EASTCHESTER PLANNING BOARD - 2/27/18

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of February 22, 2018, rescheduled for February 27th, 2018.

MR. NEMECEK: Which is today.

THE CHAIRMAN: Would everyone rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: The first application is a continued --

MR. NEMECEK: Aren't we going to do the roll call?

THE CHAIRPERSON: Oh, yes. We're all here, don't have to do it. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Bob Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno is present.

Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: And Bill West.

MR. WEST: Present.

THE CHAIRMAN: The first application

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site pretty much avoids all of the rocks and
trees. We want a little bit of a ledge that's
level with the grass and we could put dirt on
it. There's some ivy along the fence here.
There's what looks like a beautiful
rhododendron here, that could stay. All of the
trees on the site, all of the leftovers from
the pool that were there, that's all outside
the playground.

I think that's pretty much it. I
don't know if there are any questions.

MR. PULASKI: I think you also added a
detail of the fence, the chain link fence?

MS. BEYER: Yes, I did.

MS. UHLE: I saw the detail of the
chain link fence, but what else did you say
about it?

MS. BEYER: I said we'll put those
slats in. I thought we had them in the old one
but we don't? They were in the original
detail. I just pulled it up.

MS. UHLE: Other than some
clarification about what kind of fence it will
be, how high the fence is going to be, a little

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more detail about the crosswalk and the speed
bumps, the main issue was staking it out in the
field so that people could see where it's
located and making sure that it falls within
the setback.

THE CHAIRMAN: Which you've done on
the detail on the plan. I think originally
when you came here we wanted to understand
where it was.

MS. BEYER: Right. We still don't
actually know a hundred percent sure where it
is, but it's very close to this. Certainly,
you know, if we need to move it back 3 feet, we
have more than enough space.

MS. UHLE: The applicant is aware of
this, and I had this in my meeting notes to
you, what they're showing is extremely close to
where the zoning district boundary is and
that's because that's based on a sketch that I
used quite a few years ago when this issue was
before the Zoning Board. The problem was
coordinating with the engineering company. So
I would be very surprised if it's much at all
from there. We're talking a foot or two one

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way or another. As a condition of approval, we
would have that mapped on a CAD based drawing
and we would have the engineer just verify that
it's located properly. I think it's extremely
close to what they're showing.

THE CHAIRMAN: So somehow you have the
definition of the zone lot line --

MS. UHLE: Yes. It's because the
zoning district boundary line in that location
doesn't follow any lot line. It based on
offsets from like White Plains Road and the
intersection of White Plains Road and 10 feet
off of another lot line. It was harder to pin
down without doing a little more research, and
it's based on previous Zoning Board
determinations and we have the information.

Like I said, the drawing that they used as a
base map was one that I drew at the time when I
had it all in my head. So I know that that
line is very accurate, I would just like an
engineer to put it on a map.

MR. NEMECEK: That could be a
condition.

MR. WEST: The pink lines will be

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THE CHAIRMAN: Anymore? No? We're good.
So then with the condition that
Margaret just put forth that all of the actual
dimensions and ordinance for the park be put on
the drawing and then coordinate in the field,
any other conditions?
MS. BEYER: That we don't go over
those lines.
MS. UHLE: One is to get the lines
plotted on the base map, and the second is to
have the engineer field verify that the fence
is located appropriately.
THE CHAIRMAN: Okay. So with those
two conditions, I make a motion to approve
Application 17-64, 777 White Plains Road.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Great. Thank you.
MS. BEYER: Thank you.
THE CHAIRMAN: Next application is
Application 18-01, 80 Webster Road.
MR. MAIORANO: Good evening, Chairman,
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Board Members. My name is Adamo Maiorano from
Community Designs and Engineering. On behalf
of the applicant, Alfred Delicota, they're
proposing a single family dwelling at 80
Webster Road. As you recall, this project is
part of a two lot subdivision.
Existing, there was an existing
structure on the site, as well as the driveway
and other structures and impervious surfaces
that will all be removed. In our proposed
design, we are capturing all of the proposed
additional impervious surfaces with storm water
management.
As for the aesthetics of the dwelling,
we tried to take elements from the neighborhood
to tie in the proposed houses. This design,
the front elevation there's a single car garage
at grade, there's a brick veneer water table on
the front elevation, and Hardie Board siding.
So shake siding on the front and regular lap
siding around the sides. All of the trim and
soffits will be the white AZEK. The roof is a
charcoal color Timberline asphalt shingle roof,
and the accent roofs on the front elevation

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MR. MAIORANO: Yes. The chimney and this front. The rest of it is a shake
HardiePlank siding.
THE CHAIRMAN: Thank you.
MR. PULASKI: Any water management concerns, storm water management?
MR. MAIORANO: No. When we did the subdivision, we performed the deep hole tests
and the percolation tests. We’re obviously doing a hundred percent storm water management
for all the newly impervious surfaces.
As far as this one goes compared to the other site, this one did have not as favorable results. So we are proposing actually permeable pavers in the driveway to help mitigate some of that storm water instead of massive amounts of dry well units.
THE CHAIRMAN: Just a portion I see is permeable?
MR. MAIORANO: No, the entire driveway. We have a trench drain capturing any of the additional runoff. There’s a very slight pitch to the driveway, so it worked very well because it’s not, you know, much of any

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runoff. So we capture a lot of that water on the actual driveway itself.
Also, the landscape plan is attached in the packet from Tony Accolla.
THE CHAIRMAN: You have a landscape plan up there?
MR. MAIORANO: What’s that?
THE CHAIRMAN: Do you have a landscape drawing up there?
MR. MAIORANO: It’s right up there, yes.
MR. NEMECEK: How about the mature trees, are they salvageable?
MR. MAIORANO: No. I think there are two total trees that are going to be removed. There’s one basically on the property, it’s not very healthy at all, so that’s going to be removed. There’s also another tree on Lot 2 that’s being removed.
MR. PULASKI: So one side is getting planted and the other isn’t?
MR. MAIORANO: Those are actually being proposed on Lot 2.
MR. PULASKI: I thought we had two

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off to the right.
MR. WEST: The one by the garage?
MR. MAIORANO: Yes.
MR. PULASKI: Do we want to do both of these applications together in case people want to --
THE CHAIRMAN: No, we’ll finish with this. Let’s see if there are any comments from the public. I open the public hearing on Application 18-01, 80 Webster Road.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Comments?
MR. CORREALE: Hi. Good evening. Paul Correale, 70 Webster road.
I don’t have a concern with either home. My concern is with the street parking. Should I speak now or wait until after?
THE CHAIRMAN: Speak now.
MR. CORREALE: Okay. So I was talking to Mr. Adamo and apparently there is going to be one parking space lost. So right now when games are being played across the street, we

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2 have a problem in my house and my neighbor’s
3 driveway at 76 with people blocking the
4 driveway. It’s an ongoing problem. People
5 will come, park their car in the driveway, and
6 just walk across the street like it’s okay. It
7 happens time and time again. It’s very
8 frustrating.

9 Now, the space I guess that’s going to
10 be lost will be adjacent from my house at 76,
11 which is fine, but the remaining curb cut
12 between 76 and 70 will now be at a point where
13 people may think it’s wide enough for a car to
14 park. I measured that curb cut out to be
15 24 feet, so I know that the driveway -- the new
16 driveway for 76 will be closer to my property
17 line, so I don’t believe that the space that’s
18 remaining is going to be wide enough for any
19 car to park there, although people may think
20 they could come down the block, park, and go
21 look at the ball game. So now you might have a
22 car overhanging my driveway, plus the driveway
23 for 76.

24 So this is my big concern, and it
25 happens quite often. I don’t know what else to
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2 do, if there’s some way of putting up signs
3 between the two curb cuts, if that could be a
4 condition of this application or -- I don’t
5 know.

6 THE CHAIRMAN: Let us discuss it.
7 MR. CORREALE: It’s a problem.
8 THE CHAIRMAN: I don’t really know if
9 you want a sign.
10 MS. UHLE: The Planning Board couldn’t
11 make that a condition, but it is something you
12 could speak to the Police Department about. I
13 don’t know if you’ve spoken about this issue
14 with them in past. This whole issue of
15 inappropriate parking during games near any of
16 the fields is always an issue. Anything to do
17 with restricting parking on the street, that
18 would be the Police Department.
19 MR. CORREALE: I mean, I’m not sure
20 that even signs would deter people from parking
21 there any way. I noticed just even with the
22 stop signs it’s --
23 MR. NEMECEK: The only thing we could
24 do is if there was any room -- I’m doubtful
25 whether you could shift the driveway -- maybe,
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2 Adamo, you could tell us what the space is
3 between the two curb cuts.
4 MR. MAIORANO: So what I tried to do
5 originally -- I don’t have that drawing -- in
6 the subdivision -- I know parking was an issue,
7 so we tried to -- if you could see on the site
8 plan where curb cuts come in, we tried to limit
9 the amount of off-street parking we were taking
10 away. We designed this specifically so that in
11 total from -- I forget -- from not anything
12 existing from curb cut to curb cut there were
13 five spaces and now there will be four. So in
14 total on our specific lot we’re only losing one
15 car spot. The way it’s positioned now shifting
16 it over we would end up losing another street
17 parking spot.

18 MR. NEMECEK: This gentleman at 70,
19 and I see there’s a photograph of his -- you
20 have a pretty nice size curb cut, the one over
21 there. To the left of the photo between the
22 two curb cuts, is there enough space for a car
23 to park as it’s configured?
24 MR. CORREALE: Right now one car can
25 park there. The curb cut is 24 feet. I have a
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2 pickup truck so when I park in that spot, I
3 have a little wiggle room on either side. With
4 the new driveway moving closer to my driveway,
5 we may be left with 10 feet, 12 feet in
6 between. So there’s not many cars that will be
7 able to fit, although I believe --
8 MR. NEMECEK: A smart car might.
9 MR. CORREALE: A smart car, maybe a
10 Honda Civic. I believe most cars people will
11 assume that might be big enough for me to park
12 my car to go across to the field, and then now
13 that car is going to be overhanging both
14 driveways.

15 MR. MAIORANO: Overall we’re try to
16 maximize the amount of off-street parking.
17 MR. WEST: Can you make the driveways
18 a little wider and make the space clearly too
19 small for a car? Can you add a foot to the
20 driveway so it’s 4 feet so you could park a
21 bicycle there.
22 MR. MAIORANO: Yes. Right now it’s
23 not, but we can essentially make it so it’s
24 clearly not. There’s some room.
25 THE CHAIRMAN: Do you have a plan that
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1 shows both curb cuts side by side?

2 MR. MAIORANO: I have a schematic here
3 in the landscape plan.
4 MR. PULASKI: The curb cut is
5 restricted to 16 feet; isn’t it?
6 MS. UHLE: No. Curb cut is 22 feet.
7 He is proposing 16, but it could be as wide as
8 22.
9 MR. PULASKI: Okay. I just wanted to
10 make sure of that.
11 MR. MAIORANO: We did that originally
12 so we don’t eliminate a lot of off-street
13 parking.
14 MR. CORREALE: I’m just thinking that
15 if we’re going to lose the space, we might as
16 well just lose it in its entirety. But I don’t
17 know if there could be some kind of like an
18 illusion created, I don’t know, to make people
19 think, you know, that’s not a good idea to park
20 my car there.
21 MR. NEMECEK: How about a fake fire
22 hydrant?
23 MR. CORREALE: I know it’s going to
24 happen. I know that people will try to park
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2 it as is and hope that people aren’t going
3 to -- unless they have a really small car
4 they’re not going to park there, or make it
5 even smaller, in which case the same scofflaws
6 are probably not going to be deterred?
7 MR. CORREALE: I don’t think they
8 will. I’m just looking for an answer. It’s a
9 problem.
10 MS. UHLE: Part of the reason we
11 restrict the width of the curb cut is so that
12 you don’t eliminate parking. That’s one of the
13 reasons we try to keep it --
14 MR. MAIORANO: We could shorten that
15 up for sure.
16 MS. UHLE: So maybe the best the
17 Planning could do is allow the applicant some
18 flexibility with regard to the width as long as
19 it complies.
20 THE CHAIRMAN: Right, to minimize the
21 impact of someone parking in between.
22 MR. MAIORANO: Exactly.
23 THE CHAIRMAN: Reduce the impact.
24 MR. WEST: Maybe just become the drop
25 off spot. Unload the kids and then go.
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MR. CORREALE: That's nothing, though. It's just that people will think they could park there. I've seen them go across the street, and then my wife and I don't want any confrontation with people, but it's not fair that I can't get in and out of my own driveway. It doesn't happen all the time. It's primarily April through the summertime when the games are going on. When one game is ending and another one is about to begin, it's a little chaotic. People will leave their cars, go across the street, and then I have to track them down.

MR. PULASKI: I'm not sure how it's going to look once it gets closer to that catch basin.

MR. MAIORANO: No, we're looking at the wrong -- Lot 2 is the one. Yes, sorry. It's confusing.

THE CHAIRMAN: So that's the condition.

MR. CORREALE: Anything would be a help.

MR. MAIORANO: I'm around the block, so I could show him what's going on. I'm going to map it out and whatnot. That's not a problem.

MR. CORREALE: Thank you very much.

THE CHAIRMAN: You're welcome.

MR. NEMECEK: I think Bob's suggestion was good that we go into 76 before we vote.

THE CHAIRMAN: Just keep going?

MR. NEMECEK: Keep going and vote on both I think.

THE CHAIRMAN: We're almost done. Something may come up when we do this. I wouldn't want to have to reopen and close a hearing. We're going to have two public hearings open at the same time.

The next application is 18-02, 76 Webster Road.

MR. NEMECEK: I hope our substantial viewing audience at home has their score card out to try to balance these two occurring simultaneously.

MR. MAIORANO: Again, same principals as the last dwelling. In this design, obviously we have a -- there's a single car garage located at grade. The front porch, DINA M. MORGAN, REPORTER
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1
2 shake pattern, everything?
3
4 THE CHAIRMAN: All in favor.
5 (All aye.)
6 (No comments.)
7 THE CHAIRMAN: We have your comments
8 on this one. I'm going to close both public
9 hearings. I make a motion to close the public
10 hearings on Applications 18-01 and 18-02, 80
11 Webster Road and 76 Webster Road.
12 MR. NEMECEK: Second.
13 THE CHAIRMAN: All in favor.
14 (All aye.)
15 THE CHAIRMAN: I think you've covered
16 everything else. Oh, architectural comments?
17 MR. MAIORANO: That one they didn't
18 have anything.
19 THE CHAIRMAN: As far as landscape
20 goes, there's a similar plan; right?
21 MR. MAIORANO: There's a tree next to
22 the existing garage on the house that's there
23 that's going to be taken out. Obviously our
24 new house is built right up over the tree.
25 They're introducing new trees and landscaping
26 covering the house.
27 THE CHAIRMAN: Anything else?
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2
3 above --
4
5 THE CHAIRMAN: And that's where it
6 goes. I see.
7 MR. NEMECEK: Very attractive homes.
8 THE CHAIRMAN: I think you were in the
9 middle of continuing and I stopped you talking
10 about colors.
11 MR. MAIORANO: As far as we said with
12 the site planning, we'll obviously try to fix
13 that issue with the parking. We have some room
14 to extend that curb cut, and we could map it
15 out on site and make sure --
16 MR. NEMECEK: If you turn to the
17 street-scape, it actually shows 70 on this one.
18 That's 70 on the far right, and you could see
19 how the driveway on 70 is very much to the left
20 side of the property. We've addressed that
21 issue and we'll try to work with --
22 MR. MAIORANO: Exactly.
23 THE CHAIRPERSON: So then I make a
24 motion to open the public hearing on this
25 application, 18-02, 76 Webster Road.
26 MR. NEMECEK: Second.
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2
3 MR. NEMECEK: No.
4 MR. NEMECEK: We're good, yes.
5 THE CHAIRMAN: So the two conditions
6 is the one we always have about landscaping, I
7 guess, you got that, and then about the curb
8 cut on --
9 MR. NEMECEK: 76.
10 THE CHAIRMAN: -- We'll be such that
11 it will accommodate less parking. So subject
12 to those two conditions --
13 MR. NEMECEK: To deter parking,
14 actually.
15 MR. MAIORANO: It's usually the
16 opposite way.
17 THE CHAIRMAN: Then I make a motion to
18 approve Applications 18-01 and 18-02.
19 MR. NEMECEK: Second.
20 THE CHAIRMAN: All in favor.
21 (All aye.)
22 THE CHAIRMAN: Thank you.
23 MR. MAIORANO: Thank you.
24 MR. PULASKI: Good luck.
25 THE CHAIRMAN: The next and final
26 application of the evening is 17-43, 78
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Lakeview Avenue. Don't forget your samples.
You're up.

MR. BRANDFONBRENER: Good evening. My
name is Josh Brandfonbrenner, architect. I'm
here representing Pete and Carol McNamara.
We are proposing a new house at 78
Lakeview. There's an existing one and a half
story bungalow approximately 1100 square feet.
We're proposing to demolish that, leave the
existing driveway, leave the existing detached
garage, and build a new 2300 square foot house,
two story.
The neighborhood has a consistent lot
size and sort of eclectic cottage and bungalow
style houses. Maybe 75 percent old houses,
25 percent new. There's not a real strict
stylistic, you know, feel on the street. We're
proposing sort of a cottage style bungalow
house, a wide front porch, which is a feature
that the existing house had, and many of the
other houses have on the street.
We appeared before the Zoning Board
and got several variances for front yard
setbacks and lot coverage and things.

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two condensers. Below the front porch, we'll
have AZEK trim boards and then AZEK lattice,
white AZEK lattice. Along the side wall we'll
have foundation and it will be stucco parched.

THE CHAIRMAN: I can't see it from
here, but the lattice is directly below the --
yes, that's it.

MR. BRANDFONBRENER: I think one of
the nicer architectural features of the
existing how is this nice wide front porch, so
that's one of the things we're replicating.
The existing house has a very residual second
floor, all sorts of sloped ceilings and 48 inch
wide stairways and things. This has a full
second floor. It's a much more usable house.

MR. NEMECZEK: What is the change in
the foundation of the house in terms of the
coverage? I see you received some variances
from the Zoning Board of Appeals, were any of
those existing variances that just had to be
reapproved or were any of them expanded?

MR. BRANDFONBRENER: Expanded.
MR. NEMECZEK: Tell me which ones were
expanded and by how much; ballpark figures.

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The house is a clapboard, Andersen 400
windows, Hardie Board clapboard, Timberline
asphalt roof. The clapboards will be in sort
of a beige tone, grey charcoal asphalt roof.
Trim, as in the previous applicant's, will be
AZEK. The columns on the front porch will be
carpenter formed AZEK boards. We'll probably
end up having wood turned balusters on that
front porch. We'll have recessed lighting on
that front porch, we won't have carriage
lights.

What else? We are most of the way
through our engineer review. Benny Salanitro,
our civil engineer, had several go arounds with
Kellard Sessions, and I think we're pretty
close to, I think, getting approval from
Kellard Sessions.
The existing driveway is to remain and
the existing garage. We're keeping a very
similar feel. The front walkway, we're
reworking it a little bit. We'll have two
condensers. The site pitches down a little
bit, so we have a raised back porch, and we
have space underneath the back porch for our

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variances is in my package.

MR. NEMECZEK: I can read the Zoning
Board -- the first one was a front yard setback
of 14.2 feet where a minimum of 30 feet is
required; what was the preexisting setback?

MR. BRANDFONBRENER: It's the same.
MR. NEMECZEK: It's the same. So
that's the same.

MR. BRANDFONBRENER: The encroachment
of the building on the front yard and the
encroachment of the front porch in the front
yard are existing. The house is wider, so
we have -- we didn't have to get a side yard
setback, but the porch is wider than what's
allowed, so the porch has an additional
variance, and then I think we had some
impervious lot coverage variance.

MR. NEMECZEK: That's right. Yes,
that's right. Okay. How old is the house?
When was the house originally built?

MR. BRANDFONBRENER: 1920's.

THE CHAIRMAN: Let me just go through
the public hearing. So I make a motion to open

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MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. BRANDFONBRENER: Thank you.

THE CHAIRMAN: Take care.

Congratulations. We're done.

MR. WEST: Who was here for the minutes?

THE CHAIRMAN: What minutes can we do here?

MR. NEMECEK: I think we can approve all of the outstanding minutes.

MS. UHLE: They're all across the board subject to Phil Nemecek's corrections.

MR. PULASKI: Has Phil reviewed them all?

MR. NEMECEK: I have. Even the one I didn't attend. I thought it important to get up to speed on what my colleagues had done in my absence.

THE CHAIRMAN: Is there a list of the dates somewhere? Oh, it's those three. Got you. We could all do this. So I'll say the date and then the folks that are going to aye --

---

MS. UHLE: I'm just going to explain about the landscape plan because Adamo was familiar with the process but this architect isn't. Actually, you have a very simple landscape plan, but just make sure your contractor installs what was actually designed by your landscape architect. We do require that after the plants are installed, that the landscape architect submit a letter saying that what was installed was consistent with what was approved, and that he or she sign and seal it.

That's been a big problem with people not installing what was approved.

MR. NEMECEK: Make sure to stay on top of them when they're installing the landscaping, otherwise, Margaret will be after you, and her goons.

THE CHAIRMAN: So that's the condition of approval I was about to give. If there is nothing else up here, I will, subject to that condition, make a motion to approve application 17-43, 78 Lakeview.

MR. PULASKI: Second.

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MR. PULASKI: Second.
THE CHAIRMAN: All in favor.
MR. CUNNINGHAM: Aye.
MR. NEMECEK: Aye.
THE CHAIRMAN: Aye.
MR. PULASKI: Aye.
THE CHAIRMAN: I make a motion to close the town of Eastchester Planning Board meeting of February 22nd/27th, 2018.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Good night, folks.

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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 13th day of March, 2018.

DINA M. MORGAN
Court Reporter
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