously is I’m

14 obviously representing the ownership group at

15 the multiuse mixed property as well.

16 ACTING CHAIRMAN PULASKI: Could I

17 interrupt for a second? 180 - 182 is --

18 MR. BOLLI: If you want to bring up

19 that site plan back on the screen, I would be

20 happy to share the location for you.

21 MR. TUDISCO: You should take the mic.

22 MR. BOLLI: Our group owns the

23 property here that fronts Brooke Street and the

24 corner lot off of Ray Place. Another comment I

25 wanted to make is, are there any

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2 representatives here from the Enclave, which is

3 a condominium building and not a rental?

4 ACTING CHAIRMAN PULASKI: Well, this

5 is the first time they’re before us.

6 MR. BOLLI: Right. So again, I want

7 to make it clear for the record and the group,

8 that I don’t have an opinion whether I’m for

9 the project, against the project or otherwise.

10 My way of background is, I understand

11 development and I understand real estate

12 ownership, as I come from the same background.

13 However, the proximity of this project given to

14 our location and the impact is clearly going to

15 be a sensitivity for us as a group, and I want

16 to make sure that if there are any adverse

17 impacts, we want to have an opportunity to

18 address them, and obviously take the

19 opportunity as well to either support the

20 project or perhaps, you know, refine the

21 project.

22 ACTING CHAIRMAN PULASKI: If I could

23 interrupt you again. You will have the

24 opportunity --

25 MR. BOLLI: Understood. Again, I

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2 wanted to introduce myself and even share my

3 contact info.

4 ACTING CHAIRMAN PULASKI: Ultimately,

5 you’re addressing us, and that’s why I wanted

6 to just make sure that we’re following the

7 proper protocol. You’re addressing us, we

8 address the applicant. We certainly appreciate

9 your coming here and addressing and making

10 yourself known to the applicant. If there is

11 some interfacing you could do, that’s your

12 prerogative.

13 MR. BOLLI: That’s fine. Again, for

14 the record, you’ve opened it to the public

15 hearing --

16 ACTING CHAIRMAN PULASKI: It stays

17 open and you can address us at every meeting.

18 You can also e-mail --

19 MR. BOLLI: Sure.

20 ACTING CHAIRMAN PULASKI: -- And come

21 to the Building Department office.

22 MR. BOLLI: So again, you understand

23 the location of the property we address?

24 ACTING CHAIRMAN PULASKI: Yes. Thank

25 you.

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MR. BOLLI: Thank you.

ACTING CHAIRMAN PULASKI: Anyone else from the public wishing to address this?

(No comments.)

ACTING CHAIRMAN PULASKI: We're going to hold the public hearing open. Do we have a referral to do?

MS. UHLE: Yes. This is to declare your intent to be lead agency for the SEQRA review.

ACTING CHAIRMAN PULASKI: We don't have -- we can declare ourselves as lead but --

MS. UHLE: You're not declaring yourself as lead agency, you're declaring your intent to be lead agency. Because the Zoning Board could determine that they want to be lead agency and any other departments, in the case of the other application it was DPW and Westchester County Health had to be notified.

ACTING CHAIRMAN PULASKI: I understand, but we aren't declaring a Negative Declaration because we aren't the lead agency yet, and number 2, we don't have a lot of the information?

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MS. UHLE: Yes.

ACTING CHAIRMAN PULASKI: On Application 19-42, 5 Ray Place, I make a motion that the Planning Board declare its intent to be lead agency for the environmental review of this application, 19-42, 5 Ray Place, which has been classified as an unlisted action, and that it forward a Notice of Intent to all other involved agencies in accordance with SEQRA regulations; do I have a second?

MR. WEST: Second.

ACTING CHAIRPERSON PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: With that said, that would conclude for this meeting your presentation, and we'll move on to the next application. The public hearing remains open.

ACTING CHAIRMAN PULASKI: Next application, 19-34, Siwanoy Country Club, 1 Siwanoy Club Way. Please identify yourself, describe the project. Siwanoy has been before us several times for the master program, and what you're doing is an adjustment to that.

MR. TUDISCO: Sir, if you could please take that outside, we have another application.

Sir. Sir.

ACTING CHAIRMAN PULASKI: So we are not looking at the major item. The major item is already underway, already under construction. We are looking at a modification.

MR. ERICSON: That's correct. Good evening. My name is Luke Ericson from Rogers McCagg representing Siwanoy Country Club. Chairman, members of the Board, thank you for hearing me tonight. I was before you about a year ago --

ACTING CHAIRMAN PULASKI: We missed you at the last meeting. You were on the agenda.

MR. ERICSON: We were. We had a miscommunication on who was going to be representing us.

So we were approved then for the full project. Back when we originally submitted, there was a pergola in it. We got to a point...

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that we were doing the design, going over the documents, and it was pulled out for budgetary reasons. It was still on the Board's mind and when we got under construction, they revisited some of our renderings and thought it would be a good idea to reintroduce it to soften the facade of the building on the north side.

So since it is change in what has been permitted, we wanted to come before you again.

It's on the exterior of the building. We just wanted to re-present that item.

ACTING CHAIRMAN PULASKI: Amongst your presentation, do you have some renderings?

MR. ERICSON: Absolutely.

ACTING CHAIRMAN PULASKI: Ultimately, I think that's what I think the public is going to understand.

MR. ERICSON: This is the north side of the building. This is a kitchen addition and the grill room, which is rounded. There is no pergola in this rendering. We would be proposing adding this pergola out in front and then around the grill room addition. It extends out from the building about 12 and a...
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half feet. It’s 1200 square feet. It’s mostly
wood, a little bit of steel. None of the steel
will be visible. It will all be wrapped in
fiberglass columns, and the header will be
trimmed out in wood and all painted white.
We’re not increasing any of the hard-scape that
was in the original proposal. We’re just
adding in the design element.

The only thing that might be of
concern is that we had some flood lights that
were attached to the building. So we don’t
have a striation of light coming through the
pergola. We would propose to move them out to
the face of the pergola. There is also some
cellular lighting within the pergola itself for
dining, but that wouldn’t be very bright. I
just bring it up because it is a change in the
plan.

ACTING CHAIRMAN PULASKI: So this went
before ARB; ARB had some comments?

MS. UHLE: No, it did not.

ACTING CHAIRMAN PULASKI: That’s all
right. That’s all right. How far back set is
this location from the road in feet,
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approximately; 100, 200?

MR. ERICSON: It’s probably close to
200. Siwanoy Boulevard is over here. This is
the pergola. Then you have Archer Place here
and then Crawford Street. But Siwanoy
Boulevard would be the closest.

ACTING CHAIRMAN PULASKI: So it’s
quite set back.

MR. ERICSON: That’s correct.

ACTING CHAIRMAN PULASKI: You said
that there was no hard-scape increases or such,
so there is no change to the impervious
surfaces or any of that?

MR. ERICSON: That’s correct. We
actually pulled the pergola out and we were
just keeping a blue stone terrace that was
going to have some overflow for seating for
dining. So they, again, would like to just
reintroduce it.

ACTING CHAIRMAN PULASKI: Very good.

Any comments from the Board?

MR. CUNNINGHAM: It’s very nice.

MR. ERICSON: Thank you.

ACTING CHAIRMAN PULASKI: This is a
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into competitions with these renderings. It's
going to get better, I can see that.

MS. UHLE: I'm just going to interrupt
for a minute. The Architectural Review Board
is now starting to tell applicants that they
are required to provide them to the Planning
Board.

ACTING CHAIRMAN PULASKI: It's amazing
what technology starts to do.

MR. KNOETGEN: Hi, how are you. My
name is John Knoetgen, Marcella & Knoetgen
Architects, architects for Sam and Mike, who
are here.

The house is in an R-5 zone. It's a
7500 square foot lot. The existing house is
1800 square feet. We are adding 530 square
feet. Most of it is on the second floor. 100
square feet is on the first floor.

The scope of work on the first floor
is opening up all the spaces, new kitchen,
powder room, mud room, converting a three
season room to a family room.

The scope of work on the second floor
is a new master suite, new bathroom, closets,

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and a new bathroom and the laundry. The house
will end up being a four bedroom, three and a
half bath.

Materials. The roof is going to be an
architectural style asphalt roof in a dark,
dark brown. The siding is going to be a cedar
style vinyl from CertainTeed in sort of a gray
green color. The trim is AZEK or Versatex PVC,
and the windows will be white Andersen.

There is a change from the
Architectural Review Board. It was suggested
by one of Board members to put a portico on the
design, and we did. It was a good suggestion.
It certainly helped out, and it looks a lot
better. There is surface water issues -- not
really an issue. We have a 149 square feet of
additional impervious. We designed it for
500 square feet. We increased the amount in
designing the Cultec system, so we have three
Cultecs that will be in the back. There is no
new regrading. The existing first floor
footprint, just about 95 percent of that
footprint is remaining, so there will be very
little bit in foundation work, just a small

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little spot of foundation work.

Any questions?

ACTING CHAIRMAN PULASKI: Do you
happen to have a site plan?

MR. KNOETGEN: I do.

ACTING CHAIRMAN PULASKI: If you could
grab the mic and just walk us through it.
Describe the project.

MR. KNOETGEN: Yes. The new portico
is going to be built over the existing stone
platform that's there now. We're adding a
couple of steps. You'll come up the driveway,
walk across a blue stone walk, up a few steps,
under the portico, and into the house. The
footprint of the house, this little right
corner in the front there is the new footprint
of the first floor. We're adding that portion
so that we could make the design better.

On the second floor, which is the
small dash line, that is the second floor, so
anything that is diagonally hatched is new
square footage. The space that is not hatched,
says, two story frame residence, that is the
existing structure, that will come down and

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we'll have an entirely new second floor. The
patio in the back, we are removing a deck, and
then we're putting down a new blue stone patio
on grade with a couple of steps out. So you'll
step out of family room, down a few steps, and
then onto that patio on grade. There is three
Cultecs in the back here, and again, I said
that we're going to make a few extra to grab
some additional roof water off this single
story.

There are two nice trees in the back,
which we're not going to remove. There's a
tree in the front, which we're not going to
remove. The neighbor on the right side
suggested that we plant some bushes or trees
along the edge of the property line because
when they come out of their house, they look
directly at our house, and they thought it
would be a nice screening. So we're proposing
Arborvitae, which will be tall and skinny here
because it's close to the site property line.
That's basically it.

ACTING CHAIRMAN PULASKI: Good. Any
questions from the Board?

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MR. CUNNINGHAM: No.

MR. WEST: No.

ACTING CHAIRMAN PULASKI: With that said, I'm going to open the public hearing. I make a motion to open the public hearing on Application 19-29, 72 Nelson Road; do I have a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Anyone from the public wishing to speak on this project?

(No comments.)

ACTING CHAIRMAN PULASKI: Seeing no one, I make a motion to close the public hearing on 19=29, 72 Nelson Road.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: I make a motion to approve Application 19-29, 72 Nelson Road; do I have a second?

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Thank you.

MR. FINELLI: Sorry about that. So there is an existing deck at the back of the house that we're removing, and we're adding a porch to the left-hand side of the house.

We're enclosing a recessed area in order to create a portico and give the front of the house a little bit more character. My renderings aren't as beautiful as some of the ones you've seen seen tonight. Just to give you a quick visual representation of what we're talking about doing, we're adding an entire second story, lifting the roof, adding a portico to the front of house. We're going to add a gable across the garage and basically a bump out on the front to give the home a little bit more character.

Before I go into the architecture, I'll just speak about the site plan. As I was saying, the pool sits in the back left-hand corner. That's going to remain. We are going to renovate it. There is a pool deck that goes around it. We are not increasing the impervious surface in any way. We're not

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increasing the footprint of the house in any way. Basically what you see is what you get.
It's just being renovated. As I said, they did do the renovation to the house to the left, so that same type of detailing level quality is what they propose to this house as well.
If I can just quickly go through the architecture. We propose a HardiePlank siding in a gray finish. We're going to do a metal stand seam roof throughout the entire house.
The homeowner wanted maintenance free, never have to come back and do a roof again. He's kind of done building. He wants to do this one and be done with it. We're going to do standing seam everywhere. We're going to do white AZEK, and we're going to do a gray granite stone at the base of each column and around the porch columns as well, again, just to give it a little bit heft and weight the house a little bit more. Give it a classic look as well. The garage will be a Clopay white finish door. All the windows and trim will be, as I said, in white. The rendering actually shows the pre, I guess, Architectural

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Review Board filing. What I mean by that is, we proposed a vent over the garage door. The Architectural Review Board actually asked us to remove that and put in a window rather than the vent. I'll actually show you that drawing.
They requested three different changes. One of them was, add a window at the gable end of the garage. The second was to add some trim work to break up the verticalness of this one piece, which I designed specifically -- when you look here -- to kind of mimic what was going on on the house to the right to bring that rhythm through. Again, the idea is to keep the garage levels at the same heights and stay at the same elevations basically, just to kind of start creating more street-scape, tying it together as we're coming across. The next house to the left is a cape, so it's going to be a little lower, but the porch line and the banding does tie into it and does make it more cohesive. The third thing they asked us to do other than the banding and adding maybe a different material on the gable ends, was to make the columns a little bit thicker. I actually had two 6 inch columns, which visually would have been more substantial, but I think they're right, they need more beefier, more massive columns. So we went to a 10 inch column rather than a 6 or a pair of 6's. I think it adds a little bit more character. We were okay with all the comments. We weren't opposed to any of them.
So that was kind of the detailing and how we got to where we are now. I can keep going, or I can answer questions and move this along, show you materials, whatever you guys want.

MR. WEST: You said they were keeping the pool, but you're actually redoing the pool?
MR. FINELLI: There's a pool that exists now in the back left-hand corner of the property.
MR. WEST: You're redoing it and changing the shape, so it will still be a pool but not this pool?
MR. FINELLI: It's going to be of similar size, but it's just going to be a simple rectangle rather than kidney shape.

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Then they're just going to fix the flagstone.
If you actually go to the property, you could see it's falling in on itself. Just clean it up. I guess it's been in disrepair for quite a number of years, so it's time to upgrade it and fix it so the neighbors don't see that.

ACTING CHAIRMAN PULASKI: Are you going to do any additional landscaping?
MR. FINELLI: So right now, again, the detailing is going to be very similar to what was next door, and he overdid it. So we proposed some Arborvitae and he just overdid it. So to lie to you and say --

ACTING CHAIRMAN PULASKI: I don't see anything on the plan.
MR. FINELLI: Right now I'm just proposing a row of Arborvitae here for privacy.

ACTING CHAIRMAN PULASKI: It speaks well of you that the same applicant brought you over to do the work.

MR. FINELLI: Twice, yes.

ACTING CHAIRMAN PULASKI: I haven't heard that from John's --

MR. FINELLI: Does make you feel good.

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ACTING CHAIRMAN PULASKI: Any further comments?

(No comments.)

ACTING CHAIRMAN PULASKI: This is a public hearing; right?

MS. UHLE: Yes.

ACTING CHAIRMAN PULASKI: I make a motion to open the public hearing on Application 19-35, 191 Oakland Avenue; do I have a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Anyone in the public wanting to speak on this application?

(No comments.)

ACTING CHAIRMAN PULASKI: Seeing no one, I make a motion to close the public hearing on Application 19-35, 191 Oakland Avenue.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

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1 favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Any further comments?

MR. WEST: No, good.

ACTING CHAIRMAN PULASKI: You were saying?

MR. WEST: No, all good.

MR. CUNNINGHAM: It's very nice. Good luck with it.

ACTING CHAIRMAN PULASKI: He always does good work.

MR. CUNNINGHAM: Excuse me.

ACTING CHAIRMAN PULASKI: He always does good work.

MR. FINELLI: Thanks.

ACTING CHAIRMAN PULASKI: I make a motion to approve Application 19-35, 191 Oakland Avenue; do I hear a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Okay. Thank you.

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you.

MR. FINELLI: Thank you very much.

Goodnight.

ACTING CHAIRMAN PULASKI: Next application, 19-22, 5 Brassie Road.

There's three applications left, so that means that one of you guys twice. Is that you?

MR. MAIORANO: Good evening, Board members. Again, my name is Adamo Maiorano from Community Designs and Engineering. On behalf of the owner and applicant, Nicholas Pimpinella, we are proposing additions and alterations to 5 Brassie Road.

The site is located in an R-7.5 district. As it exists today, the dwelling is a two story cape style home with bedrooms on the first floor and second floor. What the owner wishes to do is create more of a modern style today living with living space on the first floor and all the bedrooms on the second floor. Essentially what we're doing is building a one story addition over the footprint of the existing dwelling, as well as

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some alterations as well. There's a rear one story addition that was constructed at one time over an areaway into the basement, so part of this project we are removing that one story and gaining that areaway access back to the basement.

I'll go to the elevations. So as far as the aesthetic updates and alterations to the house, it will be receiving all new finishes throughout. The bottom half of the front will be a stone veneer and the rest of the house will be clad with a fiber cement board siding. It will be a light gray color. The entry door as it exists on the side of the house, we're going to relocate that to face the front. We're proposing a new portico and front porch covered area in the front. All of the trim will be white AZEK. The windows, trim is Andersen 400 series windows with black trim. Black garage and front door. As far as the rest of the house goes, again, the trim is white AZEK. The gutters will sort of pop with the windows, they're black aluminum gutters around the house as well.

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The existing condensers located behind the existing one story, they will remain. They will get updated and screening around them. All of the additional impervious surfaces we'll be capturing on site with storm water mitigation.

Street-scapes in comparison to the neighboring dwelling, it will still sort of keep that cohesive feel along the street. What we're essentially doing is increasing the ridge height by about 6 feet from the existing to the new. This is sort of a rendering to get a little feel of what the new house would sort of look like. The owners will do new landscaping throughout.

As far as lighting, you know, typical lighting is soft lighting on the entry, sconce lighting on the rear door in the back, and I believe that's about it.

ACTING CHAIRMAN PULASKI: Did the ARB have any questions or comments?

MR. MAIORANO: Yes. It wasn't really a comment. The only suggestion the ARB had was to potentially look at a standing seam metal roof.

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Roof on this front porch and the small accent roof over the garage. The owner is very in favor of sort of keeping the materials the same roofing throughout. It's a black charcoal asphalt shingled roof. So it will be the same on the main roof as it is the porch roof and portico roof.

ACTING CHAIRMAN PULASKI: It was a recommendation, and you discussed it with the owner and you made your decision.

Any comments from the Board?

(No comments.)

ACTING CHAIRMAN PULASKI: This is in an R-7.5 zone. If anyone is looking at the massing of the house, it's an R-7.5 zone.

MR. MAIORANO: We did receive zoning variance approval for this particular project. The existing house encroaches the side yard about 2 inches. We wanted to build up over the existing, so we're increasing the non-conformity by a very small amount.

ACTING CHAIRMAN PULASKI: I make a motion on Application 19-22, 5 Brassie Road, to open the public hearing; second?

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they are appearing before you now. We did
notify the Village of Bronxville, and they'll
review the application as well. We're not sure
exactly what the approval process will be
there. If you were to approve it this evening,
a condition would be that we cannot issue the
building permit until we get confirmation from
the Village that they've obtained proper
approvals. The applicant also noticed
residents within the Village of Bronxville as
well within the 200 foot radius.

ACTING CHAIRMAN PULASKI: With that
clarified, would you present the project.

MR. MAIORANO: Yes. Again, Adamo
Maiorano from Community Designs and
Engineering. On behalf of the applicant,
Gregory Holcombe, we are proposing a new
residence at 16 Crawford Street.

This project as well is located in an
R-7.5 district. What we are doing is
essentially removing the existing dwelling and
all of the existing impervious surfaces. In
regards to the difference in the site of our
proposed project, what we are doing is

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relocating essentially the curb cut and
driveway to the left-hand side of the residence
versus the right-hand side. As it exists
today, it's right adjacent to the neighboring
curb cut, so they're kind of making a big
street opening area. What we're trying to do
is improve the street-scape of that and create
a little more consistency with the curb cuts as
far as the neighboring residents go. Also, the
existing driveway extends off of the property
line, so as we remove that, we will finish that
area. There will be a grass area on the side
yard and reposition the house in a similar
footprint as it is now, just trying to achieve
some more side yard space, useable side yard
space instead of the driveway as it exists
today wrapping around the side of the
residence.

In relationship to site planning,
again, condensers will be located screened
along the left side of the property. There is
a landscape plan attached to the project that
was done by Anthony Acocella. A lot of the
existing screening around the property line

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will try to be maintained and kept. No
significant trees will be removed. Additional
landscaping will be proposed around the
residence and also along the property line to
help screen and fill in some of the gaps of the
existing area.

In regards to the elevations, again,
sort of consistent with the neighborhood we are
doing a white HardiePlank siding throughout the
house, a standing seam metal roof in the front
portico, columns will be -- that area will have
stone veneer on the base of the columns. The
garage doors and front door are as depicted in
the elevation, Clopay garage door and Thermatru
front door will be clad in a wood grain finish.
The windows are Andersen typical simulated
divided light, colonial style grid pattern with
the six over one. The AZEK trim board white on
the soffits and windows and trim. Black
charcoal asphalt shingle roof.

We'll go to the street-scape. The
street-scape is what it looks like as it is.
This house to the right is not necessarily
right adjacent to it, it's actually totally in

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Bronxville and sort of behind the residence.
It's very hard to see from the street but it's
sort of back there. I tried to demonstrate it
as best as possible. There is a bunch of
screening that's really nonvisible with that
residence.

As far as the storm water goes, again,
we did receive comments from Joe Cermele. Very
basic comments that we'll continue to develop.
Mostly what we're doing is we're capturing a
hundred percent of all of the storm water from
the newly proposed impervious surfaces -- not
just the new proposed, all of the proposed
impervious surfaces on site with storm water
mitigation. We are actually decreasing the
overall impervious surfaces -- which kind of
helps -- by about 500 square feet. So there is
no known storm water mitigation for the
existing house and the proposed will be less,
and we will obviously capture all of that storm
water on site.

ACTING CHAIRMAN PULASKI: Any comments
from the Board?

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ACTING CHAIRMAN PULASKI: I had two comments. The driveway is what finish?

MR. MAIORANO: It's asphalt driveway.

ACTING CHAIRMAN PULASKI: Asphalt.

Okay. I had problems tracing the chimney.

Does it have a fireplace?

MR. MAIORANO: There is no fireplace, no.

MR. WEST: No fireplace? Can't approve that.

ACTING CHAIRMAN PULASKI: On A1 it says, Majestic fireplace.

MR. MAIORANO: It's a direct vent.

There's no actual chimney to it. It's direct vent.

ACTING CHAIRMAN PULASKI: That's what I thought you would say.

MR. MAIORANO: Sorry.

ACTING CHAIRMAN PULASKI: I thought maybe you just left it out of the drawing.

MR. MAIORANO: It will be on that side elevation. There's no actual chimney, just direct vent.

ACTING CHAIRMAN PULASKI: Okay. This

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is a public hearing, so I make a motion on Application 19-36, 16 Crawford Street, to open the public hearing; do I have a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

(No comments.)

ACTING CHAIRMAN PULASKI: Seeing no one in the public here to speak on this, I make a motion to close the public hearing on Application 19-36, 16 Crawford Street; do I have a second?

MR. WEST: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Moving on, I make a motion to approve Application 19-36, 16 Crawford Street; do I have a second?

MR. CUNNINGHAM: Before you do that --

MS. UHLE: Yes, thank. With the condition of approval that we cannot issue the building permit until we get verification from

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Here is the existing rear elevation. This is the existing shed dormer along the rear, and then this is the new addition at the side of the existing residence. Then the left side showing the second sorry addition and the new gable at the front.

MR. WEST: Can you show the front again.

MR. IANNACITO: Here is the existing and proposed. So we're removing the dormer and the front portion of the roof and the gable here, doing a new shed dormer along the whole front and a new gable with a new portico. Here is a rendering of the front showing the new shed dormer, gable, and portico.

On the materials, the proposed wall surfaces will be a HardiePlank siding in an arctic white finish. The existing brick will remain on the garage and will be cut down along the front here and painted white. The existing stone veneer will remain. The new roof shingles will be asphalt in a charcoal black finish. The trim will all be AZEK painted.

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The application was presented to the Architectural Review Board on October 3rd. It was approved with one recommendation, and that was to add windows at the side on the second floor here in the existing bedroom. The elevation that I presented to the Architectural Review Board had no windows on this side, so we're adding two new windows there.

That's it. I'm happy to answer any questions you have.

ACTING CHAIRMAN PULASKI: Any questions from the Board?

MR. CUNNINGHAM: Nothing.

MR. WEST: No.

ACTING CHAIRMAN PULASKI: This is a public hearing, so I make a motion to open the public hearing for Application 19-77, 16 Pasadena Road; do I have a second?

MR. WEST: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

(No comments.)

ACTING CHAIRMAN PULASKI: Seeing nobody any longer present, I make a motion to close the public hearing on Application 19-37, 16 Pasadena Road; do I have a second?

MR. WEST: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Any questions or comments from the Board? Any conditions that Mark wants to require? Is there any landscaping to this project that we need a landscaping design?

MR. IANNACITO: It's an addition, so it's not required. We're going to be doing a little bit of landscaping at the front here.

Currently the entrance door is at the side here, so the walkway leads to the side entrance, so we're going to be doing a bit of

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of new landscaping here in the front.

ACTING CHAIRMAN PULASKI: The water collection is --

MR. IANNACITO: The increased impervious surfaces is 89 square feet, so we will add one dry well to pick up the runoff.

ACTING CHAIRMAN PULASKI: That gets submitted and approved?

MS. UHLE: Yes, that's a reviewed by our plan reviewer.

ACTING CHAIRMAN PULASKI: So that's a condition; right?

MS. UHLE: That's not a condition, that's required of everybody as part of the building permit review.

ACTING CHAIRMAN PULASKI: Just trying to get it right this time.

MS. UHLE: Let me just explain. For the new construction, Joe Cermele reviews it so it's subject to his review and approval. For additions and alterations, we review them in-house as part of the building permit process.

ACTING CHAIRMAN PULASKI: With that
said, I make a motion to approve Application
19-37, 16 Pasadena Road; do I have a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in
favor.

(All aye.)

MR. IANNACITO: Thank you.

MR. CUNNINGHAM: Good luck, John.

ACTING CHAIRMAN PULASKI: With that
said, I make a motion to close the Planning
Board meeting of October 24th; do I have a
second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in
favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Thank you.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

CERTIFICATION

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 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 24th day of November, 2019.

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