EASTCHESTER PLANNING BOARD - 4/26/18

THE CHAIRMAN: This is the town of Eastchester Planning Board meeting of April 26th, 2018. Please stand for the Pledge of Allegiance. (Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: We'll take attendance.

Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Jim Bonanno is here.

Mark Cunningham.

MR. CUNNINGHAM: Present.

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

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

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

THE CHAIRMAN: The two that are adjourned are 10 Morgan Street and 324 White Plains Road, as well as 600 White Plains Road.

Good. The first one --

MR. NEMECEK: There's one other item.

THE CHAIRMAN: Thank you, Mr. Nemecek.

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

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

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

THE CHAIRMAN: Okay, I can change.

The first one is Application 17-68, 14 Lorraine Drive.

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

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

What we want to do is basically build...
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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. NEMECZK: I think, as I understand
it, you already had several existing variances?
MS. UHLE: There were existing
non-conformities.
MR. NEMECZK: 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. NEMECZK: 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. NEMECZK: 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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2 MR. NEMECEK: Second.
3 (All in favor.)
4 (All aye.)
5 THE CHAIRMAN: We just have to do
6 that. We do it every time and no one responds
7 unless you want to respond.
8 MR. NEMECEK: It makes it more
9 mystical. Hocus pocus.
10 THE CHAIRMAN: That’s it. I think
11 we’re good with it the way it is. So then I’ll
12 make a motion to approve this application,
13 17-68, 14 Lorraine Drive.
14 MR. NEMECEK: Second.
15 THE CHAIRMAN: All in favor.
16 (All aye.)
17 THE CHAIRMAN: Great. You’re good to
18 go.
19 MR. ALEKSA: I’m done.
20 THE CHAIRMAN: You’re done.
21 MR. CUNNINGHAM: Looks good. Good
22 luck with it.
23 MR. ALEKSA: Maybe I should change
24 careers.
25 THE CHAIRMAN: To tell you the truth,
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2 you are good. Your architect did a lot work,
3 which is very impressive. He did a good job
4 documenting everything and made it pretty easy
5 for us to review and for you to come in and do
6 this. Bye now. Good luck.
7 The next application is 18-07, 427 New
8 Rochelle Road.
9 MR. NEMECEK: What do you have in that
10 bag of tricks?
11 (Board Member Pulaski enters the
12 meeting.)
13 MR. MAIORANO: Good evening, Chairman,
14 board members. My name is Adamo Maiorano from
15 Community Designs and Engineering. On behalf
16 of the applicant, Gregory Holcomb, we are
17 proposing a new single family dwelling at 427
18 New Rochelle Road.
19 Right now the existing site is a
20 vacant lot with some vegetation mostly along
21 the north side of the site. In our proposed
22 project, we’re not removing any significant
23 trees. Any of the existing significant trees
24 will be remaining, mostly along the property
25 line, as shown on the landscape plan. There is
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2 we’re going to raise it about 10 feet high in
3 the back. All of the excavation we’ll use to
4 fill in the rear yard of the property, as well
5 as all the newly created impervious areas we
6 will be capturing on site with storm water
7 management.
8 MR. PULASKI: You have a plan that
9 shows the -- you do the profile of the road and
10 then you have the house and you could see the
11 amount of depression there is.
12 MR. MAIORANO: Exactly. So from the
13 street typically -- the house to the right as
14 well -- it does dip down into where the house
15 it and then continues to do the natural slope.
16 The dotted line is roughly the street elevation
17 and we’re, you know, quite a bit lower than
18 that in comparison to the neighbor on the
19 right.
20 MR. PULASKI: All those houses along
21 that road there are -- you go down the driveway
22 to get to it.
23 MR. MAIORANO: Exactly. Any questions
24 or comments I’ll be happy to answer.
25 MR. NEMECEK: You said there’s a rock
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outcropping; what's --

M. MAIORANO: In this section kind of right here.

M. NEMECEK: So it's on the New Rochelle Road side.

M. MAIORANO: Yes. There is also some shrubbery that they're going to try to clean up along that New Rochelle Road.

M. NEMECEK: Are you going to be exposing that because right now it's sort of more of a slope; isn't it?

M. MAIORANO: The grade there because of the rock is going to stay the same. The only real regrading is along the left-hand side in the back yard where the red contours are.

C. CHAIRMAN: Could you just go back to that street-scape showing that?

M. MAIORANO: Sure.

C. CHAIRMAN: So the ridge of the building next door is about the same?

M. MAIORANO: Exactly, because it's a small cape, so we're obviously a lot lower with the existing dwelling. It's similar to that of the dwelling on the right-hand side in height.

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THE CHAIRMAN: Did we go over materials?

M. MAIORANO: This is a copy of the materials. It's a white HardiePlank siding too. There's a little bit of stone on the front, a small amount.

C. CHAIRMAN: So siding is going to be -- oh, that's the trim. He said white, didn't he?

M. MAIORANO: Yes.

M. NEMECEK: Is it a white or cream?

M. MAIORANO: It's a white siding.

M. NEMECEK: Looks pretty nice. Have we -- I think the notes reflected that the town's engineer is going to look at the storm water management plan?

M. USLE: Yes. I spoke to him today and Adamo spoke to him today. He actually this afternoon issued a memo. I didn't bring it down only because it's invert elevations and that kind of thing. They're very minor things.

M. MAIORANO: He said to me they're all things that can easily be rectified, and then Adamo followed up with him as well.

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MR. NEMECEK: Okay.

THE CHAIRMAN: We have the landscaping plan here also?

M. MAIORANO: Yes. It's in the packet by Tony Accocella there's a landscape plan there.

THE CHAIRMAN: Right. It seems like most of the new bushes are in the back.

M. MAIORANO: In the back and then some along the front. In between the retaining walls they're going to do plantings, and then on top of the retaining walls, and then along that left-hand side too because it's a steep pitch by the driveway turnaround.

THE CHAIRMAN: Looks good. Let's just do the public hearing.

So I make a motion to open the public hearing on Application 18-07, 427 New Rochelle Road.

M. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments from the public?

THE CHAIRMAN: I don't think we have any other comments. So then the only conditions on this are the ones on all of the applications.

M. USLE: About the landscape plan. The storm water management plan has to be reviewed and approved by our engineering consultant, and the landscape plan we'll need a letter from your landscape architect certifying that what was implemented is what was approved.

M. MAIORANO: Okay.

THE CHAIRMAN: Subject to those conditions, I make a motion to approve this application, 427 New Rochelle Road.

M. NEMECEK: Second.

THE CHAIRMAN: All in favor.

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

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

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

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

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

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vehicle is passing underneath the platform?

MR. MAIORANO: It's eight and a half feet.

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

MR. MAIORANO: You mean height?

MS. UHLE: No, between the columns.

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

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

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

MR. PULASKI: 23 feet is quite a span.

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

MR. MAIORANO: Yes.

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

MR. MAIORANO: I just have this one.

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

MR. CUNNINGHAM: We're asking about

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down to like a two by two footing.

MR. CUNNINGHAM: Even so, I mean,
you're going to excavate this out and it's a
right alongside an existing of a building and
the existing building of a -- is there shoring
going to be done to that unit? I just want to
make sure that this is well thought out and
there's a drawing that someone is reviewing.

MS. UHLE: If you would like or if
necessary, I could have a structural engineer
review it.

MR. CUNNINGHAM: I think it would be
wise because there's pretty good size steel
there and just rather be safe than sorry.

MR. PULASKI: I think the fact that
the engineer is going to stamp it, he's taking
the liability.

THE CHAIRMAN: There is no stamp.

MS. UHLE: For the Building
Department.

MR. PULASKI: The one he'll submit to
the Building Department will.

MR. CUNNINGHAM: As long as it's
stamped.

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MS. UHLE: That's always a condition.

MR. MAIORANO: We'll look into it
closely to obviously fully engineer, but it
won't really be altered much than what's there.

THE CHAIRMAN: I'm sure we could find
someone to do that.

MS. UHLE: Well, there's two different
things. He's going to have an engineer do the
design, and I could either have our plan
reviewer, who is a licensed architect, review
it, or if you would feel more comfortable I
could have a structural engineer review it.

THE CHAIRMAN: Your plan guy can do
it.

MS. UHLE: Okay, and if he has a
question, then we could use our structural
engineer.

THE CHAIRMAN: That's fine. Thank
you, Mr. Cunningham. Good catch. Anything
else?

The only other thing I was going to
ask you about is the sound. In the report
there's three recommendations: One is orient
it in such a way, the other is put a silencer,

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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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