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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
APRIL 26, 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
PHILIP NEMECEK, MEMBER

17
18 EASTCHESTER EMPLOYEES IN ATTENDANCE:
19 TOWN OF EASTCHESTER
20 Building and Planning
21 MARGARET UHLE, DIRECTOR OF PLANNING
22 ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
23 JAY KING, BUILDING INSPECTOR
24 MICHAEL VERNON, ASSISTANT PLANNER
25

MAY 11 2018
Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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2 of business. It's at 8:00 The Jets are going
3 to be picking their future quarterback, and I
4 wish them all the best as a die hard Jets fan,
5 and we will do our best to get everyone out of
6 here by 8:00 because we know we're going to
7 lose our substantial viewing audience at home
8 once the draft comes on.

9 THE CHAIRMAN: Thank you, Mr. Nemecek.

10 MR. NEMECEK: We live in the real
11 world, Mr. Chairman.

12 THE CHAIRMAN: So the
13 first application is going to be --

14 MS. UHLE: Actually, we will go in
15 order now, so we'll do the first one first.

16 THE CHAIRMAN: Okay, I can change.
17 The first one is Application 17-68, 14 Lorraine
18 Drive.

19 MR. ALEKSA: After hearing that, I'll
20 try to make this short and sweet.

21 Good evening, Planning Board. My name
22 is Ante Aleksa. I'm the property owner at 14
23 Lorraine Drive, and I'm presenting to you a
24 plan for some modest additions to the property.

25 What we want to do is basically build
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3 THE CHAIRMAN: This is the town of
4 Eastchester Planning Board meeting of
5 April 26th, 2018. Please stand for the Pledge
6 of Allegiance.

7 (Whereupon the Pledge of Allegiance
8 was said.)

9 THE CHAIRMAN: We'll take attendance.
10 Mr. Phil Nemecek.

11 MR. NEMECEK: Present.

12 THE CHAIRMAN: Jim Bonanno is here.
13 Mark Cunningham.

14 MR. CUNNINGHAM: Present.

15 THE CHAIRMAN: Mr. Pulaski and West
16 board members were not attending tonight.

17 We have three applications: 14
18 Lorraine Drive, 427 New Rochelle Road, and CM
19 Hockey at 200 Marbledale Road.

20 MS. UHLE: Could you announce the two
21 that are adjourned as well.

22 THE CHAIRMAN: The two that are
23 adjourned are 10 Morgan Street and 324 White
24 Plains Road, as well as 600 White Plains Road.
25 Good. The first one --

MR. NEMECEK: There's one other item
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2 over the existing second floor balcony that's
3 serving little use, and also extending out the
4 living room modestly so we could have a little
5 better symmetry for the property. In addition
6 to that, on the second floor we're pushing out
7 the back so we could have some more closet
8 space.

9 The architect sent this to the
10 Architectural Review Board. They asked us to
11 make some modest changes. We updated the plans
12 to reflect those changes. Those changes
13 included just decreasing -- not decreasing but
14 lowering where the portico is, and also
15 refraining from building around the door with
16 the stone, and then also with the stone
17 lowering it to below the sill to this level
18 here.

19 MR. NEMECEK: So this is the version
20 that reflects the changes that were recommended
21 by the ARB; right?

22 MR. ALEKSA: Correct. I have the
23 stone.

24 THE CHAIRMAN: Just bring it over and
25 we'll take a quick look. Thank you.

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Your architect has done a very good job putting everything together, so there's really not much to question. What's the color? It's going to match existing?

MR. ALEKSA: The color of what, the vinyl?

THE CHAIRMAN: Yes.

MR. ALEKSA: We're going to be taking over existing vinyl, so it's this color.

THE CHAIRMAN: I guess that's the roof next to it?

MR. ALEKSA: Yes, this is the shingles of the roof over here. It's a gray and black theme, I guess.

MS. UHLE: The additions only total 256 square feet, so it's pretty modest. If you look at the photographs, they're changing the character of the elevation.

THE CHAIRMAN: It's going to be a new house. 256 is a lot. Questions, guys?

MR. CUNNINGHAM: No.

THE CHAIRMAN: I pretty much understand it. So we do a public hearing, if there's any comments, then we close it, and

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then we talk to you. So You just have to stand by when we do all this procedural stuff.

MR. NEMECEK: I think, as I understand it, you already had several existing variances?

MS. UHLE: There were existing non-conformities.

MR. NEMECEK: Existing non-conformities, and only one of which --

MS. UHLE: Essentially squaring off the corners. That's considered increasing the degree of non-conformity, so they got variances to allow them to do that. They did not increase the extent of the variances, they just followed existing variances.

MR. NEMECEK: The one increased variances I recall is the amount of impervious surface sort of has increased a little bit.

MS. UHLE: By 66 square feet, that's it. It's modest.

MR. NEMECEK: Those were all approved?

MS. UHLE: Yes. Yes. Then one other thing I will mention is that, as the applicant said, the ARB asked that the -- the stone was higher to the window sill and then it went

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around the door. They did ask, which the applicant did, to eliminate the stone around the door and to lower the ledge of the stone there. I think that -- I don't know if the applicant wants to or not, but I think the biggest issue was the stone around the door, and I think they might have some flexibility with raising the stone up to the windowsills if they wanted a little bit more stone. I don't know whether you wanted to allow them to do that if they wanted to do that. Their architect is not here.

THE CHAIRMAN: So your saying in that elevation raise the stone to the underside of the sill?

MS. UHLE: Not that they should do it but if they wanted to do it, that would be a logical place, either to have it there or to lower it, one or the other. I didn't know if they wanted a little bit more stone since they already eliminated it around the door, whether that would be okay to the board.

MR. NEMECEK: I think it would be okay, but I think it would be a judgment call

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by the architect, by the owner. I don't think I would want it up to the window, maybe another row or two at the highest.

MS. UHLE: I think if you do that, it's kind of one or the other.

MR. NEMECEK: Putting it up to the window though, I think maybe --

MS. UHLE: So you like it where it is, which is what the ARB said.

MR. NEMECEK: Hard working ARB.

THE CHAIRMAN: I like what's drawn.

MR. NEMECEK: I think I like it this way better.

THE CHAIRMAN: Let's do the public hearing. So I make a motion to open the public hearing on this application, 17-68, 14 Lorraine Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Close. Make a motion to close the public hearing on 17-68, 14 Lorraine Drive.

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1 MR. NEMECEK: Second.
 2 (All in favor.)
 3 (All aye.)
 4 THE CHAIRMAN: We just have to do
 5 that. We do it every time and no one responds
 6 unless you want to respond.
 7 MR. NEMECEK: It makes it more
 8 mystical. Hocus pocus.
 9 THE CHAIRMAN: That's it. I think
 10 we're good with it the way it is. So then I'll
 11 make a motion to approve this application,
 12 17-68, 14 Lorraine Drive.
 13 MR. NEMECEK: Second.
 14 THE CHAIRMAN: All in favor.
 15 (All aye.)
 16 THE CHAIRMAN: Great. You're good to
 17 go.
 18 MR. ALEKSA: I'm done.
 19 THE CHAIRMAN: You're done.
 20 MR. CUNNINGHAM: Looks good. Good
 21 luck with it.
 22 MR. ALEKSA: Maybe I should change
 23 careers.
 24 THE CHAIRMAN: To tell you the truth,
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1 you are good. Your architect did a lot work,
 2 which is very impressive. He did a good job
 3 documenting everything and made it pretty easy
 4 for us to review and for you to come in and do
 5 this. Bye now. Good luck.
 6 The next application is 18-07, 427 New
 7 Rochelle Road.
 8 MR. NEMECEK: What do you have in that
 9 bag of tricks?
 10 (Board Member Pulaski enters the
 11 meeting.)
 12 MR. MAIORANO: Good evening, Chairman,
 13 board members. My name is Adamo Maiorano from
 14 Community Designs and Engineering. On behalf
 15 of the applicant, Gregory Holcomb, we are
 16 proposing a new single family dwelling at 427
 17 New Rochelle Road.
 18 Right now the existing site is a
 19 vacant lot with some vegetation mostly along
 20 the north side of the site. In our proposed
 21 project, we're not removing any significant
 22 trees. Any of the existing significant trees
 23 will be remaining, mostly along the property
 24 line, as shown on the landscape plan. There is
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1 also some rock cropping along the north side of
 2 the site, so we tried to design it specifically
 3 to stay as much away from that as we can. The
 4 curb cut will be located towards the south end
 5 of the property line along New Rochelle Road.
 6 As far as the elevations go, the house
 7 will be clad in a white HardiePlank siding, a
 8 regular lap siding. The windows are Andersen
 9 400 Series windows. All the soffits and trim
 10 will be a white AZEK. The roof is an asphalt
 11 shingle roof, a pewter gray color. I'm trying
 12 to see -- the deck basically consists of a PVC
 13 railing and a Trex decking along it. Also, the
 14 wood will be wrapped in white AZEK as well
 15 around the deck.
 16 MR. NEMECEK: Adamo, how steep is the
 17 incline? How much height do you lose from the
 18 street to the back edge of the property?
 19 MR. MAIORANO: As it is existing it's
 20 about 20 feet, so it's a decent slope. What
 21 we're proposing -- I'm going to the site plan
 22 now -- two stone retaining walls in the rear
 23 yard each 4 feet high to raise up that rear
 24 grade quite a bit and then regrading it. So
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1 we're going to raise it about 10 feet high in
 2 the back. All of the excavation we'll use to
 3 fill in the rear yard of the property, as well
 4 as all the newly created impervious areas we
 5 will be capturing on site with storm water
 6 management.
 7 MR. PULASKI: You have a plan that
 8 shows the -- you do the profile of the road and
 9 then you have the house and you could see the
 10 amount of depression there is.
 11 MR. MAIORANO: Exactly. So from the
 12 street typically -- the house to the right as
 13 well -- it does dip down into where the house
 14 it and then continues to do the natural slope.
 15 The dotted line is roughly the street elevation
 16 and we're, you know, quite a bit lower than
 17 that in comparison to the neighbor on the
 18 right.
 19 MR. PULASKI: All those houses along
 20 that road there are -- you go down the driveway
 21 to get to it.
 22 MR. MAIORANO: Exactly. Any questions
 23 or comments I'll be happy to answer.
 24 MR. NEMECEK: You said there's a rock
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 2 outcropping; what's --
 3 MR. MAIORANO: In this section kind of
 4 right here.
 5 MR. NEMECEK: So it's on the New
 6 Rochelle Road side.
 7 MR. MAIORANO: Yes. There is also
 8 some shrubbery that they're going to try to
 9 clean up along that New Rochelle Road.
 10 MR. NEMECEK: Are you going to be
 11 exposing that because right now it's sort of
 12 more of a slope; isn't it?
 13 MR. MAIORANO: The grade there because
 14 of the rock is going to stay the same. The
 15 only real regrading is along the left-hand side
 16 in the back yard where the red contours are.
 17 THE CHAIRMAN: Could you just go back
 18 to that street-scape showing that?
 19 MR. MAIORANO: Sure.
 20 THE CHAIRMAN: So the ridge of the
 21 building next door is about the same?
 22 MR. MAIORANO: Exactly, because it's a
 23 small cape, so we're obviously a lot lower with
 24 the existing dwelling. It's similar to that of
 25 the dwelling on the right-hand side in height.

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 2 THE CHAIRMAN: Did we go over
 3 materials?
 4 MR. MAIORANO: This is a copy of the
 5 materials. It's a white HardiePlank siding
 6 too. There's a little bit of stone on the
 7 front, a small amount.
 8 THE CHAIRMAN: So siding is going to
 9 be -- oh, that's the trim. He said white,
 10 didn't he?
 11 MR. MAIORANO: Yes.
 12 MR. NEMECEK: Is it a white or cream?
 13 MR. MAIORANO: It's a white siding.
 14 MR. NEMECEK: Looks pretty nice. Have
 15 we -- I think the notes reflected that the
 16 town's engineer is going to look at the storm
 17 water management plan?
 18 MS. UHLE: Yes. I spoke to him today
 19 and Adamo spoke to him today. He actually this
 20 afternoon issued a memo. I didn't bring it
 21 down only because it's invert elevations and
 22 that kind of thing. They're very minor things.
 23 He said to me they're all things that can
 24 easily be rectified, and then Adamo followed up
 25 with him as well.

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 2 MR. NEMECEK: Okay.
 3 THE CHAIRMAN: We have the landscaping
 4 plan here also?
 5 MR. MAIORANO: Yes. It's in the
 6 packet by Tony Acocella there's a landscape
 7 plan there.
 8 THE CHAIRMAN: Right. It seems like
 9 most of the new bushes are in the back.
 10 MR. MAIORANO: In the back and then
 11 some along the front. In between the retaining
 12 walls they're going to do plantings, and then
 13 on top of the retaining walls, and then along
 14 that left-hand side too because it's a steep
 15 pitch by the driveway turnaround.
 16 THE CHAIRMAN: Looks good. Let's just
 17 do the public hearing.
 18 So I make a motion to open the public
 19 hearing on Application 18-07, 427 New Rochelle
 20 Road.
 21 MR. NEMECEK: Second.
 22 THE CHAIRMAN: All in favor.
 23 (All aye.)
 24 THE CHAIRMAN: Comments from the
 25 public?

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 2 (No comments.)
 3 THE CHAIRMAN: Close the public
 4 hearing on this application, 18-07, 427 New
 5 Rochelle Road.
 6 MR. NEMECEK: Second.
 7 THE CHAIRMAN: All in favor.
 8 (All aye.)
 9 THE CHAIRMAN: I don't think we have
 10 any other comments. So then the only
 11 conditions on this are the ones on all of the
 12 applications.
 13 MS. UHLE: About the landscape plan.
 14 The storm water management plan has to be
 15 reviewed and approved by our engineering
 16 consultant, and the landscape plan we'll need a
 17 letter from your landscape architect certifying
 18 that what was implemented is what was approved.
 19 MR. MAIORANO: Okay.
 20 THE CHAIRMAN: Subject to those
 21 conditions, I make a motion to approve this
 22 application, 427 New Rochelle Road.
 23 MR. NEMECEK: Second.
 24 THE CHAIRMAN: All in favor.
 25 (All aye.)

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MR. PULASKI: Good job.

MR. MAIORANO: Thank you.

MR. PULASKI: It's difficult when you have a steeply sloped site.

MR. NEMECEK: I assume nothing has ever been built on this site before; right?

MR. MAIORANO: No. I mean, the neighbors are very similar.

MR. NEMECEK: But on this particular lot, no.

MR. PULASKI: Then you put a retaining wall there so that it gives you somewhat of a backyard.

THE CHAIRMAN: The next application -- you're up again -- is 18-12, CM Hockey, 200 Marbledale Road.

MR. MAIORANO: Hello, again. Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Brendan Garvey from CM Hockey, we are proposing a dehumidification unit on top of a steel dunnage in the rear yard of this building.

I believe the project came before you a little while back for a special use permit

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for the actual ice rink inside the building.

As it exists now, there is an existing dehumidification unit inside the building that's not efficient to run the use of this space. The proposed dehumidification unit we did look at trying to locate it on top of the roof. The existing structure is not capable of handling the load of that unit, so our other alternative was to build a steel platform very similar to that of the existing ice chillers.

It will be adjacent to it. We won't be altering any parking or whatnot because it will be raised on the platform. It will be screened with the same sound attenuation blanket as the existing chillers. There was a sound study done by Cerami & Associates, and they had concluded with the proposed actions and things that we would do, there would be no sound increase in any of the property lines. It's located inside the packet. As far as the sound attenuation blanket, there's a muffler blanket along the duct work to decrease those noise levels. With both of those units running, they concluded that there would be no increase in

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sound levels.

MR. PULASKI: I would presume that with the present dehumidifier that you have, it vents out the roof or it vents out the face of the building?

MR. MAIORANO: It vents out the face of the building in the rear, I believe.

MR. PULASKI: In the front of the building or the back?

MR. MAIORANO: No, in the rear.

MR. PULASKI: In the rear.

MR. MAIORANO: In the rear of the building, yes.

MR. PULASKI: So there would be some noise aspect that would be being projected presently and what you're doing is changing it, changing how it's being projected and putting an attenuation shield around it to absorb a lot of it.

MR. MAIORANO: Yes.

MR. PULASKI: Good.

MR. NEMECEK: How much maintenance does something like this require?

MR. MAIORANO: What's that?

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MR. NEMECEK: How much maintenance? You said the muffler --

MR. MAIORANO: There's like filters that have to be changed. There's an existing walkup to those chiller units, so they will obviously access through there and do whatever modification. I don't think it's every so often but a few times a year they have to do some work to the unit. I don't know exactly.

MR. NEMECEK: Do these dehumidifiers run more frequently at certain times a year; do you need to use them more --

MR. MAIORANO: I believe the summertime is when it runs a little bit more, obviously when it's humid out. It's all dependent on, you know, what's going on inside the building and so on.

MR. PULASKI: So the steel that's going to raise the unit, I see that that's in front of the roll up door.

MR. MAIORANO: Exactly.

MR. PULASKI: So I presume that you have sized it so that whatever you're keeping inside that roll up door can -- it's

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1 sufficiently high so the item can enter because
2 the door is actually taller than your platform.

3 MR. MAIORANO: Yes. There's an
4 existing Zamboni machine that typically is the
5 only machine that goes in and out of that area,
6 and it's high enough to allow somebody to
7 operate it going in and out. It doesn't
8 typically go in and out every day, but
9 occasionally when it has to go outside and
10 inside, it can fit underneath the steel
11 dunnage.

12 MR. PULASKI: What is the proximity of
13 the legs to this platform to the route that the
14 machine is taking? How much leeway does it
15 have? We don't want the machine to hit the
16 stanchions and then the whole platform gets
17 knocked over.

18 MR. MAIORANO: No, it's quite a bit
19 away. The columns that are here, the new
20 columns are going to be adjacent to it and the
21 other ones are right next to the building here,
22 the garage doors.

23 MR. PULASKI: How much distance is
24 there? How much clearance is there when a

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1 vehicle is passing underneath the platform?
2 MR. MAIORANO: It's eight and a half
3 feet.

4 MR. PULASKI: Eight and a half feet on
5 either side or total?

6 MR. MAIORANO: You mean height?

7 MS. UHLE: No, between the columns.

8 MR. MAIORANO: Oh, between the
9 columns. 23 feet.

10 MR. PULASKI: You're bringing
11 something through there that's about 8 feet
12 wide, 10 feet?

13 MR. MAIORANO: Oh, yes -- actually,
14 less than that.

15 MR. PULASKI: 23 feet is quite a span.

16 MS. UHLE: Adamo, do you have the
17 photo simulation that you can --

18 MR. MAIORANO: Yes.

19 MS. UHLE: A larger scale one or just
20 the one that's in the package?

21 MR. MAIORANO: I just have this one.

22 MS. UHLE: Just the little one. Okay,
23 they have it. It's in your package.

24 MR. CUNNINGHAM: We're asking about

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1 the footings that are going to hold this up.
2 There's a lot of steel there.

3 THE CHAIRMAN: Your concern is the
4 proximity?

5 MR. CUNNINGHAM: Yes, and this against
6 the building over there.

7 THE CHAIRMAN: I don't know anything
8 about structure.

9 MR. MAIORANO: It's a 6500 pound unit.

10 MR. CUNNINGHAM: So this has all been
11 looked at by an engineer?

12 MR. MAIORANO: Yes.

13 MS. UHLE: It will be reviewed as
14 well.

15 MR. CUNNINGHAM: My concern is, first
16 of all, you have an existing structure that's
17 sitting on footings -- I presume it is sitting
18 on footings -- and the proximity of your new
19 one is a column right next to it; so you're
20 point loading on the old footing or on --

21 MR. MAIORANO: No, away from it. We
22 have the existing drawings of that footing, so
23 we're going to be trying to allocate it away
24 from it. If it has to be altered six inches or

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1 a foot --

2 THE CHAIRMAN: So you'll locate the
3 existing --

4 MR. CUNNINGHAM: I just like the fact
5 that the other one is against the building
6 wall.

7 MR. MAIORANO: Well, a foot away from
8 it. I don't think we're going to maybe go down
9 as deep as -- maybe -- obviously 42 inches
10 below grade.

11 MR. CUNNINGHAM: Is it going to be the
12 same depth as the footing next to it, that kind
13 of stuff?

14 MR. MAIORANO: The building we don't
15 know how deep that footing is, but we want to
16 try to be --

17 MR. CUNNINGHAM: I didn't see any of
18 the elevations or anything.

19 THE CHAIRMAN: Is there a note
20 somewhere about the footings on your drawings?

21 MR. MAIORANO: It's a typical --

22 THE CHAIRMAN: They look like they're
23 Sonotubes; right?

24 MR. MAIORANO: Well, Sonotubes going

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 2 down to like a two by two footing.
 3 MR. CUNNINGHAM: Even so, I mean,
 4 you're going to excavate this out and it's a
 5 right alongside an existing of a building and
 6 the existing building of a -- is there shoring
 7 going to be done to that unit? I just want to
 8 make sure that this is well thought out and
 9 there's a drawing that someone is reviewing.
 10 MS. UHLE: If you would like or if
 11 necessary, I could have a structural engineer
 12 review it.
 13 MR. CUNNINGHAM: I think it would be
 14 wise because there's pretty good size steel
 15 there and just rather be safe than sorry.
 16 MR. PULASKI: I think the fact that
 17 the engineer is going to stamp it, he's taking
 18 the liability.
 19 THE CHAIRMAN: There is no stamp.
 20 MS. UHLE: For the Building
 21 Department.
 22 MR. PULASKI: The one he'll submit to
 23 the Building Department will.
 24 MR. CUNNINGHAM: As long as it's
 25 stamped.

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 2 MS. UHLE: That's always a condition.
 3 MR. MAIORANO: We'll look into it
 4 closely to obviously fully engineer, but it
 5 won't really be altered much than what's there.
 6 THE CHAIRMAN: I'm sure we could find
 7 someone to do that.
 8 MS. UHLE: Well, there's two different
 9 things. He's going to have an engineer do the
 10 design, and I could either have our plan
 11 reviewer, who is a licensed architect, review
 12 it, or if you would feel more comfortable I
 13 could have a structural engineer review it.
 14 THE CHAIRMAN: Your plan guy can do
 15 it.
 16 MS. UHLE: Okay, and if he has a
 17 question, then we could use our structural
 18 engineer.
 19 THE CHAIRMAN: That's fine. Thank
 20 you, Mr. Cunningham. Good catch. Anything
 21 else?
 22 The only other thing I was going to
 23 ask you about is the sound. In the report
 24 there's three recommendations: One is orient
 25 it in such a way, the other is put a silencer,

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 2 and the third was the use of the attenuation.
 3 All three are reflected in the plans?
 4 MR. MAIORANO: Exactly.
 5 THE CHAIRMAN: So I think that's all
 6 our comments. Let's do the public hearing.
 7 I make a motion to open the public
 8 hearing on Application 18-12, CM Hockey, 200
 9 Marbledale Road.
 10 MR. NEMECEK: Second.
 11 THE CHAIRMAN: All in favor.
 12 (All aye.)
 13 (No comments.)
 14 THE CHAIRMAN: I make a motion to
 15 close the public hearing on this application,
 16 18-12, CM Hockey, 200 Marbledale Road.
 17 MR. NEMECEK: Second.
 18 THE CHAIRMAN: All in favor.
 19 (All aye.)
 20 THE CHAIRMAN: So then I think just
 21 subject to that condition that an engineer
 22 prepare a plan signed and sealed by an engineer
 23 registered and licensed in the state of New
 24 York --
 25 MS. UHLE: Can I just make a comment,

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 2 because I don't want people misunderstand this
 3 at all? We would not accept a drawing in the
 4 Building Department that was not already signed
 5 and sealed by a licensed professional, so I
 6 really would feel weird making that a
 7 recommendation. I just want to make sure that
 8 that's clear.
 9 THE CHAIRMAN: I just started rolling.
 10 MR. CUNNINGHAM: Well, I mean, there's
 11 a difference between an architect putting a
 12 stamp and --
 13 MS. UHLE: You want a structural
 14 engineer.
 15 MR. MAIORANO: It's not like
 16 completely carried out -- you know -- I don't
 17 know if --
 18 MS. UHLE: You want to make sure a
 19 structural engineer signs it.
 20 MR. MAIORANO: It will be completely
 21 planned out after it's approved. Right now
 22 it's not at the schematic phase but it's
 23 developed.
 24 THE CHAIRMAN: Right, based on site
 25 conditions.

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MR. MAIORANO: Yes.

MS. UHLE: Okay. That's fine. I just didn't want people to think we didn't already receive signed and sealed drawings.

THE CHAIRMAN: I just write that all day long, it just came out.

MR. CUNNINGHAM: We're just used to getting stamped engineer drawings.

THE CHAIRMAN: If you want to clarify that to make it sound less ominous, I appreciate that.

So then subject to what I just said but condensed and less legal terms, I make a motion to approve this application -- did we do that already -- 18-12, CM Hockey, 200 Marbledale Road.

MR. NEMECEK: Second.

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

THE CHAIRMAN: Thank you.

MR. CUNNINGHAM: Good luck with it.

THE CHAIRMAN: Can we approve minutes or anything?

MR. NEMECEK: I didn't read the

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minutes this time.

THE CHAIRMAN: I'll make a motion to close this town of Eastchester Planning Board meeting of April 26, 2018.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Good night now.

(MEETING ADJOURNED.)

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CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 2018.



DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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