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TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
FEBRUARY 27, 2018

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HELD AT: Eastchester Town Hall  
40 Mill Road  
Eastchester, New York 10709  
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

- CHAIRMAN JAMES BONANNO
- ROBERT PULASKI, MEMBER
- MARK CUNNINGHAM, MEMBER
- BILL WEST, MEMBER
- PHIL NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

- MARGARET UHLE, DIRECTOR OF PLANNING
- JAY KING, BUILDING INSPECTOR
- MICHAEL VERNON, ASSISTANT PLANNER

**TOWN OF EASTCHESTER**  
Building and Planning Department

MAR 14 2018

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
(914) 469-6353

**RECEIVED**

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1 EASTCHESTER PLANNING BOARD - 2/27/18

2 is a continued public hearing, Application

3 17-64, 777 White Plains Road.

4 MS. BEYER: Nothing has really changed

5 from the last time we were here.

6 MR. NEMECEK: State your name for the

7 record.

8 MS. BEYER: My name is Theresa Beyer.

9 I'm the architect for this project.

10 So we've got a new zoning line here.

11 It looks like it slightly nicks the edge of our

12 proposed area, and we are happy to either cut

13 back a triangle from that or bring it back, you

14 know, either make it narrower or less deep so

15 that we are not infringing on the residential

16 75 foot setback. We just need to determine

17 exactly where that line is, maybe stake it out

18 on that site officially.

19 Other than that, things are pretty

20 much the same. I got a little more detail

21 about the nature of the signs and the speed

22 bumps. As you come up the driveway here, there

23 will be an awning sign that will be

24 approximately at this space. If you look at

25 the photos, you could see there's a fenced

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2 THE CHAIRMAN: Good evening. This is

3 the town of Eastchester Planning Board meeting

4 of February 22, 2018, rescheduled for

5 February 27th, 2018.

6 MR. NEMECEK: Which is today.

7 THE CHAIRMAN: Would everyone rise for

8 the Pledge of Allegiance, please.

9 (Whereupon the Pledge of Allegiance

10 was said.)

11 THE CHAIRMAN: The first application

12 is a continued --

13 MR. NEMECEK: Aren't we going to do

14 the roll call?

15 THE CHAIRPERSON: Oh, yes. We're all

16 here, don't have to do it. Phil Nemecek.

17 MR. NEMECEK: Present.

18 THE CHAIRMAN: Bob Pulaski.

19 MR. PULASKI: Present.

20 THE CHAIRMAN: Jim Bonanno is present.

21 Mark Cunningham.

22 MR. CUNNINGHAM: Present.

23 THE CHAIRMAN: And Bill West.

24 MR. WEST: Present.

25 THE CHAIRMAN: The first application

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2 walkway here, so the kids can't really get out

3 in the driveway. They'll come up here and then

4 we'll place a speed bump in front of the

5 crosswalk where the kids will cross. That

6 looks like this here. There's already exactly,

7 actually, a curb cut where we would propose the

8 crosswalk.

9 Here's another photo looking at the

10 site from more or less in front of the

11 pediatric dentist. This is the parking

12 space that we would -- we're essentially going

13 to be able to move all the parking spaces that

14 are located here to here. It turns out there's

15 actually about 6 to 8 feet at the end of that

16 set of parking spaces, and we'll just shove

17 them all down. I had thought originally the

18 old survey said one of them was a handicapped

19 space. Turns out they reconfigured the parking

20 lot and we were able to put handicapped spaces

21 somewhere else. When you come up, this will be

22 paved. There's already kind of a path. If you

23 go to the site, you can see it's relatively

24 flat and it comes through in between some trees

25 like this and then we come to the site. The

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

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

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

14 MS. BEYER: Yes, I did.

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

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

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

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

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

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

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

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

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

8 MS. UHLE: Yes. It's because the  
9 zoning district boundary line in that location  
10 doesn't follow any lot line. It based on  
11 offsets from like White Plains Road and the  
12 intersection of White Plains Road and 10 feet  
13 off of another lot line. It was harder to pin  
14 down without doing a little more research, and  
15 it's based on previous Zoning Board  
16 determinations and we have the information.  
17 Like I said, the drawing that they used as a  
18 base map was one that I drew at the time when I  
19 had it all in my head. So I know that that  
20 line is very accurate, I would just like an  
21 engineer to put it on a map.

22 MR. NEMECEK: That could be a  
23 condition.

24 MR. WEST: The pink lines will be

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1 fenced?

2 MS. BEYER: Yes, that's where the  
3 chain link fence will be.

4 MS. UHLE: They also staked before the  
5 walkway.

6 MR. CUNNINGHAM: But that's going to  
7 be open?

8 MS. BEYER: Yes. The walkway will be  
9 at the level of the grass.

10 MR. CUNNINGHAM: That's pavers or --

11 MS. BEYER: No. The simplest, safest  
12 thing really is asphalt.

13 THE CHAIRMAN: Asphalt. Okay. I'm  
14 good. Let me just see if there are any  
15 comments from the public.

16 Comments from the public about this  
17 application?

18 (No comments.)

19 THE CHAIRMAN: Then I make a motion to  
20 close the public hearing on Application 17-64,  
21 777 White Plains Road.

22 MR. PULASKI: Second.

23 THE CHAIRMAN: All in favor.

24 (All aye.)

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1 THE CHAIRMAN: Anymore? No? We're  
2 good.

3 So then with the condition that  
4 Margaret just put forth that all of the actual  
5 dimensions and ordinance for the park be put on  
6 the drawing and then coordinate in the field,  
7 any other conditions?

8 MS. BEYER: That we don't go over  
9 those lines.

10 MS. UHLE: One is to get the lines  
11 plotted on the base map, and the second is to  
12 have the engineer field verify that the fence  
13 is located appropriately.

14 THE CHAIRMAN: Okay. So with those  
15 two conditions, I make a motion to approve  
16 Application 17-64, 777 White Plains Road.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.  
19 (All aye.)

20 THE CHAIRMAN: Great. Thank you.

21 MS. BEYER: Thank you.

22 THE CHAIRMAN: Next application is  
23 Application 18-01, 80 Webster Road.

24 MR. MAIORANO: Good evening, Chairman,  
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1 Board Members. My name is Adamo Maiorano from  
2 Community Designs and Engineering. On behalf  
3 of the applicant, Alfred Delicota, they're  
4 proposing a single family dwelling at 80  
5 Webster Road. As you recall, this project is  
6 part of a two lot subdivision.

7 Existing, there was an existing  
8 structure on the site, as well as the driveway  
9 and other structures and impervious surfaces  
10 that will all be removed. In our proposed  
11 design, we are capturing all of the proposed  
12 additional impervious surfaces with storm water  
13 management.

14 As for the aesthetics of the dwelling,  
15 we tried to take elements from the neighborhood  
16 to tie in the proposed houses. This design,  
17 the front elevation there's a single car garage  
18 at grade, there's a brick veneer water table on  
19 the front elevation, and Hardie Board siding.  
20 So shake siding on the front and regular lap  
21 siding around the sides. All of the trim and  
22 soffits will be the white AZEK. The roof is a  
23 charcoal color Timberline asphalt shingle roof,  
24 and the accent roofs on the front elevation

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1 over the bay window and the garage will be a  
2 standing seam copper.

3 As far as the site plan, the  
4 condensers on this project are located on the  
5 right-hand side adjacent to the next proposed  
6 dwelling. They'll be screened in.

7 As far as the street-scape goes, the  
8 dwelling to the right is 76 Webster Road, which  
9 is the next proposed house, and adjacent to it  
10 I believe is 84 Webster Road. We tried to take  
11 some darker colored elements on this dwelling  
12 to match the adjacent house and lighter colored  
13 elements on the dwelling to the right to match  
14 that house to tie them in together.

15 As far as lighting goes, they'll be  
16 two sconce lights adjacent to the front door,  
17 as well as a soffit light above the portico,  
18 and also a light in the rear by the sliding  
19 door in the rear.

20 Any questions?

21 MR. NEMECEK: What's the square  
22 footage of the living area of this house  
23 compared to 76, which is next to it?

24 MR. MAIORANO: They're very close in  
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1 square footage. This house is 2,297 and the  
2 other house is about probably 15 or 20 square  
3 feet less than that. The other house is  
4 2,279 square feet.

5 MR. PULASKI: According to the summary  
6 from the ARB, the ARB apparently were fine with  
7 it, and they referred it to us and that's why  
8 you're here. So there were no objections that  
9 they made?

10 MR. MAIORANO: They wanted me to bring  
11 a sample of the brick, which I have.

12 THE CHAIRMAN: Let's see the brick.

13 MR. MAIORANO: It's only a small  
14 portion on the front. They have different  
15 coloring to it.

16 THE CHAIRMAN: That's the finished  
17 product?

18 MR. MAIORANO: Right. Some of them  
19 have the white wash going on, some of them are  
20 darker.

21 THE CHAIRMAN: But it's random.

22 MR. MAIORANO: Yes.

23 THE CHAIRPERSON: It's all this as  
24 well as the chimney?  
25

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

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 2 runoff. So we capture a lot of that water on  
 3 the actual driveway itself.  
 4 Also, the landscape plan is attached  
 5 in the packet from Tony Acocella.  
 6 THE CHAIRMAN: You have a landscape  
 7 plan up there?  
 8 MR. MAIORANO: What's that?  
 9 THE CHAIRMAN: Do you have a landscape  
 10 drawing up there?  
 11 MR. MAIORANO: It's right up there,  
 12 yes.  
 13 MR. NEMECEK: How about the mature  
 14 trees, are they salvageable?  
 15 MR. MAIORANO: No. I think there are  
 16 two total trees that are going to be removed.  
 17 There's one basically on the property, it's not  
 18 very healthy at all, so that's going to be  
 19 removed. There's also another tree on Lot 2  
 20 that's being removed.  
 21 MR. PULASKI: So one side is getting  
 22 planted and the other isn't?  
 23 MR. MAIORANO: Those are actually  
 24 being proposed on Lot 2.  
 25 MR. PULASKI: I thought we had two

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 2 applications?  
 3 MR. NEMECEK: We're going to be  
 4 getting to that.  
 5 MR. MAIORANO: It's hard to explain  
 6 it.  
 7 THE CHAIRMAN: There's a similar  
 8 landscape plan for the other lot.  
 9 MR. MAIORANO: Exactly.  
 10 MR. NEMECEK: Except with these  
 11 separating trees or bushes, whatever, you want  
 12 to put them on one side or the other; right?  
 13 MR. MAIORANO: Exactly. It's also  
 14 because the areaway to get down so that there's  
 15 room to be able to walk by and not be on the  
 16 adjacent property.  
 17 MR. WEST: Are you taking out the two  
 18 big trees out front there?  
 19 MR. MAIORANO: What's that?  
 20 MR. WEST: Those two big trees are  
 21 both gone?  
 22 MR. MAIORANO: The ones in the front?  
 23 MR. WEST: Yes.  
 24 MR. MAIORANO: Yes. The one directly  
 25 in the middle of the property and then that one

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

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

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

23 So this is my big concern, and it  
24 happens quite often. I don't know what else to

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1 do, if there's some way of putting up signs  
2 between the two curb cuts, if that could be a  
3 condition of this application or -- I don't  
4 know.

5 THE CHAIRMAN: Let us discuss it.

6 MR. CORREALE: It's a problem.

7 THE CHAIRMAN: I don't really know if  
8 you want a sign.

9 MS. UHLE: The Planning Board couldn't  
10 make that a condition, but it is something you  
11 could speak to the Police Department about. I  
12 don't know if you've spoken about this issue  
13 with them in past. This whole issue of  
14 inappropriate parking during games near any of  
15 the fields is always an issue. Anything to do  
16 with restricting parking on the street, that  
17 would be the Police Department.

18 MR. CORREALE: I mean, I'm not sure  
19 that even signs would deter people from parking  
20 there any way. I noticed just even with the  
21 stop signs it's --

22 MR. NEMECEK: The only thing we could  
23 do is if there was any room -- I'm doubtful  
24 whether you could shift the driveway -- maybe,

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1 Adamo, you could tell us what the space is  
2 between the two curb cuts.

3 MR. MAIORANO: So what I tried to do  
4 originally -- I don't have that drawing -- in  
5 the subdivision -- I know parking was an issue,  
6 so we tried to -- if you could see on the site  
7 plan where curb cuts come in, we tried to limit  
8 the amount of off-street parking we were taking  
9 away. We designed this specifically so that in  
10 total from -- I forget -- from not anything  
11 existing from curb cut to curb cut there were  
12 five spaces and now there will be four. So in  
13 total on our specific lot we're only losing one  
14 car spot. The way it's positioned now shifting  
15 it over we would end up losing another street  
16 parking spot.

17 MR. NEMECEK: This gentleman at 70,  
18 and I see there's a photograph of his -- you  
19 have a pretty nice size curb cut, the one over  
20 there. To the left of the photo between the  
21 two curb cuts, is there enough space for a car  
22 to park as it's configured?

23 MR. CORREALE: Right now one car can  
24 park there. The curb cut is 24 feet. I have a

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1 pickup truck so when I park in that spot, I  
2 have a little wiggle room on either side. With  
3 the new driveway moving closer to my driveway,  
4 we may be left with 10 feet, 12 feet in  
5 between. So there's not many cars that will be  
6 able to fit, although I believe --

7 MR. NEMECEK: A smart car might.

8 MR. CORREALE: A smart car, maybe a  
9 Honda Civic. I believe most cars people will  
10 assume that might be big enough for me to park  
11 my car to go across to the field, and then now  
12 that car is going to be overhanging both  
13 driveways.

14 MR. MAIORANO: Overall we're try to  
15 maximize the amount of off-street parking.

16 MR. WEST: Can you make the driveways  
17 a little wider and make the space clearly too  
18 small for a car? Can you add a foot to the  
19 driveway so it's 4 feet so you could park a  
20 bicycle there.

21 MR. MAIORANO: Yes. Right now it's  
22 not, but we can essentially make it so it's  
23 clearly not. There's some room.

24 THE CHAIRMAN: Do you have a plan that  
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 2 shows both curb cuts side by side?  
 3 MR. MAIORANO: I have a schematic here  
 4 in the landscape plan.  
 5 MR. PULASKI: The curb cut is  
 6 restricted to 16 feet; isn't it?  
 7 MS. UHLE: No. Curb cut is 22 feet.  
 8 He is proposing 16, but it could be as wide as  
 9 22.  
 10 MR. PULASKI: Okay. I just wanted to  
 11 make sure of that.  
 12 MR. MAIORANO: We did that originally  
 13 so we don't eliminate a lot of off-street  
 14 parking.  
 15 MR. CORREALE: I'm just thinking that  
 16 if we're going to lose the space, we might as  
 17 well just lose it in its entirety. But I don't  
 18 know if there could be some kind of like an  
 19 illusion created, I don't know, to make people  
 20 think, you know, that's not a good idea to park  
 21 my car there.  
 22 MR. NEMECEK: How about a fake fire  
 23 hydrant?  
 24 MR. CORREALE: I know it's going to  
 25 happen. I know that people will try to park  
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 2 there.  
 3 MR. PULASKI: Maybe Bill's idea is  
 4 good. Just make it a little bit wider on the  
 5 curb cut so that even a smart car doesn't fit.  
 6 MR. NEMECEK: But is that going to  
 7 throw off the dimensions? You don't want to  
 8 widen it 3 feet on either side, which is the  
 9 most you would be entitled to, because then  
 10 you're cutting into the other space. If you  
 11 only widen it at one side, it's going to look  
 12 off.  
 13 MR. MAIORANO: We could flare it.  
 14 MR. NEMECEK: You could flare it? Is  
 15 that something, Margaret --  
 16 MS. UHLE: Actually, if you look at  
 17 the way it's designed, it's basically just  
 18 bringing the left side of the driveway down and  
 19 flaring it out. So it would logically widen it  
 20 on the left side; right?  
 21 MR. MAIORANO: No, the right side. So  
 22 you would just be increasing the flare, which  
 23 is fine too. So it's like 10 foot in between.  
 24 MR. NEMECEK: Margaret, are there  
 25 other ways of dealing with this?  
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 2 MS. UHLE: Other than contacting the  
 3 Police Department, but I'll be honest with you,  
 4 it's something that they have difficulty  
 5 dealing with as well because they don't like  
 6 putting signage up. I honestly can't think of  
 7 other ways to deal with it. I know this is a  
 8 problem. People put cones out and people  
 9 ignore the cones. It is a big problem. It is  
 10 a big problem. Maybe widening it --  
 11 THE CHAIRMAN: So what are the  
 12 numbers? In between is how much?  
 13 MR. MAIORANO: I don't have it  
 14 exactly.  
 15 MR. NEMECEK: Approximately 10 feet?  
 16 MR. MAIORANO: Yes, exactly. 12 feet.  
 17 THE COURT: It's about 12 feet now?  
 18 MR. MAIORANO: Yes.  
 19 THE CHAIRMAN: So taking 2 feet off it  
 20 makes it 10. I don't know if that's a  
 21 difference.  
 22 MR. CORREALE: Right now it's 24 feet.  
 23 MR. NEMECEK: Moving the driveway for  
 24 76 it's going to be closer to your driveway.  
 25 The question is, do we -- basically do we leave  
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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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2 MR. CORREALE: That's nothing, though.  
 3 It's just that people will think they could  
 4 park there. I've seen them go across the  
 5 street, and then my wife and I don't want any  
 6 confrontation with people, but it's not fair  
 7 that I can't get in and out of my own driveway.  
 8 It doesn't happen all the time. It's primarily  
 9 April through the summertime when the games are  
 10 going on. When one game is ending and another  
 11 one is about to begin, it's a little chaotic.  
 12 People will leave their cars, go across the  
 13 street, and then I have to track them down.

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

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

20 THE CHAIRMAN: So that's the  
 21 condition.

22 MR. CORREALE: Anything would be a  
 23 help.

24 MR. MAIORANO: I'm around the block,  
 25 so I could show him what's going on. I'm going

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2 to map it out and whatnot. That's not a  
 3 problem.

4 MR. CORREALE: Thank you very much.

5 THE CHAIRMAN: You're welcome.

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

8 THE CHAIRMAN: Just keep going?

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

11 THE CHAIRMAN: We're almost done.

12 Something may come up when we do this. I  
 13 wouldn't want to have to reopen and close a  
 14 hearing. We're going to have two public  
 15 hearings open at the same time.

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

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

22 MR. MAIORANO: Again, same principals  
 23 as the last dwelling. In this design,  
 24 obviously we have a -- there's a single car  
 25 garage located at grade. The front porch,

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2 there's a brick veneer underneath that front  
 3 porch section -- I'm sorry, natural stone  
 4 veneer. The house will be clad in a fiber  
 5 cement board lap siding. The roof is a -- I  
 6 think it's a pewter gray asphalt shingle roof.  
 7 As far as the trim goes and the soffits, again,  
 8 it's a white AZEK soffit and trim board around  
 9 the windows. The columns will be an AZEK wrap.  
 10 The pergola, decorative piece above the garage,  
 11 is an AZEK decorative pergola piece to tighten  
 12 the gap from the garage door to the windows.  
 13 As far as the lighting, there is soffit  
 14 lighting under the front porch, as well as on  
 15 either side, on the left side of the front door  
 16 and on the rear door.

17 THE CHAIRMAN: While you have that  
 18 out, I'm looking at that and you said when you  
 19 put the two side by side there was a difference  
 20 in color, this is the lighter tones, the other  
 21 were the darker tones.

22 MR. MAIORANO: The house adjacent to  
 23 this one at 76 on the right has some lighter  
 24 tones to it, so I'm trying to tie that in to  
 25 that dwelling, and our proposed 80 Webster Road

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2 has the darker tones to tie into the house to  
 3 the left. It has brick and a darker color  
 4 siding.

5 THE CHAIRMAN: It's almost like the  
 6 one we're looking at now almost doesn't look  
 7 like a color that's achievable using natural  
 8 materials if you flip it back. What do they  
 9 really look like?

10 MR. MAIORANO: This is the sample.

11 THE CHAIRMAN: That's just the way it  
 12 came up when you actually plotted it; right?  
 13 Oh, that's the siding and that's the base.  
 14 This looks entirely different than that. This  
 15 is like more of a gray than that; right? Did  
 16 you give us a sample of the siding on the other  
 17 one so we could put them side by side? You  
 18 showed me that already. I wasn't paying  
 19 attention.

20 MR. NEMECEK: They're similar.

21 THE CHAIRMAN: This versus that;  
 22 right?

23 MR. MAIORANO: It's a darker tone.

24 THE CHAIRMAN: This versus this.  
 25 Right. This is darker, this is lighter. Same

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 2 shake pattern, everything?  
 3 MR. MAIORANO: This is the lap siding  
 4 and this one has the shake siding.  
 5 THE CHAIRMAN: Oh, right.  
 6 MR. MAIORANO: This would be at Lot 1  
 7 and Lot 2 is this.  
 8 MR. PULASKI: This elevation is  
 9 different. This will give you a wider  
 10 appearance and this is going to give us a  
 11 narrower appearance. The chimney is done  
 12 different. There's a lot that's different.  
 13 THE CHAIRMAN: Right, so they don't  
 14 look like each other. The whole roof lines and  
 15 everything look different.  
 16 MR. MAIORANO: They fit together but  
 17 don't look exactly the same.  
 18 THE CHAIRMAN: What's the height of  
 19 the chimney there? I noticed it when you were  
 20 showing us the other one.  
 21 MR. MAIORANO: By code it has to be 2  
 22 feet above and 10 feet away from the ridge. I  
 23 don't know the exact height.  
 24 THE CHAIRMAN: It doesn't have to  
 25 exceed the ridge, it just has to be 2 feet

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 2 above --  
 3 MR. MAIORANO: And 10 feet away.  
 4 THE CHAIRMAN: And that's where it  
 5 goes. I see.  
 6 MR. NEMECEK: Very attractive homes.  
 7 THE CHAIRMAN: I think you were in the  
 8 middle of continuing and I stopped you talking  
 9 about colors.  
 10 MR. MAIORANO: As far as we said with  
 11 the site planning, we'll obviously try to fix  
 12 that issue with the parking. We have some room  
 13 to extend that curb cut, and we could map it  
 14 out on site and make sure --  
 15 MR. NEMECEK: If you turn to the  
 16 street-scape, it actually shows 70 on this one.  
 17 That's 70 on the far right, and you could see  
 18 how the driveway on 70 is very much to the left  
 19 side of the property. We've addressed that  
 20 issue and we'll try to work with --  
 21 MR. MAIORANO: Exactly.  
 22 THE CHAIRPERSON: So then I make a  
 23 motion to open the public hearing on this  
 24 application, 18-02, 76 Webster Road.  
 25 MR. NEMECEK: Second.

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 2 THE CHAIRMAN: All in favor.  
 3 (All aye.)  
 4 (No comments.)  
 5 THE CHAIRMAN: We have your comments  
 6 on this one. I'm going to close both public  
 7 hearings. I make a motion to close the public  
 8 hearings on Applications 18-01 and 18-02, 80  
 9 Webster Road and 76 Webster Road.  
 10 MR. NEMECEK: Second.  
 11 THE CHAIRMAN: All in favor.  
 12 (All aye.)  
 13 THE CHAIRMAN: I think you've covered  
 14 everything else. Oh, architectural comments?  
 15 MR. MAIORANO: That one they didn't  
 16 have anything.  
 17 THE CHAIRMAN: As far as landscape  
 18 goes, there's a similar plan; right?  
 19 MR. MAIORANO: There's a tree next to  
 20 the existing garage on the house that's there  
 21 that's going to be taken out. Obviously our  
 22 new house is built right up over the tree.  
 23 They're introducing new trees and landscaping  
 24 covering the house.  
 25 THE CHAIRMAN: Anything else?

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 2 MR. PULASKI: No.  
 3 MR. NEMECEK: We're good, yes.  
 4 THE CHAIRMAN: So the two conditions  
 5 is the one we always have about landscaping, I  
 6 guess, you got that, and then about the curb  
 7 cut on --  
 8 MR. NEMECEK: 76.  
 9 THE CHAIRMAN: -- We'll be such that  
 10 it will accommodate less parking. So subject  
 11 to those two conditions --  
 12 MR. NEMECEK: To deter parking,  
 13 actually.  
 14 MR. MAIORANO: It's usually the  
 15 opposite way.  
 16 THE CHAIRMAN: Then I make a motion to  
 17 approve Applications 18-01 and 18-02.  
 18 MR. NEMECEK: Second.  
 19 THE CHAIRMAN: All in favor.  
 20 (All aye.)  
 21 THE CHAIRMAN: Thank you.  
 22 MR. MAIORANO: Thank you.  
 23 MR. PULASKI: Good luck.  
 24 THE CHAIRMAN: The next and final  
 25 application of the evening is 17-43, 78

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2 Lakeview Avenue. Don't forget your samples.  
3 You're up.

4 MR. BRANDFONBRENER: Good evening. My  
5 name is Josh Brandfonbrener, architect. I'm  
6 here representing Pete and Carol McNamara.

7 We are proposing a new house at 78  
8 Lakeview. There's an existing one and a half  
9 story bungalow approximately 1100 square feet.  
10 We're proposing to demolish that, leave the  
11 existing driveway, leave the existing detached  
12 garage, and build a new 2300 square foot house,  
13 two story.

14 The neighborhood has a consistent lot  
15 size and sort of eclectic cottage and bungalow  
16 style houses. Maybe 75 percent old houses,  
17 25 percent new. There's not a real strict  
18 stylistic, you know, feel on the street. We're  
19 proposing sort of a cottage style bungalow  
20 house, a wide front porch, which is a feature  
21 that the existing house had, and many of the  
22 other houses have on the street.

23 We appeared before the Zoning Board  
24 and got several variances for front yard  
25 setbacks and lot coverage and things.

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

13 What else? We are most of the way  
14 through our engineer review. Benny Salanitro,  
15 our civil engineer, had several go arounds with  
16 Kellard Sessions, and I think we're pretty  
17 close to, I think, getting approval from  
18 Kellard Sessions.

19 The existing driveway is to remain and  
20 the existing garage. We're keeping a very  
21 similar feel. The front walkway, we're  
22 reworking it a little bit. We'll have two  
23 condensers. The site pitches down a little  
24 bit, so we have a raised back porch, and we  
25 have space underneath the back porch for our

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

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

9 MR. BRANDFONBRENER: I think one of  
10 the nicer architectural features of the  
11 existing how is this nice wide front porch, so  
12 that's one of the things we're replicating.

13 The existing house has a very residual second  
14 floor, all sorts of sloped ceilings and 48 inch  
15 wide stairways and things. This has a full  
16 second floor. It's a much more usable house.

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

23 MR. BRANDFONBRENER: Expanded.

24 MR. NEMECEK: Tell me which ones were  
25 expanded and by how much; ballpark figures.

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2 MR. BRANDFONBRENER: The list of  
3 variances is in my package.

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

8 MR. BRANDFONBRENER: It's the same.

9 MR. NEMECEK: It's the same. So  
10 that's the same.

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

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

23 MR. BRANDFONBRENER: 1920's.

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

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1 EASTCHESTER PLANNING BOARD - 2/27/18  
 2 the public hearing on Application 17-43, 78  
 3 Lakeview Avenue.  
 4 MR. PULASKI: Second.  
 5 THE CHAIRMAN: All in favor.  
 6 (All aye.)  
 7 (No comments.)  
 8 THE CHAIRMAN: Close the public  
 9 hearing, same application, 17-43, 78 Lakeview  
 10 Avenue.  
 11 MR. NEMECEK: Second.  
 12 THE CHAIRMAN: All in favor.  
 13 (All aye.)  
 14 MR. NEMECEK: I can't argue with it.  
 15 It looks like a vast improvement, and you're  
 16 more than doubling, I think, the square footage  
 17 of the house and still fitting into that area,  
 18 and I think you've done a nice job of keeping  
 19 the character of the neighborhood. I  
 20 wholeheartedly endorse it.  
 21 MR. PULASKI: I agree with my  
 22 colleague.  
 23 THE CHAIRMAN: I could not say it  
 24 better. I like the style of what you've done.  
 25 It certainly is an improvement. So with that  
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1 EASTCHESTER PLANNING BOARD - 2/27/18  
 2 being said, unless you guy want to --  
 3 MS. UHLE: I'm just going to explain  
 4 about the landscape plan because Adamo was  
 5 familiar with the process but this architect  
 6 isn't. Actually, you have a very simple  
 7 landscape plan, but just make sure your  
 8 contractor installs what was actually designed  
 9 by your landscape architect. We do require  
 10 that after the plants are installed, that the  
 11 landscape architect submit a letter saying that  
 12 what was installed was consistent with what was  
 13 approved, and that he or she sign and seal it.  
 14 That's been a big problem with people not  
 15 installing what was approved.  
 16 MR. NEMECEK: Make sure to stay on top  
 17 of them when they're installing the  
 18 landscaping, otherwise, Margaret will be after  
 19 you, and her goons.  
 20 THE CHAIRMAN: So that's the condition  
 21 of approval I was about to give. If there is  
 22 nothing else up here, I will, subject to that  
 23 condition, make a motion to approve application  
 24 17-43, 78 Lakeview.  
 25 MR. PULASKI: Second.  
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1 EASTCHESTER PLANNING BOARD - 2/27/18  
 2 THE CHAIRMAN: All in favor.  
 3 (All aye.)  
 4 MR. BRANDFONBRENER: Thank you.  
 5 THE CHAIRMAN: Take care.  
 6 Congratulations. We're done.  
 7 MR. WEST: Who was here for the  
 8 minutes?  
 9 THE CHAIRMAN: What minutes can we do  
 10 here?  
 11 MR. NEMECEK: I think we can approve  
 12 all of the outstanding minutes.  
 13 MS. UHLE: They're all across the  
 14 board subject to Phil Nemecek's corrections.  
 15 MR. PULASKI: Has Phil reviewed them  
 16 all?  
 17 MR. NEMECEK: I have. Even the one I  
 18 didn't attend. I thought it important to get  
 19 up to speed on what my colleagues had done in  
 20 my absence.  
 21 THE CHAIRMAN: Is there a list of the  
 22 dates somewhere? Oh, it's those three. Got  
 23 you. We could all do this. So I'll say the  
 24 date and then the folks that are going to  
 25 aye --  
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1 EASTCHESTER PLANNING BOARD - 2/27/18  
 2 MR. NEMECEK: You could say the date  
 3 but I don't think you could move since you  
 4 weren't there on the May 25th.  
 5 THE CHAIRMAN: I could make a motion  
 6 to approve the meeting minutes of the May 25,  
 7 2017 meeting.  
 8 MR. NEMECEK: Second.  
 9 THE CHAIRMAN: All in favor.  
 10 MR. NEMECEK: Three of us could vote.  
 11 MR. PULASKI: Aye.  
 12 MR. NEMECEK: Aye.  
 13 MR. WEST: Aye.  
 14 THE CHAIRMAN: Similarly, I make a  
 15 motion it approve the minutes of November 30th,  
 16 2017.  
 17 MR. NEMECEK: Second.  
 18 THE CHAIRMAN: All in favor.  
 19 MR. NEMECEK: Aye.  
 20 THE CHAIRMAN: Aye.  
 21 MR. WEST: Aye.  
 22 MR. PULASKI: Aye.  
 23 THE CHAIRMAN: This is everyone except  
 24 you, Bill, for January 25th, 2018; I make a  
 25 motion to approve those.  
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1 MR. PULASKI: Second.  
 2 THE CHAIRMAN: All in favor.  
 3 MR. CUNNINGHAM: Aye.  
 4 MR. NEMECEK: Aye.  
 5 THE CHAIRMAN: Aye.  
 6 MR. PULASKI: Aye.  
 7 THE CHAIRMAN: I make a motion to  
 8 close the town of Eastchester Planning Board  
 9 meeting of February 22nd/27th, 2018.  
 10 MR. NEMECEK: Second.  
 11 THE CHAIRMAN: All in favor.  
 12 (All aye.)  
 13 THE CHAIRMAN: Good night, folks.

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CORRECTION SHEET

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CERTIFICATION

1  
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 3  
 4  
 5 STATE OF NEW YORK )  
 ) Ss.  
 6 COUNTY OF WESTCHESTER)  
 7  
 8 I, DINA M. MORGAN, Court Reporter and  
 9 Notary Public within and for the County of  
 10 Westchester, State of New York, do hereby  
 11 certify:  
 12 That the above transcript was taken from  
 13 a videotape of the actual hearing. I was not  
 14 present for such hearing. The videotape was  
 15 taken and transcribed by me to the best of my  
 16 ability.  
 17 And, I further certify that I am not  
 18 related to any of the parties to this action by  
 19 blood or marriage, and that I am in no way  
 20 interested in the outcome of this matter.  
 21 IN WITNESS WHEREOF, I have hereunto set  
 22 my hand this 13th day of March, 2018.

23  
 24   
 25

DINA M. MORGAN  
Court Reporter  
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