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ACTING CHAIRMAN PULASKI: If everyone would please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

ACTING CHAIRMAN PULASKI: Welcome, everybody, to the October meeting of the Planning Board. This is a three member board tonight, which means that if something is for approval, we all have to agree or it doesn’t go forward. So if that is a concern and you would prefer to appear before a fuller board, then you don’t have to come up when your name is called or you could just leave now. We’ve acted with three member boards plenty, and I don’t think we’ve gotten any negative reviews on that.

In any event, we’ll do a roll call.

MR. CUNNINGHAM: Here.

ACTING CHAIRMAN PULASKI: Bill West.

MR. WEST: Present.

ACTING CHAIRMAN PULASKI: Bob Pulaski, me, I’m Acting Chairman tonight.

With that said, the first item is --

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about the facade improvements -- I actually
provided a handout -- and those comments
related to the canopy and the light fixtures.
We're just back here tonight to answer
any questions and present the application again
if you would like.

ACTING CHAIRMAN PULASKI: Do you have
an elevation drawing of what that back section
and front section will look like?

MR. FAUSTINI: Sure. I'll just flip
the pages.

MR. CUNNINGHAM: You could just pull
that mic out.

MR. FAUSTINI: So this is the proposed
front of the building. We are proposing a new
canopy here over the front entrance for the
residential entrance. These two doors are the
retail entrances. This is the front facade,
which is essentially staying the same. We're
just changing what were smaller windows to
standard size windows to match the rest of the
facade. The building -- I'm not sure if you're
familiar with it -- it's undergone an entire
roof replacement, so that's actually almost

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complete. The back here of the building -- I'm
sorry, this is the side from the parking lot
side -- we're opening three more windows at the
retail level. They used to be there, they've
just been since blocked up, we're just going to
restore them. This is the back addition that
we're proposing as viewed from the parking lot
side. From the other street side -- this is a
corner lot -- again, the facade is going to
stay pretty much the same. You'll see the
canopy here facing Mill Road, it's just
cantilevered off the building, and this is the
addition on the back which creates another door
in the rear. This is a rear view of the
addition and the building itself. The building
remains mostly the same, it's just the rear
addition that we're proposing. The roof of the
rear addition is proposed with a mansard roof
with a flat roof in the center so we can locate
the air conditioning units and they'll be
hidden from view.

ACTING CHAIRMAN PULASKI: Anything
else? That's it? What were the concerns of
the ARB?

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MR. FAUSTINI: They just wanted a
little bit more information with respect to the
canopy, so I've provided some dimensions for
the canopy. They also wanted to see why we
were introducing ornamental iron work, and it
was inspired by a photograph, which I provided
in the handout as well. They also had some
questions about the lighting cut sheets, so we
just provided the lighting cut sheets for the
gooseneck lighting which would basically light
up the future signage for the retail stores.

MR. WEST: Could you state the purpose
of the addition again.

ACTING CHAIRMAN PULASKI: If you could
just put that there so the public could see it
because it's done very nicely.

MR. FAUSTINI: It's a canopy that's
cantilevered off the building. There's a 10
foot setback for this building, so we can't
place any columns that would support the roof.
It's extending 3 feet off the building. We
have, again, just standard ornamental iron
work, but it's also framing the residential
entrance. Trying to give it an identity

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separate from those of the retail entrances.
I'm just going to flip the page. The
inspiration came from this photograph here,
which is very similar to what you see on the
fencing that we've shown. Again, it's just a
little bit more delicate detailing for the
building.

ACTING CHAIRMAN PULASKI: It looks
like it fits the period of the building design.

MR. FAUSTINI: Yes, it does. I'm just
-going to flip to the next page, which is the
light fixture cut sheet for the gooseneck
lights to light up the signage. Dark bronze
would be the proposed color to match the
existing windows, and this is just a photograph
of an installed application. Again, this is
just technical information but showing the arm
of the gooseneck lighting and the canopy.

Again, it's just bubbled there. The last light
fixture is a robe light. It's just going to
be placed over the number 11. It basically just
provides some lighting for the front entrance
and also illuminates the number 11. It's a
small light. It's 1 inch in diameter, about

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18 Inches long, and it's placed along the building.

ACTING CHAIRMAN PULASKI: So you've said that that's the front entrance for the retail.

MR. FAUSTINI: The residential entrance.

ACTING CHAIRMAN PULASKI: Oh, that is the residential. I stand corrected. Retail will enter where?

MR. FAUSTINI: So currently there are two entrances along Mill Road for the retail. So there's one retail storefront here and there's another retail storefront here. The residential is framed by this canopy. We are also proposing a rear entrance with the addition. The 150 square foot addition creates a rear entrances that's successful for those in wheelchairs. Right new these two entrances have steps.

ACTING CHAIRMAN PULASKI: Just going back over what you said before, the bottom floor is retail, then on the second floor you have how many apartments?

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MR. FAUSTINI: Two apartments.

ACTING CHAIRMAN PULASKI: Two apartments. The same on the third?

MR. FAUSTINI: Yes.

ACTING CHAIRMAN PULASKI: But the fourth floor is --

MR. FAUSTINI: One unit, 2 bedroom unit. All of the other units are one bedroom units.

ACTING CHAIRMAN PULASKI: Okay. A little bit of history on this building is it has been vacant for awhile, it was in good shape, but for some reason the owner of the building didn't want to seem to part with it and now he has. If I recall a prior presentation, whoever took control of it or purchased it wanted to follow in the previous owner's intent and keep it a very nice styled building, and so, I think it's going to do this part of town very well.

Any questions from the board at the moment?

MR. CUNNINGHAM: No.

MR. WEST: The rear entrance is for

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the retail only or the residents?

MR. FAUSTINI: Excuse me.

MR. WEST: The rear addition, is it just for retail?

MR. FAUSTINI: I'll just flip the page to the floor plan so you could see. Actually, it's an accessible entrance for both retail units and also leads to the stair that leads to the upper floors. In that respect, it's not accessible to the second and third and fourth floors, but it's accessible to the ground floor levels. I'll just flip the plan so you could see the floor plan. So this is the accessible ramp to a landing, the rear vestibule where there will be mailboxes, and then accessible entrances to the two retail stores. This is a common corridor that leads you to the front of the building.

MR. WEST: Okay.

ACTING CHAIRMAN PULASKI: So if you want to go to the apartments, it doesn't have a handicap accessible entrance to the apartments?

MR. FAUSTINI: No, unfortunately this building is not accessible to the upper units.

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MR. WEST: The ARB reviewed the addition, the space left in the driveway, right, because it's a current driveway today; did you get to the parking lot?

MR. FAUSTINI: Yes. In terms of the parking lot, the red hatched area represents the addition, we have a two way access isle, handicapped parking --

MR. WEST: Even with the addition?

MR. FAUSTINI: Yes.

ACTING CHAIRMAN PULASKI: Being that this is a public noticed item -- correct?

MS. UHLE: Yes.

ACTING CHAIRMAN PULASKI: I make a motion to open the public hearing on 18-22, 11 Mill Road.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Anyone from the public wishing to make comments, provide comment on this?

(No comments.)

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ACTING CHAIRMAN PULASKI: Then I make a motion to close the public hearing on 11-22, 11 Mill Road.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Okay. Any other questions from the board?

MS. UHLE: I'm just going to make one comment. When this appeared before the Architectural Review Board, the applicant didn't have the specific details for the -- as much detail for the awning or for the lighting fixtures. Typically theARB reviews those. The ARB did ask if the applicant would meet with the sign committee, which is a subcommittee of the ARB, just to get a better sense of the details. So that will be a condition of approval. Just so that you know, that's very informal.

MR. WEST: Question for you on the lighting. The stores up the street from there, didn't we approve the lighting for them similar to this?

MS. UHLE: Typically that's the sign committee that approves the signage and the lighting.

MR. WEST: Okay.

MS. UHLE: Which is a subcommittee of the Architectural Review Board, which is why I think they just wanted to see this in a little more detail as well. So you want it to be kind of consistent?

MR. WEST: That would be nice.

ACTING CHAIRMAN PULASKI: So you shook your head, you acknowledged that you are in agreement with providing these items to the town sign committee.

MR. FAUSTINI: Yes.

ACTING CHAIRMAN PULASKI: Okay. Proceeding to the next step, this application requires a SEQRA Negative Declaration. So I make a motion to adopt a Negative Declaration for Application 18-22, 11 Mill Road.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: The motion passed.

The next motion. I make a motion to approve Application 18-22, 11 Mill Road, subject to the following condition: The proposed ornamental steel awning, fence, and light fixtures shall be subject to final review and approval by the town's sign committee. All in favor.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Okay. Thank you.

MR. FAUSTINI: Thank you very much.

MR. CUNNINGHAM: Good luck. It looks great.

MR. FAUSTINI: Thank you.

ACTING CHAIRMAN PULASKI: While he is removing his paperwork, we call up the next application, 18-03, Applestone Meat Company, 735 White Plains Road. As they're coming up to the plenum, I note that at the last meeting the public hearing on this was opened and remains open.

MS. ASCHER: I'm Gail Ascher, the architect with John Cotugno for Applestone Meat Company. I want to introduce the owner -- the two owners, Joshua Applestone and Samantha Gloffke. They were asked to come tonight because last month we presented the project, the proposed renovation of a dental office, and there was discussion about the 24/7 operation and the owners were asked to come themselves to discuss this.

ACTING CHAIRMAN PULASKI: We'll get into that. Even though you presented at the last meeting, there are always new persons from the public, and so, I ask you to start from the beginning and walk through the application.

MS. ASCHER: The entire application?

ACTING CHAIRMAN PULASKI: Yes. It's not a large application. It equates with what we're going to talk about.

MS. ASCHER: Okay. We're proposing to renovate a dental office for the Applestone
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MEAT COMPANY -- you could probably present it better than I can. Come up. It's your company.

ACTING CHAIRMAN PULASKI: Please, even though you've been introduced, introduce yourself.

MR. APPLESTONE: Good evening. My name is Joshua Applestone. I'm the owner and creator of the Applestone Meat Company, which is a butcher shop that we run 24 hours a day, 7 days a week in our retail locations. We have a processing facility upstate which we do all our processing, and we are currently opening brick and mortar stores that we open 24 hours a day, 7 days a week. They're attended by a human 7 days, 8 to 9 hours a day through a pickup window, which will be explained. We have machines, vending machines, that serve the meat 24 hours a day, 7 days a week.

ACTING CHAIRMAN PULASKI: I appreciate that, and we'll get into a discussion on that, but I would like to just go over the physical, where it is. A lot of the public are familiar with the Trader Joe's area.

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MS. ASCHER: Yes. It's in the Trader Joe's in the rear -- the main parking lot, which is the main entrance in the rear. It's the center location between GNC and the nail salon. We're proposing to rebuild the deck. I had given out samples. I don't have them right now.

ACTING CHAIRMAN PULASKI: That's all right, that all right.

MS. ASCHER: It's going to be a cable rail, it's going to be a stainless cable rail, and we're going to redo the decking with a Trex material. It's going to be like a gray, charcoal gray color. These are going to be painted black. All the trim is black, it's going to be open and glass. We propose to have automatic bifolding doors like you would have at CVS. It's accessible. There's a lift. The handicapped accessibility is transparent for security reasons. We're adding lighting, gooseneck lighting, we're adding automatic lighting, you know --

MR. CUNNINGHAM: Motion sensors?

MS. ASCHER: Motion sensor lighting.

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MS. UHLE: Gail, can you actually speak into the microphone because that's for the TV and for the stenographer.

MS. ASCHER: Yes. So gooseneck lighting. The colors are neutral. We're going to paint to match existing, sort of a cream color, front and back. We've have a sign proposal. This is their sign logo. We'll present to the signage board. Before and after, front elevation.

MS. UHLE: You can take the mic out.

ACTING CHAIRMAN PULASKI: I remember you agreed that you would take care of the front facade on White Plains Road and the back facade.

MS. ASCHER: Correct. In terms of painting?

ACTING CHAIRMAN PULASKI: Fix the cornice work and some holes.

MS. ASCHER: Yes, repair the holes.

Absolutely.

ACTING CHAIRMAN PULASKI: When all done, it will look like a spruced up --

MS. ASCHER: Absolutely. The security.

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tape comes off the window, we clean up the window.

ACTING CHAIRMAN PULASKI: If I recall, the --

MS. ASCHER: The idea is all glass and transparent on both ends.

ACTING CHAIRMAN PULASKI: The decking and the railing was very attractive and you said that the doors, the front door and the back door would be mostly glass so that you had good visibility.

MS. ASCHER: Correct.

ACTING CHAIRMAN PULASKI: You mentioned that you would have low lights, low light level inside so in night mode it would not be something that would be projecting light out into the public area.

MS. ASCHER: Correct.

ACTING CHAIRMAN PULASKI: In your write-up, you've talked about a lot of security cameras and security companies that will be monitoring; correct?

MS. ASCHER: Yes, 24/7.

MS. UHLE: Could you just turn to the

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floor plan for a minute because I just wanted
to clarify two things. Just out of
curiosity -- and I know we asked this last
time but I'm still unclear -- you're saying that
there's a customer service window, but if you
look at that plan, it doesn't appear to show a
customer service area.

MS. ASCHER: That should clarify it.

ACTING CHAIRMAN PULASKI: So one of
the things that I'm picking up on the plan
sketch you just gave us, is there is a
dumbwaiter that I believe connects with the
basement?

MS. ASCHER: Access the basement
storage.

ACTING CHAIRMAN PULASKI: So you're
going to get your deliveries, they're going to
go into the basement, and then they'll come
upstairs, and then shift into the vending
machines; right?

MS. ASCHER: In general, correct.

MR. APPLESTONE: One of the service
people will be going downstairs to the
basement, load up the dumbwaiter --

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ACTING CHAIRMAN PULASKI: So at this
point, why don't we pick up your discussion
because it's going to be more operational now.
We've seen the aesthetics.

MS. ASCHER: Do you want the plan page
up.

ACTING CHAIRMAN PULASKI: No, that's
fine. That's fine.

You gave us a little bit of a brief
rundown. There is a customer service window?
MR. APPLESTONE: Yes.

ACTING CHAIRMAN PULASKI: And so
during the time that somebody is there, they
will be selling items through that window?
MR. APPLESTONE: Yes. We have a
freezer that we sell everything, a discounted
rate for the frozen food. It's a new concept.
We've been running it for years upstate, but as
we move along we like to just add a human
element to it so people don't think we're just
running machines.

ACTING CHAIRMAN PULASKI: I believe
the paperwork says you will have somebody there
from 11 to 6.

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MR. APPLESTONE: They'll be there
more. The window will be open 11 to 6.
Someone show up around 8 just to start cleaning
up and everything.

ACTING CHAIRMAN PULASKI: Okay. So do
you want to go into some description again of
how your operation works and what your
experience has been elsewhere?

MR. APPLESTONE: Sure. We do all our
processing upstate in a facility made for this.
So anything not in the facility upstate is just
a brick and mortar. There's no cutting. Just
gets delivery of refrigerated items or frozen
items in a Cryovac bag or a -- the technical
terms is ROP, reduced oxygen packaging, and we
stock them in the machines. We have a certain
amount of time we allow the items in the
machines and the stuff gets frozen and sold
frozen. We've been doing this over two years
upstate with two separate locations very
successfully. I know it sounds weird, but it
works.

ACTING CHAIRMAN PULASKI: And the
hours at those locations work?

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ACTING CHAIRMAN PULASKI: 24/7. It was a test,
but, yes, we realized who are we to tell people
when they can shop when we can leave it open.
We have not had an issue, knock on wood. We
run security cameras, we have all that, you
know, running. We have a full monitoring
system. It's just a good model.

ACTING CHAIRMAN PULASKI: Now, the
security cameras that you have placed inside
and outside, will they cover every nook and
cranny?

MR. APPLESTONE: Yes, they do.

ACTING CHAIRMAN PULASKI: There's no
dark spot; nobody can get in between cameras
and disappear?

MR. APPLESTONE: Upstate where we run
this, we have many more nooks and crannies than
the rectangle in Scarsdale. As we mentioned
before when you guys had mentioned about the
lighting, the lighting is incredibly important
22 to be not too bright, not too light pollution,
23 but to be warm and inviting and safe. That's
24 what we promote with our business, internally
25 with our employees, all the way down to what we
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<td>do with our retail, we just are really safe and clean.</td>
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<td>We've designed the space so it's full transparency. So again, at night it's like a diner, a warm glow rather than something offensive. The flagship store upstate in Stone Ridge, which is a very small town and does shut down at 9, 10:00, is busy all the time. It never ceases to amaze us. There's just many people who need to eat and don't have to time to shop. It's worked out so far.</td>
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**ACTING CHAIRMAN PULASKI:** Do you keep a charted statistic of how many steaks you're selling at different hours of the day? 

**MR. APPLESTONE:** Funny you should ask that. The technology we have today doesn't really have that much detail for sales. We've been patenting design our own machines that will be out next year that I'm sure will launch into the store after they're being produced that will be able to do that. But with what the modern machines are now, we could tell when we have credit card sales, we can't tell what and how many, but we have sales all the time. 

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<td><strong>ACTING CHAIRMAN PULASKI:</strong> Okay. So even if we just went with the credit card sales, are there certain hours that were peaks, and then it drops off, and then eventually it picks up again?</td>
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<td><strong>MR. APPLESTONE:</strong> Weekends just as a rule are always busier.</td>
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**ACTING CHAIRMAN PULASKI:** I'm talking in the 24 hour venue. 

**MR. APPLESTONE:** Yes, I'm talking about like 12, 1, 2, 3 a.m. sales we see more over the weekends than during the week, but we definitely see enough during the week that we should keep it open. We hear more about it, honestly, by word of mouth and people coming up and thanking us than we actually look up the records. If there's no issue, we don't look at the records. It's not that user friendly right now. The next generation will be. For right now we rely on our sales. People are really thankful for this service. 

**ACTING CHAIRMAN PULASKI:** I don't know if this is an appropriate question, but your steaks would be how much less than in a regular

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<td><strong>MR. APPLESTONE:</strong> I'm not allowed to answer that. My press people never let me. We don't do boxed beef, getting boxes of tenderloins. We only deal with whole animals and local farms. So we go by how many steer we sell or how many pigs we sell. We have a very high quality product. My previous company was globally known, and we are on the forefront of this type of whole animal butchering. Our product is tops. We're cheaper, around 20 percent I would like to say, although I always get in trouble when I say that. If you go shopping yourself, we match Trader Joe's on chicken prices. Our ground beef, which is some of the best you will ever have, is $6.99 a pound. That's what people live on. People don't live on rib eyes.</td>
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**ACTING CHAIRMAN PULASKI:** Shifting questions, shifting focus, the cameras that you have, is there some person that monitors the visual on those cameras 24 hours a day? 

**MR. APPLESTONE:** We monitor them ourselves. We have not have issues yet. We

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<td><strong>ACTING CHAIRMAN PULASKI:</strong> One of our concerns, and I'm sure you probably have heard it from other locations and maybe from the last meeting you were here, is that we have youth that likes to hang out. There are popular places, and I'm not despairing the youth, I was young at one time too and looking for places, so if somebody were going into your establishment to hang out as opposed to buy food, would your security report that?</td>
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**MR. APPLESTONE:** I wouldn't say they would report it. If it became an issue, there's ways to discourage that type of behavior. Just to talk about youth and hanging out in a butcher shop, I just don't see it happening, honestly. If it does happen, we

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could very easily put coded locks on the doors
that need a magnetic strip to unlock it. Once
we have an app open, we're considering doing
something like a key type of thing. We're
trying to avoid -- as a model we're trying to
avoid people having to join in order to belong
and be able to shop. We feel that you
shouldn't have to be part of a membership to be
able to use this. Until it becomes an issue,
we would rather not be locking doors or putting
a security guard in. I'm not opposed to it.
We will be going to New York City eventually.
We have sights on a couple of locations. That
might actually require security guards, but not
because of youth hanging out but because of
bums sleeping in them during the winter.

ACTING CHAIRMAN PULASKI: We have
occasion to have some of those too.

MR. APPLESTONE: Then I'll be putting
security in because that's not -- as far as the
safety of any shoppers, that is not acceptable
at all, and I would change that the next day.

ACTING CHAIRMAN PULASKI: Now, I
assume that with a coded entry or a card entry

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Howard.

I think the concern is the same as
last time. Mr. Applestone covered it pretty
well, and we understand your thoughts --

ACTING CHAIRMAN PULASKI: The
conversation is with us.

MR. WILLIAMS: Of course. Our concern
is 24/7 for Eastchester. In a small town
upstate, maybe demographics are a little bit
different. There are quite a few people in
this town. It is a town, it's not a city. We
think a 24/7 operation sets a precedent that
I'm opposed to, and we talked to other
neighbors in the area that are also opposed to
a 24/7 operation. I think the business is a
great idea, but for Eastchester -- maybe New
York City with cards and everything else and
membership it might work a little bit better.

We just don't really think that a 24/7
operation is befitting to the town and it sets
a precedent. Other businesses say, hey, great,
24/7, we could start looking at other
applicants coming in to do the same types of
things here. As you had stated, you know,

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if somebody were inside, they would always be
able to get out?

MR. APPLESTONE: Yes. It would work
like an ATM. Same thing. You just need
something that would hold that magnetic
identification to know who was in there at what
point. But again, like I said, unless we start
having issues, I'd rather not go down that road
but I'm happy to. I'm not opposed to it and
I'm not opposed to spending the money to it,
I'm just trying to take baby steps with this
model because it's working out so well so far,
I don't want to spook people. But safety is
our number one concern, I promise you, and
always has been.

ACTING CHAIRMAN PULASKI: Okay. I
think we've gotten a summary. I would like to
see if there is anyone from the public. The
public hearing is open if anybody from the
public would like to speak on this. Please
come up and state your name. What will occur
here is the public will speak, and then we'll
ask for one of you to respond to that.

MR. WILLIAMS: Ken Williams, 11

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there are a lot of kids in this town and there
are a lot of college kids in this town, and it,
I think, will potentially create some issues.
That's pretty much our opinion. Thank
you.

ACTING CHAIRMAN PULASKI: Anyone else
wishing to speak? Yes? No?

(No comments.)

ACTING CHAIRMAN PULASKI: Margaret, I
think at the last meeting we had asked that the
Police Department be consulted; what was the
outcome of that?

MS. UHLE: Yes, at the last meeting
you asked me to speak to the Police
Department, so I met with two of the police
lieutenants. They did indicate to me that they
did feel uncomfortable with the business being
open 24 hours a day for a lot of the reasons
that you had explained. They said especially
considering there will not be any on site staff
for certain periods of time. They did say that
they were concerned that the enclosed space
could serve as a hangout in the cold weather
especially. Right now there is an issue with

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1. teenagers hanging out in the Lord & Taylor parking lot, which is directly across the street, so especially in cold weather that could look somewhat comfortable in comparison.
2. They’re also concerned that the parking lot behind the store where the main entrance is proposed because it's enclosed on three spaces could potentially become an even more secluded hang out. They have in the past had some issues with individuals, essentially homeless individuals taking refuge in, in fact, what was the 24 hour laundromat across the street here on Mill Road that is no longer 24 hours. They also thought it could be vulnerable to vandalism and theft.

ACTING CHAIRMAN PULASKI: Okay. I have a question for the owner. If you did not run a 24 hour operation, would that impact whether you wanted to stay with this application or --

MR. APPLESTONE: Oh, we wouldn’t have done it if we couldn’t do the 24/7. But just to address the issues that people are having, we could higher security very easily. I just

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1. don’t think it’s fair about the 24/7. Stone Ridge is a college town itself, has a community college. The next town over has a much larger university. We have a pretty dense population, not tremendous, not as much as Scarsdale here, but we definitely have a lot of people, and it’s used. It’s just simply that. I understand people have their reservations about it, they have not necessarily fears but concerns, but I think they could be addressed.

ACTING CHAIRMAN PULASKI: I think different towns can view things differently. This town doesn’t have an establishment like this that operates on 24 hours. We do have a nice, friendly laundromat that becomes a bit of a clubhouse and a couple of other areas that creates problems from time to time with the policing. There’s also a likelihood that to run 24 hours a day, then that becomes another patrol point. That would be what we would expect of the Police Department and what the Police Department would expect that they should provide. So then as you add points like that to a patrol, then there are other things that

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MR. APPLESTONE: I'm sorry, was that a question?

MR. CUNNINGHAM: No. I'm making a statement. Basically you've told us what your concept is, the meat, the product. I just cannot wrap my head around the fact that I would have to buy a steak or anything between 9:00 at night and 7 in the morning.

MR. APPLESTONE: People do.

MR. CUNNINGHAM: I'm sure they do, but I just don't see this town being one of those places that would be doing those purchases at that time.

MR. APPLESTONE: Okay.

ACTING CHAIRMAN PULASKI: Okay. Now, you did say that you would propose having security.

MR. APPLESTONE: Yes.

ACTING CHAIRMAN PULASKI: Security being a person?

MR. APPLESTONE: It could be a number of different ways. It could be a multiple of--like I said, a code or like an ATM where it takes a magnetic strip to open the door with.

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full monitor and hiring a patrol to come by at whatever interval we would need. Like I said, in New York City we're going to be doing this anyway. Where we are now is sleepier than this town. So as we go towards the city -- that's why I'm ready with this answer -- we already accepted the fact that we might have to do security. The back of that area was a concern of mine right off the bat. It's really well lit at night. I've been down here -- I have relatives in the area, I've been down here half my life, I have never seen roving bands of kids, but I know the exist, I have no doubt. You mentioned about Lord & Taylor, that could be an attractive spot. Hiring a security team or something like is not really a big deal for us. It doesn't stop the concept and just promotes more safety.

ACTING CHAIRMAN PULASKI: Right now we don't have a proposal in front of us regarding security. So if we vote on this at this point, we vote on it as it's been presented, or if you want to consider coming back with a security proposal --

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MR. APPLESTONE: We'll have to add it to the proposal.

ACTING CHAIRMAN PULASKI: Then we would hold this over until we had a chance to review that.

MR. APPLESTONE: Perfect. Thank you.

ACTING CHAIRMAN PULASKI: With that said, I'm just going to adjourn this item and keep the public hearing open.

MR. APPLESTONE: Thank you.

ACTING CHAIRMAN PULASKI: While all the paperwork is being put away, we'll start calling up the next application, 18-20 Siwanoy Country Club, 351 Pondfield Road.

Would you tell us who you are and run through the application.

MR. ROGERS: Sure. My name is James Rogers, I'm an architect representing Siwanoy Country Club. I'm here with my colleague, Luke Ericson; with Zac Pearson who represents InSite Engineering who are the civil engineers; and in the event that questions arise, David Ceci, who is the club's general manager, is also here to answer questions.

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I'm going to review quickly the scope of the project, then ask Zac to review the site plan, site drainage issues, and then we'll go into a description of the project. We have two easels up here because there have been some architectural changes since the last hearing before this group. The changes represent reduction in scope in all cases. They don't represent an expansion of scope. This has been before ARB.

This is an overhead view of the club's campus. You see the clubhouse to the right and a golf services building here. We have these two easels, as I said, to explain changes, but this shows site impact of the project in red, if you could see that outline. You have the existing footprint of the building, the blue, which comes out further here and further here, represents the expansion of the clubhouse footprint. In fact, in the case of the exterior patios over here, the proposed expansion has been reduced, it's not as great as it once was. We had the golf services building, which we presented to you in the
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previous hearing, that has not changed at all.
It remains exactly as it was originally. It
contains three floors; a basement and two
levels above. The basement is cart storage,
the main level is a golf pro shop and a golf
training center with stalls for training and
practice and simulated golf, and the second
floor is a fitness center for the club’s
members.
I’m going to ask Zac to quickly review
the site plan issues, and then we’ll explain
the architectural.

MR. PEARSON: Good evening, Chairman,
members of the board. Since the last time we
met with you, we met with the town consulting
engineer, we did on-site testing for the
infiltration systems. We’re proposing to
collect the storm water runoff from the newly
created impervious areas and to infiltrate that
storm water back into the ground. I know that
was a concern at our previous meeting as there
is I guess some downstream flooding from the
club.

Generally, Jim kind of touched on the
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improvements. There’s a terrace on the south
side of the building and a parking area
improvement. Those two areas will be collected
and treated in an infiltration system to the
south of the building. The addition to the
east near the putting green and the new golf
services building, the runoff from those areas
will be collected and piped to an infiltration
system out kind of on the first hole to the
east of the clubhouse. We are in receipt of
the town engineer’s comments, and we don't see
any issues there. We’ll be able to address all
those comments.

ACTING CHAIRMAN PULASKI: You had to
go before a Zoning Board on this, correct, and
the reason that that happens is because of the zone
that you're in, an R-20, which is a single
residential family, there are some height
limitations. Where you are, you’re
sufficiently away from houses and such that
they gave you the variances on that. Okay, if
you would just go over the architecture.

MR. ROGERS: Sure. I’m going to start
with the first floor plan. Luke is standing
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next to the original application that we
submitted to you. As I mentioned, the major
changes represent -- major, they're not really
major -- they represent in all cases a
reduction in scope. So over to the extreme
right -- Luke, if you could point out of
terrace -- we had three levels of terraces.
That has now been pulled back so that there are
two levels of terrace instead of three.
Footprint of the building is reduced there. On
the left side, which is the north side, you
could see the footprint of columns going around
the exterior of the building. This is a grill
room expansion. The existing building comes to
this curve, the proposed building comes to this
curve. That wall remains as originally
planned, but those column footprints which you
see in the original drawing are footprints for
a pergola, a shading device, and that has now
been removed and the exterior patio area here
has been reduced.

Otherwise, really the overarching
purpose of this project has two parts: One is
to significantly upgrade the building
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infrastructure. It's an old historic building,
it's been added on too many times over the
years, and it's time to just kind of regroup
and focus on major upgrades of the building
systems, HVAC especially, but also plumbing and
electric and life safety and so on. And to
provide, I'll say, more up-to-date member
services. Club members in this day and age are
expecting a more flexible and kind of
comprehensive array of especially dining and
socializing options, and in renovating the
interior of the space, that's the thrust of all
of this work.

So the first floor plan remains
essentially similar to what it is today, major
change being an expansion of this space to
include a bar, a freestanding bar here, and an
expansion of the kitchen. The kitchen today is
the bottleneck on the capacity of the club to
meet dining needs, so it has to be
substantially expanded, and that's part of this
program.

MR. WEST: The additional terraces are
designed for dining, lounging, all of the
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Above?

MR. ROGERS: I'm sorry, say it again.

MR. WEST: The terraces.

MR. ROGERS: The terraces, yes, in the summer they're used for outdoor dining.

Now we're going to go to the second floor. The second floor contains locker rooms. They are not changing in size. This is essentially what we showed you before with the following major exception, that in this area, which is the roof over the new bar which I pointed out, we originally had an enclosed room which we at the time called a multipurpose room. That room is no longer being built, and instead we're creating a roof deck overlooking the 18th green. So we need to make changes in railing and so on, but the building height actually will come down as a result of that change. You could see on the drawing to the right the overhead view of that pergola shading device, that's the device that has been removed from this plan. Otherwise, the second floor plan remains essentially the way it is today but with major infrastructure upgrades.

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The third floor is unchanged from the plan we submitted to you originally. You see it here. It's currently guest rooms. The problem is it has a corridor going down the middle, it's under a roof with dormers. Those rooms are way undersized and really not appropriate for this kind of use. So we're pulling the corridor to one side and creating four suites rather than trying to manage with those very undersized rooms, which are barely usable I would say.

Let's go to the renderings. I'm going to switch to renderings now. Do you have questions about the plans at all?

MR. ROGERS: Once again, we have these two images so that you could see the differences. The drawing on the right, the rendering on the right shows the building with the multipurpose room on that upper level. That idea has been abandoned, and we're replacing it just with a roof deck which requires a balustrade for code safety reasons obviously, and the number of terraces here has

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been reduced from three to two counting the one at the upper clubhouse level. Otherwise, the architectural intent of these drawings remains exactly the same. They're backwards now.

Sorry.

ACTING CHAIRMAN PULASKI: You're going to build it the right way; right?

MR. ROGERS: Yes, we're going to build it frontwards, but this is actually backwards.

This is actually what we showed you previously. You see the pergola here, the shading device. It's been removed from that drawing. Otherwise, the other changes here, the kitchen because of its expansion is moved out to this wall, so rather than windows, which you see here, it's arches which are in the pressed into the building exterior. This room up above, which is very understated architecturally, remains. Otherwise, as I said, the basic intent and imagery of the building and the architecture is the same as what we showed you originally.

ACTING CHAIRMAN PULASKI: Okay. You presented this before the ARB; did the ARB have

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any comments?

MS. UHLE: No. This just referred it to you with a recommendation to approve as submitted.

ACTING CHAIRMAN PULASKI: If the ARB said to approve as submitted, then who are we to ask you more questions about it. In any event, that's our job.

This is a public hearing, and it's been noticed as a public hearing, so I'm going to open the public hearing on Application 18-20, Siwanoy Country Club, 351 Pondfield 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 application?

(No comments.)

ACTING CHAIRMAN PULASKI: Seeing no one, I make a motion to close the public hearing on Application 18-20, Siwanoy Country Club.
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1 Club, 351 Pondfield Road; do I have a second?
2 MR. CUNNINGHAM: Second.
3 ACTING CHAIRMAN PULASKI: All in favor.
4
5 (All aye.)
6 ACTING CHAIRMAN PULASKI: Okay. So it's back to the board. Does the board have any comments, questions?
7 I have a comment. What I'm looking at is a very vibrant, healthy club, and I think that's good. When a club is able to make adjustments in a not uncostly manner, I mean, I could see you're going to spend a few dollars on this, that's all good for the health of the club. If you look at the club just generally from a distance, the architecture is nice, it blends in, and what you're proposing is more of the same. You aren't taking over a huge, massive area now for building and not doing justice to the golf club or to the parking. You're staying within your bounds, but you're -- what you said before of what the members want today is different from what they wanted 10 or 20 years ago. So because of the
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1 vibrancy of the club and to keep it that way, you're making those adjustments. So without getting into the nitty gritty of your design, just doing that global statement, that's what I see that you're proposing in front of us, and I know I am fine with it.
2 If there are no other questions or comments, I will make a motion. I make a motion to adopt a Negative Declaration for Application 18-20, Siwanoy Country Club, 351 Pondfield Road; do I have a second?
3 MR. CUNNINGHAM: Second.
4 ACTING CHAIRMAN PULASKI: All in favor.
5 (All aye.)
6 ACTING CHAIRMAN PULASKI: With that said, I make a second motion to approve Application 18-20, Siwanoy Country Club, 351 Pondfield Road, subject to the following condition: Prior to the issuance of the building permit, the proposed engineering, storm water management plans shall be subject to a final review and approval by the town's engineering consultant. Do I have a second?
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1 MR. CUNNINGHAM: Second.
2 ACTING CHAIRMAN PULASKI: All in favor.
3
4 (All aye.)
5 ACTING CHAIRMAN PULASKI: Thank you.
6 You're approved.
7 MR. ROGERS: Thank you very much.
8 MR. CUNNINGHAM: It looks great.
9 ACTING CHAIRMAN PULASKI: We'll all accept an invitation to the opening ceremony if we could get out of work.
10 Oh, yes, I'm sorry, I was taking a breather there, and I forgot to announce the next application coming up is 18-32, 210 Hillside Place.
11 MS. ASCHER: Hi there. I'm back for John Cotugno. He could not be here. He had another meeting out in Long Island tonight.
12 MS. UHLE: Could you state your name again for the record.
13 MS. ASCHER: Sorry. Gail Ascher, architect. I'm working with John Cotugno on behalf of 210 Hillside Place, which is Joe Gentile Contracting. He's a masonry
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The purpose of the front porch is to provide protection from the elements while the workers load and unload the trucks. The proposed work will not increase the floor area of the building or the impervious surfaces on the lot.

It was denied by Mr. King and referred to the Zoning Board for both non-conformance of the rear yard setback -- the proposed roof alteration has a rear yard setback of 0 feet, which is a deficiency of 30 feet or 100 percent. The side yard setback requirement is 10 feet, and the proposed roof alteration has a side yard setback of 3 feet, which is a deficiency of 7 feet or 70 percent. So it's legal non-conforming. Essentially, we're in line with the existing structure except for the front porch. I can present that.

ACTING CHAIRMAN PULASKI: Now that you've read the narrative, if you could describe it on the drawings, I would appreciate it.

MS. ASCHER: This is the existing elevation, garage, flat roof structure. Here's DINA M. MORGAN, REPORTER

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the survey. It shows the front porch here. This is the side lot line. It's existing legalized non-conforming front porch. So front, rear, and then the two sides here.

ACTING CHAIRMAN PULASKI: We'll have to get the microphone that the rock stars use.

MS. ASCHER: I have some photos. Here are some photos of the existing conditions.

It's really sort of -- it's going to be cleaned up a lot, put it that way. I think it's going to be a huge improvement.

ACTING CHAIRMAN PULASKI: That's one of the things that you didn't read that's in my summary, that now all the trucks are going to be inside and all the materials are going to be inside.

MS. UHLE: Well, that was in my notes. There was an existing garage, which is a legal non-conforming use. Then in 1988, the applicant came before the Zoning Board to allow him to expand the garage to essentially create a second garage door, garage building. A condition of that approval was that all materials would be stored within the garages.

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the roof begins at that zero lot line setback as well, and as it projects up, it doesn’t meet the setbacks. It’s supposed to be set back -- let’s see what it’s supposed to be -- 30 feet is required. So that roof is going to be within that 30 foot setback. So it’s simply that they’re increasing the degree of non-conformity with regard to parts of that structure not meeting the proper setbacks.

Ms. Ascher: It’s legal non-conforming.

Acting Chairman Pulaski: We understand that. I was just trying to -- this is a public hearing, there are people who are watching it on TV, and for their edification and my own I was just trying to --

Ms. Uhle: It’s a little bit confusing because you think, well, it’s just a roof. If you think about, when it was originally approved or even when that addition was approved, it was a flat roof. Now that you put a hip roof on it, that potentially could affect views from adjacent neighbors or whatever, block a view or something, but because the roof itself doesn’t meet any of the setbacks, the way our zoning law is written is it’s legal non-conforming as is, but as soon as you add something to that, that requires variances as well.

Acting Chairman Pulaski: The reason to go through some of this is that sometimes you just mention the world addition and everyone goes, oh no, no, no. So we just wanted to understand the variance.

Mr. Cunningham: How much higher is it in that elevation right there?

Ms. Ascher: What’s the height of the roof?

Mr. Cunningham: Yes. You have the elevation right there.

Ms. Ascher: 6 feet. I mean, it’s a low pitch.

Mr. Cunningham: I’m sorry.

Ms. Ascher: 6 feet. It’s a 6 and 12 pitch. It’s a low pitch.

Acting Chairman Pulaski: Personally, I like the fact that we’re going to a hip roof as opposed to a flat roof.

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Mr. Cunningham: I think it would be more in tune with the surrounding areas.

Ms. Ascher: Well, yes, right.

Mr. Cunningham: Provided it’s not blocking someone’s view.

Ms. Ascher: It’s tying the building together. Right now it’s just a mish mosh. I think it makes it look more attractive.

Acting Chairman Pulaski: Any other questions from the board?

Mr. Cunningham: No.

Acting Chairman Pulaski: Okay. Since this is being presented to us for referral to the Zoning Board, I make a motion for Application 18-32, 210 Hillside Place, to the ZBA for consideration of variances; do I have a second?

Mr. Cunningham: Second.

Acting Chairman Pulaski: All in favor.

(All aye.)

Ms. Ascher: Thank you. When is the meeting; the end of November?

Ms. Uhle: The Zoning Board meeting?

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Ms. Ascher: Yes.

Mr. Cunningham: The 3rd of December, 5th of December?

Ms. Uhle: It’s posted online.

Mr. Cunningham: It’s earlier in December.

Acting Chairman Pulaski: Thank you for the presentation.

Last but not least, Application 18-39, 663 White Plains Road, a public hearing. Did you bring the public with you?

While you’re setting up, for those that travel White Plains Road, on the west side there appears to be one last lot open kind of opposite Lake Isle, and you are proposing to fill that lot.

Ms. Uhle: Can I make a quick comment? Actually, I want to backtrack just very quickly to 210 Hillside Place.

Acting Chairman Pulaski: Yes.

Ms. Uhle: Just for knowledge, I did ask the applicant when they go to the Zoning Board, if they are approved and come back to Planning Board, to provide both boards with

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more context in terms of how that roof --
what's adjacent to that building on either
side. There was really no context provided.
So I did e-mail the applicant, and they are
aware of that.

ACTING CHAIRMAN PULASKI: Okay. Are
you picking any of that up?

MS. UHLE: Gail?

ACTING CHAIRMAN PULASKI: Gail?

MS. UHLE: I did send you and John an
e-mail saying that when you go to the Zoning
Board and come back to the Planning Board, to
provide some additional context like cross
sections or something with regard to that
structure --

MS. ASCHER: Neighbors?

MS. UHLE: -- Compared to the
neighboring properties.

MS. ASCHER: Yes, yes, yes. Sure.

MS. UHLE: Thank you.

ACTING CHAIRMAN PULASKI: Thank you.

State your name.

MR. MAIORANO: Good evening, board
members, Adamo Maiorano from Community Designs

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and Engineering. On behalf of the applicant
and owner, Tim Dumaj, we are proposing a new
single family dwelling at 663 White Plains
Road.

As you mentioned before, the existing
site is currently a vacant lot with some
vegetation. There are two trees in the rear of
the property that will be removed for this
proposed project. There's also a row of
arborvitaes along the rear property line which
will remain. Along with that, there is newly
proposed landscaping to be done around the
property, which was provided in that packet by
Tony Acocella, Landscape Architect.

As far as the overall site drainage,
we did perform deep hole tests and percolation
tests that the town engineer has witnessed.
All of the newly created -- since it is a
vacant lot, completely a hundred percent of the
newly created impervious surfaces will be
captured on site with the proposed storm water
mitigation.

If you want to go to the overall
aesthetics?

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ACTING CHAIRMAN PULASKI: Yes.

MR. MAIORANO: In it's overall design,
the applicant/owner has been very much involved
in the creation of the spaces. As far as the
materials throughout the front elevation, we'll
have a stone veneer as well as some stucco, and
there will be stucco on the sides and rear of
the property, rear elevation. All of the
accent and trim work is a white AZEK. The
roofing will be a dark charcoal colored asphalt
shingle roof. The garage doors and front door
are basically as depicted in the elevations.
The lighting around the house, there will be
wall lights next to the garage doors, the rear
doors, and a sconce on the side door that's
covered by a roof. The front portico will then
have a soffit light shining down on it.

Let's see what else there is.

ACTING CHAIRMAN PULASKI: The air
conditioner is --

MR. MAIORANO: It will be located in
the rear of the property with landscaping
around it as well.

ACTING CHAIRMAN PULASKI: You have

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2 ones next to it. It might not be as deep but
3 it's wider.
4 MR. MAIORANO: Exactly.
5 ACTING CHAIRMAN PULASKI: You're
6 accessing off of White Plains Road?
7 MR. MAIORANO: Yes. That's just a
8 comparison. This property is on a corner lot
9 and then the house to the right. There's an
10 entrance that's on the right-hand side to get
11 away from that traffic light that's there on
12 Hilldale and White Plains, so we located the
13 driveway on the right-hand side.
14 ACTING CHAIRMAN PULASKI: Have you
15 done a landscaping plan?
16 MR. MAIORANO: Yes. It's attached in
17 the packet.
18 ACTING CHAIRMAN PULASKI: Just walk us
19 through it. Ah, it's small. I need a
20 different pair of glasses.
21 MS. UHLE: It's in your packet too.
22 ACTING CHAIRMAN PULASKI: That's all
23 right.
24 MR. MAIORANO: It will be bigger in
25 real life.

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2 ACTING CHAIRMAN PULASKI: That's all
3 right. It's very symbolic.
4 MR. CUNNINGHAM: Margaret will be
5 checking this.
6 ACTING CHAIRMAN PULASKI: The whole
7 trick here is that you have to stay with the
8 plan. You can't change it without notifying us
9 and -- notifying Margaret and the Building
10 Department.
11 So this has been noticed as a public
12 hearing, so we will go through the process of
13 opening the public hearing. I make a motion to
14 open the public hearing on Application 18-39,
15 663 White Plains Road; do I hear a second?
16 MR. CUNNINGHAM: Second.
17 ACTING CHAIRMAN PULASKI: All in
18 favor.
19 (All aye.)
20 ACTING CHAIRMAN PULASKI: Seeing
21 nobody in the room other than the designer
22 making the presentation, I make a motion to
23 close the public hearing on Application 18-39,
24 663 White Plains Road; do I have a second?
25 MR. CUNNINGHAM: Second.

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MR. CUNNINGHAM: Yes.

ACTING CHAIRMAN PULASKI: Maybe you changed the facade or something.

MR. MAIORANO: I would like to change it.

ACTING CHAIRMAN PULASKI: Come before us. Since it's your place, we'll make sure that we do it justice in our conversation review.

With that said, I make a motion to close October's Planning Board meeting; do I hear a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Good night.

(MEETING ADJOURNED.)

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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 21st day of November, 2018.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER