EASTCHESTER PLANNING BOARD - 2/28/19

THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of February 28, 2019. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: We will take attendance. Mr. Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: James Bonanno is present. Bill West.

MR. WEST: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Board Member Phil Nemecek was not able to be here tonight, but his presence will be missed.

So the items this evening -- it's pretty simple -- we have four applications:

18-21, 71 Park Drive; 18-37, 239 Main Street;

and new business is 18-51, 34 Dale Road; and

18-50, 35 Forbes Boulevard.

So first application, 71 Park Drive.

MR. FAUSTINI: Good evening. My name is Nick Faustini, I'm an architect. We were here last spring presenting this application.

It's a minor subdivision subdividing one lot into two. There's currently a large property, it's 19,000 square feet at 71 Park Drive. If you would like, I could go closer to the drawings.

THE CHAIRMAN: Yes. Since it's been a little while, maybe you could refresh our memories.

MR. FAUSTINI: So this is the proposed subdivision plan. The entire property right now is 71 Park Drive. We're proposing a minor subdivision to split the property into two, create another buildable lot.

We were here last spring to present this application in a preliminary fashion. At that time, we also presented that we required three variances. One variance would be a side setback variance for the improved lot, and the lot two variances were for the unimproved lot, which was lot frontage and effective square.

Since that time, we've presenting to the Zoning Board. We did receive variance...
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neighborhood. Of 60 interior lots in that
neighborhood, more than 50 percent of them have
a similar lot frontage to our proposal, which
is 60 feet. More than 75 percent of them have
a lot frontage of 65 feet or less. We only
presented this to convey that this really is in
the character of the neighborhood. We're
really just following a continuation north and
south of this general area.

At the time, there were also some
topographically concerns about this property.
Just flipping back, there's contour lines, and
it was raised at our last Planning Board
meeting how a house would work in this
location. So we provided a sketch -- we've
also shown this to the Zoning Board. So this
is the current house on the property. This
150 feet of frontage is the current frontage of
the property. This is the proposed residence.
The red line here represents the existing
topography. So we were just presenting a
couple of small retaining walls to help flatten
that part of the property for new construction.

So this would be the new house located between
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the two existing homes. It was a concern at
our last meeting, so we thought it would be a
good idea just to provide a sketch for
background for a better understanding of what
would take place.

Aside from that, in terms of the
technical requirements, we've done perc tests
on the site. Our storm water engineer has
performed those perc tests and provided a storm
water management plan. The percolation rates
are very good. We proposed eight CULTEC dry
wells at the front yard. Rock ledge was found
substantially deeper than grade level. So they
feel very good about the storm water
management, and all of that will be able to be
contained on the site.

All of these technical drawings are in
the package that was submitted, but in general
these are just details related to it that you
also have.

THE CHAIRMAN: Just one question. Can
you turn back to the street elevation that you
prepared. So it looks like you prepared a
block elevation there, so the top of roof on
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the new proposed home would, that would be the
ridge elevation or the ridge would be on --

MR. FAUSTINI: So ridge elevation
would be -- I just showed a maximum -- 30 feet.
The eve is at 22.

THE CHAIRMAN: So there's really a
roof in there somewhere that house a gable?
MR. FAUSTINI: This is the top of the
gable roof.

THE CHAIRMAN: So it's not going to be
a square building.

MR. FAUSTINI: No. This was just
conveyed what a building could look like here.
The actual building hasn't been designed yet.

THE CHAIRMAN: And the building next
to it is the same, I guess?
MR. FAUSTINI: It's a cape style home,
so one and a half stories. It's not quite a
two story. We've just shown it to scale just
so someone could relate to it.

THE CHAIRMAN: Okay. Thank you. Our
consultant hasn't had a chance to review the --
MS. UHLE: No. Joe Cermele, his firm
witnessed the perc tests and the deep hole

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tests, and they did receive the storm water
management report and plans about two weeks
ago. He was out on vacation one of those
weeks, so he said he didn't have an opportunity
to do a thorough review yet. They do have
another engineering company, Hudson Engineers,
that did submit the plans to our engineering
consultant.

THE CHAIRMAN: As you said, there was
nothing exceptional; right? Rock was far away?
MR. FAUSTINI: Rock was substantially
lower than grade level.

THE CHAIRMAN: Any other questions,
guys?

MR. PULASKI: No.
THE CHAIRMAN: I guess we have to open
the public hearing on this.

So I make a motion to open the public
hearing on Application 18-21, 71 Park Drive.
MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments from the
public?

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(No comments.)

THE CHAIRMAN: Motion to close the public hearing on this application, 18-21, 71 Park Drive.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: So I guess after this once we provide the approval, then you go and prepare the drawings for the second home and you come back with those; right? That's the next step, I imagine; right?

MS. UHLE: Yes.

THE CHAIRMAN: Once we approve the subdivision.

MR. FAUSTINI: Yes.

MS. UHLE: This is a true subdivision, not a revision; correct?

MR. FAUSTINI: I'm sorry.

MS. UHLE: It's a real subdivision, not a re-division. I just wanted to remind the board a rec fee will be imposed. So you just, as part of approving the application, need to acknowledge that there's not sufficient room on

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the property to create park land, and therefore, the applicant will pay a fee in lieu of dedicating park land to the town. That's incorporated into the resolution into the record.

MR. FAUSTINI: Yes, it's understood.

MS. UHLE: Also, any approval would be subject to the review and approval of our storm water consultant.

THE CHAIRMAN: So that's it. So then I'll make a motion to approve this subdivision, Application 18-21, 71 Park Drive.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you, Mr. Faustini. Have a nice evening.

MS. UHLE: Could you also adopt a negative declaration as well.

THE CHAIRMAN: Right. Sorry. So we're going to do that. I make a motion to adopt a negative declaration for this application.

MR. PULASKI: Second.

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each floor. It's an existing three story house. So what we're proposing is two apartments on the first floor and one apartment on the second and third floor. In doing so, we're going to update all of the aesthetics of the house, and also some site improvements as well.

So in the rear of the house, there's an existing sun room with a roof deck and another deck above that. That will be removed, and in it's place is the proposed rear addition, as well as a small two story addition here, and part of the one story addition will have a roof over it and a back deck as well. What we are then doing is creating all new finishes throughout the residence. It will be new vinyl siding, white AZEK fascia and soffits throughout, asphalt shingle roof on the covered porch in the rear. There's a stone water table in the front that we're proposing, as well as small accents roofs over the front doors that are depicted there in the front elevation. The rear deck will have composite railing and Trex decking above it. All new Andersen windows

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throughout and composite shutters on the front to give it more curb appeal as well. That's pretty much it in a nutshell.

THE CHAIRMAN: So you're not really changing anything other than the facades and I guess the roof in the back?

MR. MAIORANO: Exactly, yes -- well, all of the finishes are going to be updated and whatnot, but mainly the addition is in the rear. The inside is going to receive a bunch of changes.

THE CHAIRMAN: So is that the color of the vinyl?

MR. MAIORANO: Yes. Here. Sorry.

THE CHAIRMAN: I see you brought it.

MR. MAIORANO: It's pretty much similar to what's there.

THE CHAIRMAN: Thank you. What's that?

MR. MAIORANO: This is the accent roof, the metal roof in the front.

THE CHAIRMAN: That's the stone finish. Where's the stone being used?

MR. MAIORANO: The water table.

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increased the impervious or --

THE CHAIRMAN: Thank you. So you've kept that the same. It's already existing non-conforming, so we didn't increase that in order not to create another variance. Actually, in order to mitigate some of the water, we are proposing some storm water units in the rear to collect some of the runoff of the addition and whatnot on the property.

THE CHAIRMAN: Okay. Might as well.

THE CHAIRMAN: Okay.

THE CHAIRMAN: The condensers are here.

THE CHAIRMAN: I think it will be a nice improvement to that home.

MR. MAIORANO: Definitely.

THE CHAIRMAN: Very nice. Standby, this has to be a public hearing.

I'll make a motion to open the public hearing on this application, 18-37 239 Main Street.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

MR. PULASKI: Second.

THE CHAIRMAN: Close the public hearing on the same application, 239 Main Street.

THE CHAIRMAN: All in favor.

THE CHAIRMAN: I have nothing to add, other than I think it's very well done and I appreciate your efforts and best of luck to the applicant.

I'll make a motion to approve this application, 18-37, 239 Main Street.

THE CHAIRMAN: Thank you.

MR. MAIORANO: Thank you.

THE CHAIRMAN: The next is 18-51, 34 Dale Road.

MR. FINELLI: Good evening, Mr. Chairman, members of the board. I hope it's okay if I just stand here instead of running back and forth to the podium.

THE CHAIRMAN: Yes, that's fine.

MR. FINELLI: My name is Mike Finelli, I'm the architect for the owners, Mr. Vincent and Stacey Scozzozzo at 34 Dale Road.

What we're proposing this evening is an addition to an existing single family house. It's a raised ranch. Basically the homeowners, the request was to add another story to the second floor to have four bedrooms. They have four bedrooms, so they're just looking to add bedroom count to the house. So we're looking to put a second story on an existing one and a half story home. In a nutshell, that's pretty much what we're doing.

Just as a quick overview on the project, I can give you a quick walk through. I have a rendering here just to, I guess, show you very quickly the color scheme of the home itself and just the massing of what we're talking about doing. It's going to be a little tough to show you the before and after plans with the rendering as well, so should I put the before plans up?
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THE CHAIRMAN: Sure.

MR. FINELLI: So basically the house, as I said, is a one and a half story house. We're removing the entire roof, and we're simply going to add a second story. We're keeping the same proportions as far as the roof pitch goes, 5 on 12. We'll add it right to the top. There is a jut out at the front of the house which has a gable. We're going to remove the gable and add a shed room on that. The garage door, we'll actually be adding a roof over the top of that as well. The reason for this is if you've come down Dale, the house sits up on a hill slightly, so when you're looking up at the house, as these roof lines come towards the street, it kind of eases the house back up the hill and eases it into the slope rather than just having this big, monolithic block sitting on top of the property.

From the rear of the house, you could see it's much more in keeping with a traditional two story home, but because it is up on a hill, the front is a little further out. DINA M. MORGAN, REPORTER

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back. Because it sits on a patio already, that square footage is already counted, so it's a total of 7 feet. We're proposing one dry well in the rear yard just to pick up the small footprint that's being added here and a tiny little piece that's added here. So that one dry well is much, much bigger than what's going to be required. Again, 7 square feet you could probably do it with a 5 gallon bucket, but we'll propose a bigger dry well.

As far as dressing the house up a little bit, we added a portico at the front entrance. Again, there's a functional reason, to keep the rain off of the homeowners as they walk in, but I think it also adds another level scale as you're coming down the street. It breaks up the scale of the front door because, again, it is a raised ranch. So I think it just adds to that, you know, horizontality that I'm trying to create in the house to bring the scale down in the front.

As for the rendering, the one request that was made by the ARB for us to consider, which the homeowner isn't really quite sure DINA M. MORGAN, REPORTER

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of the ground than we normally would have. The heights are all well within what's required by zoning. We have 19 and a half feet to the eve, 23 is what's required, and we've got 26 feet 6 inches to the ridge. So again, because of the way the slope sits, that's why it looks a little bit taller than it really is. That was one of the comments of the ARB that we were trying to work through with the ARB members. They were a little worried about the height.

Once I explained to them there was actually a cantilever right here at the first floor so when you look up at the house you're actually looking underneath this little soffit, it breaks up this three story volume that's on the side here and softens it a little bit. With that said, the house is well within zoning in all ways. 2500 square feet is what we're allowed, we're proposing 2491, so just slightly under. As for impervious surface, we're adding 7 square feet. The reason the 7 square feet gets added on the rear of the house, we're actually squaring off a portion of the existing first floor that justs DINA M. MORGAN, REPORTER

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about yet, he's still kicking it around but we figured we'd bring it to you guys this evening, there's an existing brick facade on this left-hand side of the house, the ARB asked if we could brick this piece and this piece of the garage to tie that together. The homeowner's issue with that is without doing a true brick, he's just going to veneer a brick on there, and he's not really crazy about the look of what a brick veneer might look like. He said he's willing to do it if that's what needs to done, and we'll try to do it a little bit nicer than just slapping on a brick veneer, but he did want me to at least bring that up in front of the board and discuss that with us guys.

As for the siding, we're doing HardiePlank siding. I have samples of the colors for everything. Basically it's going to be a blue/gray color, white AZEK trim around everything, and a gray roof. Very, very much in keeping with what's in the neighborhood and the rest of the town, actually. Beyond that, I really don't have anything else. I'm happy to answer any.
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1 questions.
2 THE CHAIRMAN: It's a gray roof or a
3 black roof?
4 MR. FINELLI: It's a gray roof.
5 THE CHAIRMAN: It seems like the plank
6 you brought is a little bit darker than what's
7 rendered there; is it?
8 MR. FINELLI: Unfortunately, the
9 renderings are only as good as the printer.
10 THE CHAIRMAN: I understand. I like
11 the darker more.
12 MR. CUNNINGHAM: It's like a slate
13 gray or something?
14 MR. FINELLI: It's a slate gray is
15 really what it is. The exact name on it is
16 boothbay blue. There's actually a house right
17 around the corner with the same color scheme.
18 That's where it came from. They fell in love
19 with the color.
20 MR. CUNNINGHAM: On top of the
21 Benedict?
22 MR. FINELLI: Exactly right. Exactly
23 right. It's the exact same color scheme.
24 THE CHAIRMAN: I appreciate what you
25 with taking the brick out and have the whole

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1 lowest you would want to make it, you don't
2 want it to look flat.
3 THE CHAIRMAN: So now it's just about
4 the brick; right? On your elevation, you
5 showed brick at all of the locations?
6 MR. FINELLI: Just at the two sides.
7 It's these two sides on either side of the
8 garage, that additional veneer that the ARB
9 asked for. They said that they think it will
10 tie in and create more of a base. I agree with
11 the theory. The homeowner doesn't technically
12 want to do it.
13 THE CHAIRMAN: Is it that it's not
14 going to match?
15 MR. FINELLI: I just don't think they
16 like it. I think they were thinking about
17 painting over the brick. I don't think they
18 want the brick.
19 MR. CUNNINGHAM: There is another
20 surface at the doorway, which wasn't asked to
21 be done, right, which is a stucco surface?
22 MR. FINELLI: That's exactly right.
23 MR. CUNNINGHAM: I have to go along
24 with taking the brick out and have the whole

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1 said about the mass of the building, trying to
2 cut it down a little bit. On the right-hand
3 side, I guess you've achieved that. On the
4 left-hand side, you've done whatever you could.
5 MR. FINELLI: That's the part of the
6 house that's going to be the most existing.
7 We're not touching anything on that side of the
8 house and we're putting a second story on top.
9 THE CHAIRMAN: When you drew the
10 elevations of the existing versus proposed, you
11 used different scales. So you have to sort of
12 look at it to understand. The scales are
13 different.
14 MR. FINELLI: Yes. It was just for
15 reference.
16 THE CHAIRMAN: The overall height
17 isn't exceeded from existing?
18 MR. FINELLI: No. The existing ridge
19 is 17 foot 4 and 3 quarters. Our new eve will
20 be slightly higher than the ridge that's there.
21 Again, the proportions are staying exactly
22 the same to not make it any higher, even though
23 we could have gone higher. I just felt it
24 didn't make sense. 5 on 12 is really the

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1 MS. UHLE: That wasn't an option that
2 was discussed with the ARB, but I think that
3 would look better too.
4 MR. FINELLI: I think they would be
5 much more open to that.
6 MR. CUNNINGHAM: Make the whole thing
7 the same color.
8 MR. FINELLI: I think this is
9 something that they're dealing with and now to
10 have to expand it. They don't want to deal
11 with it anymore, so they would rather get rid
12 of it.
13 THE CHAIRMAN: Nice touch there, Mark.
14 I guess you're right. I never thought about
15 that.
16 MR. CUNNINGHAM: That's my neighbor.
17 THE CHAIRMAN: Would you paint the
18 brick or remove it and stucco the surface?
19 MR. FINELLI: I think we could
20 probably stucco over the brick.
21 THE CHAIRMAN: Painted brick looks
22 sort of like painted brick.
23 MR. FINELLI: I'll be honest with you,

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1 I'm not a big fan of the painted brick look
2 unless you're doing an entire house. I think
3 that's an afterthought when you just paint it.
4 I would prefer to probably see stucco. I think
5 I could sell them on that a lot easier than
6 adding brick to the rest of it.
7 THE CHAIRMAN: I don't like the
8 painted brick idea. So then everything you
9 have rendered there as brick would be --
10 including the porch -- would be stucco?
11 MR. FINELLI: Stucco. Well, the porch
12 right now is stucco. The rest of it is all
13 going to be stuccoed and repainted and cleaned
14 up. When they hit us with match the brick, the
15 homeowners really didn't want to go for that.
16 THE CHAIRMAN: That is a big window
17 there too, so it's a minimal amount of stucco.
18 MR. PULASKI: If you look at the
19 houses in a row -- 30, 32, 34, 36 -- they all
20 have white and brick. It's like all of a
21 sudden you're going to take one of the sons and
22 dress him differently. That's kind of what
23 they wanted. I think it's fine.
24 MS. UHLE: One option is just to leave
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26
27 aesthetic recommendation and differences in
28 aesthetics.
29 MR. FINELLI: I figured we needed to
30 at least address it. It was the one request.
31 THE CHAIRMAN: So we will leave it to
32 the homeowner's discretion, but no painted
33 brick.
34 MR. FINELLI: Thank you.
35 THE CHAIRMAN: We'll let them do what
36 they want, but don't let them paint the brick.
37 Let's do the public hearing. Hold on, Mr.
38 Finelli.
39 So I make a motion to open the public
40 hearing on this application, 18-51, 34 Dale.
41 MR. PULASKI: Second.
42 THE CHAIRMAN: All in favor.
43 (All aye.)
44 (No comments.)
45 THE CHAIRMAN: I make a motion to
46 close the public hearing on 34 Dale Road.
47 MR. PULASKI: Second.
48 THE CHAIRMAN: All in favor.
49 (All aye.)
50 THE CHAIRMAN: Good job, Mr. Finelli.
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52
53 it up to the homeowner.
54 THE CHAIRMAN: Leave it up to the
55 homeowner?
56 MS. UHLE: Yes. I mean, it's part of
57 the existing conditions. What they're really
58 proposing is a second story. I'm assuming that
59 they want to make it look as attractive as
60 possible, but it sounds like they have a couple
61 options.
62 MR. FINELLI: I think they're putting
63 their money on the outside into the siding, the
64 windows, the trim, the roof. I think they're
65 really going to spend the money and dress the
66 house up. I don't think their intention was
67 ever to take the money that they were planning
68 on putting into the rest of it and go back and
69 remodel what's there. I think they were trying
70 to stay with what was there.
71 MR. PULASKI: I think it's fine
72 because it looks similar to the other houses.
73 THE CHAIRMAN: Yes. There is nothing
74 wrong with what's there. I'm looking at the
75 picture.
76 MR. PULASKI: I think it was just an
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representing Mr. and Mrs. Krukowski, the owners of the subject property. We are proposing additions and alterations to the existing single family residence located at 35 Forbes Boulevard.

I’ll come up there and go through the plans. The proposed scope of work will include the construction of second story additions over the existing footprint, a new entry portico and a new side porch at the front of the existing residence, a two story addition and new wood deck at the rear of the property. We’re also proposing interior alterations on the first and second floor, and site alterations including reconfiguration of the front walk and expansion of the existing patio at the rear of the property.

Here are the elevations. We have the existing elevation here and the proposed second story addition over existing here and here, new entry portico and new side porch at the front, the side elevation existing and proposed showing the new roof line at the side. The rear elevation, existing and proposed.

MR. WEST: The second story balcony will be the same stone, you’re going to match with the existing stone, or are you getting all new stone?

MR. IANNAKITO: No, this is all existing, so we’re just going to add new stone up here to match existing.

MR. WEST: Breaks it up?

MR. IANNAKITO: The only time you’re actually going to see anything perfectly flush is these two corners right here.

MR. CUNNINGHAM: Nice look.

THE CHAIRMAN: I’m just looking at what the ARB said about that side window, and it seems like it’s close but it clears; right?

MR. IANNAKITO: This roof line here is sandwiched between this roof and this wall, and we could play with the angle of that and you’ll never see the angle.

THE CHAIRMAN: It will clear the window.

MR. IANNAKITO: We’ll make sure we have enough clearance on that.

THE CHAIRMAN: I was thinking 6 inches
clear just change the pitch of the roof to cover that. Okay.

MR. IANNACITO: At the back the slope will be different. The slope actually comes up, and we could play with these other two slopes here. It's sandwiched between, so you will never see it.

THE CHAIRMAN: To clear the window. Okay. Very nice work. Thank you. Any more comments, guys?

(The no comments.)

THE CHAIRMAN: I make a motion to open the public hearing on this application, 18-50, 35 Forbes Boulevard.

MR. CUNNINGHAM: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MS. LISS: Hello. My name is Jan Liss, although all the information sent to our home is sent to my husband, James Coddington, and we are the backyard neighbors for this home.

When we were here last time, our concern was that there's very little information about the back of the house, which can be seen by us and even anybody on California Road or Columbus Circle. I just wish there was some review not just of the front and sides but also the back.

THE CHAIRMAN: Okay. Thank you. MR. IANNACITO: I think we went through this with the ARB also. I think we tried to address that, you know, we did add the wood deck there, which would basically bring the scale of the back facade at the rear down because it is a taller facade. The horizontal banding of the deck will bring the scale back down. It's not going to be any different than what the existing rear elevation is.

MS. UHLE: You do have a rear elevation. You don't have the rendering of the rear but you do have the elevations.

MR. IANNACITO: Yes. If we were doing just a rear addition on this house without any changes to the front, it wouldn't require any approvals.

THE CHAIRMAN: So I'm just looking at the existing versus proposed in the back. The

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2 plantings here will be further away from the
3 house. Up against the house, we'll definitely
4 have some plantings.
5 MR. PULASKI: So then you're bringing
6 some green in with the white of the house.
7 MR. IANNACITO: There's also a couple
8 of retaining walls out here.
9 MS. UHLE: It looks like there's a
10 rock out crop and some retaining walls.
11 THE CHAIRMAN: Yes, there's a rubble
12 retaining wall back there.
13 MS. UHLE: There are also three trees
14 planted right there as well, they're just
15 not --
16 MR. IANNACITO: In the photograph?
17 MS. UHLE: Yes, trees on the
18 photograph. It's just that they were taken in
19 winter, so there's no foliage on it.
20 MR. IANNACITO: There's definitely
21 landscaping there and it's remaining.
22 MR. WEST: So they're going to leave
23 these trees that are here, or they're taking
24 them down when they do all the work and then
25 they'll putting something else up?

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2 THE CHAIRMAN: That's little bushes in
3 the front.
4 MR. WEST: Are they bushes?
5 MR. IANNACITO: The plantings against
6 the house will have to be removed and replaced.
7 Anything that's along the property line will
8 stay.
9 THE CHAIRMAN: Are there plantings
10 along the property line in the back there?
11 MR. IANNACITO: There are plantings
12 there now.
13 THE CHAIRMAN: It's a big mass, but
14 the existing back is pretty significant now so
15 we're not really changing very much.
16 MR. WEST: It's a big yard.
17 THE CHAIRMAN: Yes, it's a big yard.
18 Right. Everything is pretty far back. It's
19 well within the zoning requirements, as is the
20 building they're proposing. So I think they
21 addressed it as much as they can. I think it's
22 going to be a handsome -- a little bit bigger,
23 but he's done a handsome job. I can't
24 guarantee it, but he does good work.
25 MS. LISS: We're a tiny house. Ours

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meeting.

MR. PULASKI: Second.
MR. CUNNINGHAM: All in favor.
MR. WEST: Aye.
MR. PULASKI: Aye.
MR. CUNNINGHAM: Aye.

THE CHAIRMAN: Were the any comments from the absentee on those? Did Mr. Nemecek send any comments on them?

MS. UHLE: He most likely did a couple of months ago.

MR. TUDISCO: Are we doing the November 29th?

MS. UHLE: Phil’s not here, so we can’t do them without Phil.

THE CHAIRMAN: Then I make a motion to close the Town of Eastchester Planning Board meeting of February 28th, 2019.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Goodnight.

MS. UHLE: Thank you.

DINA M. MORGAN, REPORTER

CERTIFICATION

STATE OF NEW YORK )
) Ss.
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of March, 2019.

______________________________
DINA M. MORGAN
Court Reporter