

**TOWN CLERK**  
**TOWN OF EASTCHESTER**  
**EASTCHESTER, N.Y.**

TRANSCRIPT OF  
**TOWN OF EASTCHESTER PLANNING BOARD MEETING**  
 FEBRUARY 28, 2019

MAR 28 2019

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

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**BOARD MEMBERS IN ATTENDANCE:**

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

**EASTCHESTER EMPLOYEES IN ATTENDANCE:**

- MARGARET UHLE, DIRECTOR OF PLANNING
- ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
- JAY KING, BUILDING INSPECTOR

Dina M. Morgan, Reporter  
 25 Colonial Road  
 Bronxville, New York 10708  
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**EASTCHESTER PLANNING BOARD - 2/28/19**  
 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

DINA M. MORGAN, REPORTER

**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

DINA M. MORGAN, REPORTER

**EASTCHESTER PLANNING BOARD - 2/28/19**

approval for all three requested area variances. We've returned now with storm water management plans, a subdivision plat, and a continuation of our drawings.

I'm just going to flip through the pages to just provide a little bit more background and detail.

The second page of the package just shows the existing property and some of the tax maps related to this area. This drawing was also presented last spring. This is just a frontage study of the neighborhood. At the time since we did require a variance for lot frontage, we analyzed the neighborhood one block north, one block south. This property is located in an R-7.5 zone, which is this general area here. It includes part of Leewood Country Club and the area on the other side of the Country Club. Our property is in the R-7.5, but it's really one of nine properties on the R-7.5. The greater or surrounding neighborhood is all R-5 and R-6, which are denser properties. At that time, we just presented this to show the characteristics of that

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1 EASTCHESTER PLANNING BOARD - 2/28/19  
 2 neighborhood. Of 60 interior lots in that  
 3 neighborhood, more than 50 percent of them have  
 4 a similar lot frontage to our proposal, which  
 5 is 60 feet. More than 75 percent of them have  
 6 a lot frontage of 65 feet or less. We only  
 7 presented this to convey that this really is in  
 8 the character of the neighborhood. We're  
 9 really just following a continuation north and  
 10 south of this general area.

11 At the time, there were also some  
 12 topographically concerns about this property.  
 13 Just flipping back, there's contour lines, and  
 14 it was raised at our last Planning Board  
 15 meeting how a house would work in this  
 16 location. So we provided a sketch -- we've  
 17 also shown this to the Zoning Board. So this  
 18 is the current house on the property. This  
 19 150 feet of frontage is the current frontage of  
 20 the property. This is the proposed residence.  
 21 The red line here represents the existing  
 22 topography. So we were just presenting a  
 23 couple of small retaining walls to help flatten  
 24 that part of the property for new construction.  
 25 So this would be the new house located between

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 2 the two existing homes. It was a concern at  
 3 our last meeting, so we thought it would be a  
 4 good idea just to provide a sketch for  
 5 background for a better understanding of what  
 6 would take place.

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

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

22 THE CHAIRMAN: Just one question. Can  
 23 you turn back to the street elevation that you  
 24 prepared. So it looks like you prepared a  
 25 block elevation there, so the top of roof on

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 2 the new proposed home would, that would be the  
 3 ridge elevation or the ridge would be on --  
 4 MR. FAUSTINI: So ridge elevation  
 5 would be -- I just showed a maximum -- 30 feet.  
 6 The eve is at 22.

7 THE CHAIRMAN: So there's really a  
 8 roof in there somewhere that house a gable?

9 MR. FAUSTINI: This is the top of the  
 10 gable roof.

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

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

16 THE CHAIRMAN: And the building next  
 17 to it is the same, I guess?

18 MR. FAUSTINI: It's a cape style home,  
 19 so one and a half stories. It's not quite a  
 20 two story. We've just shown it to scale just  
 21 so someone could relate to it.

22 THE CHAIRMAN: Okay. Thank you. Our  
 23 consultant hasn't had a chance to review the --

24 MS. UHLE: No. Joe Cermele, his firm  
 25 witnessed the perc tests and the deep hole

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

10 THE CHAIRMAN: As you said, there was  
 11 nothing exceptional; right? Rock was far away?

12 MR. FAUSTINI: Rock was substantially  
 13 lower than grade level.

14 THE CHAIRMAN: Any other questions,  
 15 guys?

16 MR. PULASKI: No.

17 THE CHAIRMAN: I guess we have to open  
 18 the public hearing on this.

19 So I make a motion to open the public  
 20 hearing on Application 18-21, 71 Park Drive.

21 MR. PULASKI: Second.

22 THE CHAIRMAN: All in favor.  
 23 (All aye.)

24 THE CHAIRMAN: Comments from the  
 25 public?

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EASTCHESTER PLANNING BOARD - 2/28/19

(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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EASTCHESTER PLANNING BOARD - 2/28/19

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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EASTCHESTER PLANNING BOARD - 2/28/19

THE CHAIRMAN: All in favor.

(All aye.)

MS. UHLE: Thank you.

THE CHAIRMAN: Next application is 18-37, 239 Main Street.

MR. MAIORANO: Good evening, board members. Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Christopher Dura, we are proposing additions and alterations to the existing three family residence at 239 Main Street.

The project was before you a couple of months ago. We did receive Zoning Board approval for a number of listed zoning variances that are in the denial letter, mainly for the setbacks. Basically it's existing non-conforming, and we're pretty much increasing the non-conformity. What we're doing is creating an addition in the rear yard; mostly a one story addition and a small two story addition. Ultimately what we're trying to do is create a better functional space for the family that's occupying the residence. Right now as it exists, there's a family on

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EASTCHESTER PLANNING BOARD - 2/28/19

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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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 throughout and composite shutters on the front  
3 to give it more curb appeal as well.

4 That's pretty much it in a nutshell.

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

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

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

15 MR. MAIORANO: Yes. Here. Sorry.

16 THE CHAIRMAN: I see you brought it.

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

19 THE CHAIRMAN: Thank you. What's  
20 that?

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

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

25 MR. MAIORANO: The water table.

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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 THE CHAIRMAN: Thank you. So you've  
3 increased the impervious or --

4 MR. MAIORANO: We did not. No, we  
5 kept that the same. It's already existing  
6 non-conforming, so we didn't increase that in  
7 order not to create another variance.

8 Actually, in order to mitigate some of the  
9 water, we are proposing some storm water units  
10 in the rear to collect some of the runoff of  
11 the addition and whatnot on the property.

12 THE CHAIRMAN: Okay. Might as well.

13 MR. MAIORANO: Exactly.

14 THE CHAIRMAN: Okay.

15 MR. MAIORANO: The condensers are here  
16 .

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

19 MR. MAIORANO: Definitely.

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

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

25 MR. PULASKI: Second.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 2/28/19

2 THE CHAIRMAN: All in favor.

3 (All aye.)

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

7 MR. PULASKI: Second.

8 THE CHAIRMAN: All in favor.

9 (All aye.)

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

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

16 MR. PULASKI: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

19 THE CHAIRMAN: Thank you.

20 MR. MAIORANO: Thank you.

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

23 MR. FINELLI: Good evening, Mr.

24 Chairman, members of the board. I hope it's  
25 okay if I just stand here instead of running

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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 back and forth to the podium.

3 THE CHAIRMAN: Yes, that's fine.

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

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

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

**DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 2/28/19

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

EASTCHESTER PLANNING BOARD - 2/28/19

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 foot 2 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 on the rear of the house, we're actually squaring off a portion of the existing first floor that juts

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 2/28/19

back. Because it sits on a patio already, that square footage is already counted for, 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

EASTCHESTER PLANNING BOARD - 2/28/19

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 do to do it if that's what needs to be 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

DINA M. MORGAN, REPORTER

## EASTCHESTER PLANNING BOARD - 2/28/19

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  
**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 2/28/19

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 all 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  
25  
**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 2/28/19

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  
25  
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## EASTCHESTER PLANNING BOARD - 2/28/19

1 thing the same color.

2 MS. UHLE: That wasn't an option that  
3 was discussed with the ARB, but I think that  
4 would look better too.

5 MR. FINELLI: I think they would be  
6 much more open to that.

7 MR. CUNNINGHAM: Make the whole thing  
8 the same color.

9 MR. FINELLI: I think this is  
10 something that they're dealing with and now to  
11 have to expand it. They don't want to deal  
12 with it anymore, so they would rather get rid  
13 of it.

14 THE CHAIRMAN: Nice touch there, Mark.  
15 I guess you're right. I never thought about  
16 that.

17 MR. CUNNINGHAM: That's my neighbor.

18 THE CHAIRMAN: Would you paint the  
19 brick or remove it and stucco the surface?

20 MR. FINELLI: I think we could  
21 probably stucco over the brick.

22 THE CHAIRMAN: Painted brick looks  
23 sort of like painted brick.

24 MR. FINELLI: I'll be honest with you,  
25  
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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 I'm not a big fan of the painted brick look  
3 unless you're doing an entire house. I think  
4 that's an afterthought when you just paint it.  
5 I would prefer to probably see stucco. I think  
6 I could sell them on that a lot easier than  
7 adding brick to the rest of it.

8 THE CHAIRMAN: I don't like the  
9 painted brick idea. So then everything you  
10 have rendered there as brick would be --  
11 including the porch -- would be stucco?

12 MR. FINELLI: Stucco. Well, the porch  
13 right now is stucco. The rest of it is all  
14 going to be stuccoed and repainted and cleaned  
15 up. When they hit us with match the brick, the  
16 homeowners really didn't want to go for that.

17 THE CHAIRMAN: That is a big window  
18 there too, so it's a minimal amount of stucco.

19 MR. PULASKI: If you look at the  
20 houses in a row -- 30, 32, 34, 36 -- they all  
21 have white and brick. It's like all of a  
22 sudden you're going to take one of the sons and  
23 dress him differently. That's kind of what  
24 they wanted. I think it's fine.

25 MS. UHLE: One option is just to leave

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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 it up to the homeowner.

3 THE CHAIRMAN: Leave it up to the  
4 homeowner?

5 MS. UHLE: Yes. I mean, it's part of  
6 the existing conditions. What they're really  
7 proposing is a second story. I'm assuming that  
8 they want to make it look as attractive as  
9 possible, but it sounds like they have a couple  
10 of options.

11 MR. FINELLI: I think they're putting  
12 their money on the outside into the siding, the  
13 windows, the trim, the roof. I think they're  
14 really going to spend the money and dress the  
15 house up. I don't think their intention was  
16 ever to take the money that they were planning  
17 on putting into the rest of it and go back and  
18 remodel what's there. I think they were trying  
19 to stay with what was there.

20 MR. PULASKI: I think it's fine  
21 because it looks similar to the other houses.

22 THE CHAIRMAN: Yes. There is nothing  
23 wrong with what's there. I'm looking at the  
24 picture.

25 MR. PULASKI: I think it was just an

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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 aesthetic recommendation and differences in  
3 aesthetics.

4 MR. FINELLI: I figured we needed to  
5 at least address it. It was the one request.

6 THE CHAIRMAN: So we will leave it to  
7 the homeowner's discretion, but no painted  
8 brick.

9 MR. FINELLI: Thank you.

10 THE CHAIRMAN: We'll let them do what  
11 they want, but don't let them paint the brick.  
12 Let's do the public hearing. Hold on, Mr.  
13 Finelli.

14 So I make a motion to open the public  
15 hearing on this application, 18-51, 34 Dale.

16 MR. PULASKI: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

19 (No comments.)

20 THE CHAIRMAN: I make a motion to  
21 close the public hearing on 34 Dale Road.

22 MR. PULASKI: Second.

23 THE CHAIRMAN: All in favor.

24 (All aye.)

25 THE CHAIRMAN: Good job, Mr. Finelli.

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1 EASTCHESTER PLANNING BOARD - 2/28/19

2 I think it's a nice addition too. Well  
3 presented. Thank you for considering the  
4 massing of the building. I think you're right,  
5 it would have been pretty impressive if it was  
6 just one big flat surface. It would have  
7 looked like a towering mass.

8 So then I make a motion to approve  
9 this application, 18-51, 34 Dale Road.

10 MR. PULASKI: Second.

11 THE CHAIRMAN: All in favor.

12 (All aye.)

13 MR. FINELLI: Thank you very much.

14 Goodnight.

15 THE CHAIRMAN: The last application is  
16 18-50, 35 Forbes.

17 You outdo yourself every time.

18 MR. WEST: Show Adamo how to do those.

19 THE CHAIRMAN: We don't have to talk  
20 about anything. We just look at your rendering  
21 and we're ready to vote.

22 MR. IANNACITO: Adamo was here  
23 tonight, I could have had him do it again.

24 Good evening. My name is John  
25 Iannacito, I'm an architect, and I'm

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2 representing Mr. and Mrs. Krukowski, the owners  
3 of the subject property. We are proposing  
4 additions and alterations to the existing  
5 single family residence located at 35 Forbes  
6 Boulevard.

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

19 Here are the elevations. We have the  
20 existing elevation here and the proposed second  
21 story addition over existing here and here, new  
22 entry portico and new side porch at the front,  
23 the side elevation existing and proposed  
24 showing the new roof line at the side. The  
25 rear elevation, existing and proposed. Two

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2 story addition and the new wood deck, and then  
3 the side elevation existing and proposed.

4 Here's the rendering showing the  
5 exterior materials. The wall surfaces will be  
6 a stone veneer to match existing and a  
7 HardiePlank siding in a white finish. The  
8 windows will be vinyl clad to match existing.  
9 The trim boards will be AZEK painted white.  
10 The railings will be composite in a white  
11 finish. The columns will be AZEK painted  
12 white. The front door and the overhead door  
13 will be fiberglass in a white finish. I think  
14 that's it. Gutters will be aluminum white.

15 We did present this application to the  
16 Architectural Review Board on February 7th, and  
17 they had a couple of recommendations:

18 The first was to show the air  
19 conditioning units on the site plan, and we did  
20 that. If you look at the site plan, the  
21 condensers will be located in the back corner  
22 here.

23 The second comment was to remove the  
24 side lights from the plan at the side porch.  
25 We had a single door shown on the elevation and

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2 side lights shown on the plan, so just to  
3 coordinate the two, we removed the side lights  
4 from the plan.

5 The third comment was to show the  
6 relationship of the side porch roof here to the  
7 existing windows, and we did that on the  
8 elevations. You could see that on this side  
9 elevation here. The proposed right side  
10 elevation dotted in shows the new roof line of  
11 the porch and the existing windows beyond.

12 The fourth comment was to add in the  
13 exterior finish notes copper flashing at the  
14 roof and any exposed bollards. We added those  
15 to the drawings.

16 That's basically it. If you have any  
17 questions, I'm happy to answer them. Thank  
18 you.

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

23 MR. IANNACITO: No, this is all  
24 existing, so we're just going to add new stone  
25 up here to match existing.

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2 MR. WEST: What's the likelihood of  
3 matching stone that's been there for years?

4 MR. IANNACITO: The stone shouldn't be  
5 a problem, I think it's more the joints.  
6 Because we have this horizontal banding here of  
7 the portico which comes out, I think it creates  
8 that --

9 MR. WEST: Breaks it up?

10 MR. IANNACITO: The only time you're  
11 actually going to see anything perfectly flush  
12 is these two corners right here.

13 MR. CUNNINGHAM: Nice look.

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

17 MR. IANNACITO: This roof line here is  
18 sandwiched between this roof and this wall, and  
19 we could play with the angle of that and you'll  
20 never see the angle.

21 THE CHAIRMAN: It will clear the  
22 window.

23 MR. IANNACITO: We'll make sure we  
24 have enough clearance on that.

25 THE CHAIRMAN: I was thinking 6 inches

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## 1 EASTCHESTER PLANNING BOARD - 2/28/19

2 clear just change the pitch of the roof to  
3 cover that. Okay.

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

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

12 (No comments.)

13 THE CHAIRMAN: I make a motion to open  
14 the public hearing on this application, 18-50,  
15 35 Forbes Boulevard.

16 MR. CUNNINGHAM: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

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

24 When we were here last time, our  
25 concern was that there's very little

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2 information about the back of the house, which  
3 can be seen by us and even anybody on  
4 California Road or Columbus Circle. I just  
5 wish there was some review not just of the  
6 front and sides but also the back.

7 THE CHAIRMAN: Okay. Thank you.

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

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

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

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

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2 massing is pretty much -- the ridge heights are  
3 the same?

4 MR. IANNACITO: This is the side  
5 elevation. This is the existing roof line  
6 right here. We're bringing the ridge up  
7 slightly and then back down. The front of the  
8 house is 12 over 12 slope and the back will be  
9 a 6 over 12.

10 MR. CUNNINGHAM: But that gable is all  
11 new coming out the other way? That one. The  
12 other one. The gable off the back of the  
13 house.

14 MR. IANNACITO: This is all new, yes.

15 MR. CUNNINGHAM: That other piece.

16 MR. PULASKI: The back of the property  
17 slopes down, so this here gives you that  
18 impression that from further back you're  
19 looking up at this. It's like the last  
20 application what we talked about where it rises  
21 quickly.

22 MR. IANNACITO: The existing house is  
23 102 feet from the property line right now.

24 MS. UHLE: Where 25 is required.

25 MR. IANNACITO: 25 is required, RIGHT.

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## 1 EASTCHESTER PLANNING BOARD - 2/28/19

2 THE CHAIRMAN: So it's set back pretty  
3 far. So if I were to look at the proposed rear  
4 elevation and somehow imagine all of this in  
5 back, it would be the same.

6 MR. IANNACITO: Except there's no  
7 stone veneer in the back, it's all siding. It  
8 will be white and then rails.

9 THE CHAIRMAN: Right. It will be the  
10 same siding that's in the front.

11 MR. PULASKI: Is there any proposed  
12 landscaping at the moment?

13 MR. IANNACITO: Yes, I'm sure they're  
14 going to landscape the property when they do  
15 the addition. We don't have a landscape plan  
16 now. All the landscaping further back on the  
17 property is not going to change. We're not  
18 proposing to remove any of the landscaping,  
19 etcetera, at the rear of the property.

20 MR. PULASKI: I'm just thinking that  
21 judicious landscaping back there would break up  
22 some of that white.

23 MR. IANNACITO: I think we'll  
24 definitely have some plantings along this side  
25 here. This all opens up to a patio. Any

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EASTCHESTER PLANNING BOARD - 2/28/19

1 plantings here will be further away from the  
2 house. Up against the house, we'll definitely  
3 have some plantings.

4 MR. PULASKI: So then you're bringing  
5 some green in with the white of the house.

6 MR. IANNACITO: There's also a couple  
7 of retaining walls out here.

8 MS. UHLE: It looks like there's a  
9 rock out crop and some retaining walls.

10 THE CHAIRMAN: Yes, there's a rubble  
11 retaining wall back there.

12 MS. UHLE: There are also three trees  
13 planted right there as well, they're just  
14 not --

15 MR. IANNACITO: In the photograph?

16 MS. UHLE: Yes, trees on the  
17 photograph. It's just that they were taken in  
18 winter, so there's no foliage on it.

19 MR. IANNACITO: There's definitely  
20 landscaping there and it's remaining.

21 MR. WEST: So they're going to leave  
22 these trees that are here, or they're taking  
23 them down when they do all the work and then  
24 they'll putting something else up?

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EASTCHESTER PLANNING BOARD - 2/28/19

1 THE CHAIRMAN: That's little bushes in  
2 the front.

3 MR. WEST: Are they bushes?

4 MR. IANNACITO: The plantings against  
5 the house will have to be removed and replaced.  
6 Anything that's along the property line will  
7 stay.

8 THE CHAIRMAN: Are there plantings  
9 along the property line in the back there?

10 MR. IANNACITO: There are plantings  
11 there now.

12 THE CHAIRMAN: It's a big mass, but  
13 the existing back is pretty significant now so  
14 we're not really changing very much.

15 MR. WEST: It's a big yard.

16 THE CHAIRMAN: Yes, it's a big yard.  
17 Right. Everything is pretty far back. It's  
18 well within the zoning requirements, as is the  
19 building they're proposing. So I think they  
20 addressed it as much as they can. I think it's  
21 going to be a handsome -- a little bit bigger,  
22 but he's done a handsome job. I can't  
23 guarantee it, but he does good work.

24 MS. LISS: We're a tiny house. Ours

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EASTCHESTER PLANNING BOARD - 2/28/19

1 is 1350 square feet, so everything is huge.

2 THE CHAIRMAN: Thank you for your  
3 comment.

4 So then I make a motion to close the  
5 public hearing on Application 18-50, 35 Forbes.

6 MR. PULASKI: Second.

7 THE CHAIRMAN: All in favor.  
8 (All aye.)

9 THE CHAIRMAN: As I said before, very  
10 nice job. Thank you. Thank you for your  
11 comments. I'll make a motion to approve this  
12 application 18-50, 35 Forbes.

13 MR. PULASKI: Second.

14 THE CHAIRMAN: All in favor.  
15 (All aye.)

16 MR. IANNACITO: Thank you.

17 THE CHAIRMAN: Thank you, Mr.  
18 Iannacito.

19 That's all we can do tonight, so I'll  
20 make a motion --

21 MS. UHLE: You can approve two sets of  
22 minutes. Based on the makeup of the board, you  
23 could approve the September and the October  
24 minutes. So September everybody could but you,  
25

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EASTCHESTER PLANNING BOARD - 2/28/19

1 and October everybody but Jim.

2 THE CHAIRMAN: September is everybody?

3 MS. UHLE: You only need three of you.

4 MR. WEST: That October 25th meeting,  
5 that's the one that went really, really well;  
6 right? Efficiently done.

7 MS. UHLE: Actually, Jim, you just  
8 can't vote, but everyone could approve the  
9 September 27th and the October 25th minutes.

10 THE CHAIRMAN: We're doing --

11 MS. UHLE: September 27th without you  
12 and October 25th without you.

13 THE CHAIRMAN: So someone has to make  
14 a motion to approve them since I'm not allowed  
15 to.

16 MR. CUNNINGHAM: I make a motion to  
17 approve the September 27, 2018 minutes.

18 MR. PULASKI: Second.

19 MR. CUNNINGHAM: All in favor.

20 MR. WEST: Aye.

21 MR. CUNNINGHAM: Aye.

22 MR. PULASKI: Aye.

23 MR. CUNNINGHAM: I make a motion to  
24 approve the October 25, 2018 minutes of the

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1  
 2 meeting.  
 3 MR. PULASKI: Second.  
 4 MR. CUNNINGHAM: All in favor.  
 5 MR. WEST: Aye.  
 6 MR. PULASKI: Aye.  
 7 MR. CUNNINGHAM: Aye.  
 8 THE CHAIRMAN: Were the any comments  
 9 from the absentee on those? Did Mr. Nemecek  
 10 send any comments on them?  
 11 MS. UHLE: He most likely did a couple  
 12 of months ago.  
 13 MR. TUDISCO: Are we doing the  
 14 November 29th?  
 15 MS. UHLE: Phil's not here, so we  
 16 can't do them without Phil.  
 17 THE CHAIRMAN: Then I make a motion to  
 18 close the Town of Eastchester Planing Board  
 19 meeting of February 28th, 2019.  
 20 MR. PULASKI: Second.  
 21 THE CHAIRMAN: All in favor.  
 22 (All aye.)  
 23 THE CHAIRMAN: Goodnight.  
 24 MS. UHLE: Thank you.  
 25

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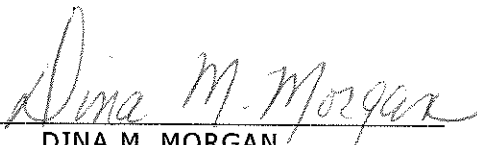
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CORRECTION SHEET

PAGE CORRECTION

DINA M. MORGAN, REPORTER

1  
 2 CERTIFICATION  
 3  
 4 STATE OF NEW YORK )  
 ) Ss.  
 5 COUNTY OF WESTCHESTER)  
 6  
 7 I, DINA M. MORGAN, Court Reporter and  
 8 Notary Public within and for the County of  
 9 Westchester, State of New York, do hereby  
 10 certify:  
 11 That the above transcript was taken from  
 12 a videotape of the actual hearing. I was not  
 13 present for such hearing. The videotape was  
 14 taken and transcribed by me to the best of my  
 15 ability.  
 16 And, I further certify that I am not  
 17 related to any of the parties to this action by  
 18 blood or marriage, and that I am in no way  
 19 interested in the outcome of this matter.  
 20 IN WITNESS WHEREOF, I have hereunto set  
 21 my hand this 27th day of March, 2019.

22  
 23   
 24 DINA M. MORGAN  
 Court Reporter

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