EASTCHESTER PLANNING BOARD - 5/24/18

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of May 24, 2018. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: I'm going to do roll call. Mr. Phil Nemecek.

MR. NEMECZEK: Present.

THE CHAIRMAN: Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno is here.

The remaining two, I think Mark Cunningham may join us in a little while, and Bill West I do not think will be attending. So there is just three of us here as of now.

I'm going to run through what's on the agenda for tonight just so everyone knows. A couple of applications were adjourned, so pay attention when I get to the adjourned ones so you're not staying here if it's not being listened to tonight.

The first application is 18-11, Dell Mart at 324 White Plains Road; the second is...
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upper left is the site?

MR. FERNANDEZ: Is the site. There is
no change to the exterior, to the parking, to
any of the way the site functions. Essentially
within the deli the only thing that will change
is the hood, and that's only to someone who
knows what they're looking at.

THE CHAIRMAN: Right. So there's
nothing on the roof that changes?

MR. FERNANDEZ: No.

THE CHAIRMAN: Great. As I said,
we're going to go quickly, so I'm just going to
open the public hearing on Application 18-11,
Deli Mart, 324 White Plains Road.

MR. PULASKI: Second.

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

THE CHAIRMAN: Comments? None being
seen, I make a motion to close Application --

MS. UHLE: Somebody had a comment.

THE CHAIRMAN: I'm sorry. Back up.
Can you come up and address. If you could just
walk up. Just state your name.

MR. MASTROGIACOMO: Sure. Good

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evening. My name is Antonio Mastrogiacomo and
this is my father Girolamo Mastrogiacomo,
residents of 12 Tuckahoe Avenue, the adjacent
neighbor.

Obviously we have some concerns with
the cooking that's taking place in the
establishment. The hood that's installed,
whether it's a Type 1 hood with a required
Ansal system, fire suppression system, the air
filtration. Whether there is a precipitator
that is typical of that type of hood. Is it
black iron duct that's installed that's
required? Obviously, there's a lot more
involved than just changing out the hood.

MR. G. MASTROGIACOMO: Because it
smells a lot. The last two weeks, he didn't do
it, but prior to that from 7:30 in the morning
until about 10:30 to 11 you could smell the
bacon.

MR. NEMECEK: 10:30 to 11 in the
morning?

MR. MASTROGIACOMO: Yes.

MR. NEMECEK: About 3 or 4 hours?

MR. G. MASTROGIACOMO: In the morning

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you smell that. The system that they put in
was just done a few months ago. It was done on
a Sunday. I don't know if they had the permit
to work on Sunday. It was pouring rain and
they put that system there. I thought it was
done by code, you know, the air filtration,
precipitator, whatever you guys call it. We
never smelled it before. When the other place
was up the block, they used to make only toast
the bagels, you know, toast the bread, but we
never smelled any cooking.

MR. MASTROGIACOMO: They weren't
cooking with any grease or anything like that.

MR. G. MASTROGIACOMO: The last three
months we smelled it. I don't think it's fair
that we right behind it and in the morning I
got to smell that stuff. Just do by code
whatever it is. I know it's right to stay
there to do whatever business, but the system
has to be done by code. That's all I'm saying.

MS. UHLE: Could I make a quick
comment?

THE CHAIRMAN: Yes, please.

MS. UHLE: Two or three comments.

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MR. FERNANDEZ: Correct.

THE CHAIRMAN: So the Type 1 is the one that has those big slats that you pull out and you clean them, clean the grease off, and that's how they grab the grease?

MR. FERNANDEZ: Right. They also have a fire suppression system that's built in, horn strobe, you know, an activator, a button that's on the wall. There's lots of safeguards to that because of the grease and the potential for a fire.

THE CHAIRMAN: Is it safe to say that the odors and the smells that these gentlemen are saying are due to the fact that you have been cooking without that hood.

MR. FERNANDEZ: I believe so.

MR. NEMECZEK: Is the Type 1 hood designed to capture those odors?

MR. FERNANDEZ: It captures whatever comes off of the grill, essentially, in a better fashion.

MR. NEMECZEK: Where does it go?

MR. FERNANDEZ: I'm sorry.

MR. NEMECZEK: Where does it go?

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So I take it back, we do have questions. What's the difference between the Type 2 and the Type 1.

MR. FERNANDEZ: The Type 2 is basically non-sealed. It's not a welded construction. It's not a single piece. It doesn't filtrate as good as a Type 1. Type 1 also will allow you to have grease and vapors and things that can be cleaned, and it will solve, I believe, the problems that they're having right now.

In terms of where all the exhaust goes out through the roof, it's all within code standards. It's actually better than code. It's further away from the property lines than the minimum standards are.

THE CHAIRMAN: So I imagine what you're saying is the Type 2 doesn't catch the grease and everything. It goes out and --

MR. FERNANDEZ: It's not made for that.

THE CHAIRMAN: It's just an exhaust fan that's spilling out all the stuff you're cooking with.

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MR. FERNANDEZ: It's basically contained within, and there is also air that comes into the store from a separate duct, fresh air vent that comes in. All that kind of conditions the air.

THE CHAIRMAN: It basically cleans the air.

MR. FERNANDEZ: One other thing. He did mention about some compressors and things on the roof. I know that the landlord had done a bunch of work, so it has nothing to do with my client and their establishment.

THE CHAIRMAN: That has been moved recently? Did anything get moved recently on the job?

MS. UHLE: There are some open permits for other areas within that building; aren't there.

MR. KING: I'm not familiar with it.

MS. UHLE: Whether that included something from the -- we can follow-up on that.

THE CHAIRMAN: Can we do that?

MS. UHLE: Sure.

THE CHAIRMAN: It sounds like
something may have done.
So, I mean, as far as the hoods,
Margaret, this is something that the Building
Department reviews and makes sure that it's in
compliance with the code?
MS. UHLE: Absolutely. The Fire
Department reviews it as well.
The CHAIRMAN: Okay. So what happens
is as long as it is compliant and they still
smell odors, what's their recourse at that
time? Just to come back and --
MS. UHLE: I don't think there is a
recourse.
MR. NEMECEK: Is there also -- does
this property also include 322 White Plains
Road?
MR. FERNANDEZ: It's the -- so next to
the deli is, I believe, a liquor store, and
then there was another like a coffee shop that
went out, deli.
The CHAIRMAN: I thought it was the
beer distributor.
MR. NEMECEK: We know the beer
distributor does not emit any greasy odors,
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smells. It's just a resource.
MR. TUDISCO: I just wanted to also
address one of the comments by the members of
the public that came up in terms of work that's
done on the weekends. The town law prohibits
construction on weekends unless there's an
emergency situation and that's approved by the
Building Department. Typically when a summons
is issued, I actually prosecute those in court.
Given the fact that the Building and Planning
Department is not available on the weekends, if
something happens and you believe that there is
construction that's being done on the weekend,
if you call the police desk, they will issue a
summons and we will deal with that. If there
is, obviously the architect is here and he
could advise his client that there should not
be any work that's being done without permits
on the weekends.

MR. G. MASTROGIACOMO: I didn't make
the complaint to that because I saw them
working on the weekend when they put the system
there, it was on Sunday and it was like pouring
rain and it looked strange to me.
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MR. TUDISCO: I'm just advising you in
terms of if you see something.
MR. NEMECEK: Sir, is your house the
yellow house that you could see in this
photograph over here in the upper left-hand
corner? The one in the background there.
MR. MASTROGIACOMO: That's the green
house, yes.
MR. NEMECEK: Oh, that's green. Okay.
It looks yellow from here.
MR. G. MASTROGIACOMO: The next one is
my daughter's house.
MR. NEMECEK: All right. To get back
to my question about -- it's one of the
adjourned items on today's schedule, 322 White
Plains Road. I'm reading the description of
what the adjourned item was and it's an
application for a special permit, site plan,
and architectural review approval to convert an
existing 1753 square foot retail space into a
restaurant with a Type 1 hood in accordance
with the food service establishment of the
zoning law. By the way, are you going to be
representing the applicant on 322?
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There are grease filters on there so the grease isn't aerated as it's evacuated into the air. Really the only way to mitigate smell is by installing a precipitator, which is essentially an ionized filter that catches the grease and smell as it's evacuated through the space. So I don't know if that was the plan you guys had for installation.

You mentioned a restaurant. Was there a change of use filed for the location if it was previously, you know, a non Type 1 deli? Just because you said the word restaurant, that just sets off a red flag in my head, does it require a change of use?

MR. NEMECEK: I'm talking about 622 is the restaurant not 624.
MS. UHLE: You mean 322.
MR. NEMECEK: Whatever the number is.

Yes, the 22.

MS. UHLE: The delicatessen with a Type 2 hood and if it's 1800 square foot or less does not require any board approvals, it just requires the building permit. Anything with a Type 1 hood, regardless of the size,

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requires approval by the Planning Board.

I just have a question for the building inspector. He had mentioned that with a Type 1 hood a precipitator helps.

MR. KING: Yes.
MS. UHLE: Is that required on all type hoods under any circumstances?
MR. KING: No.
MS. UHLE: So that's something you could require.

MR. KING: That's something the board could required.
MS. UHLE: So if you have any other helpful information to the board like that -- is there anything else that should be required?
MR. KING: No.
MS. UHLE: So it's the precipitator that should be required.

THE CHAIRMAN: It's still classified as a Type 1 hood, it's just a Type 1 hood with a precipitator.

MR. NEMECEK: It's an enhanced Type 1 hood.

THE CHAIRMAN: Sounds good to me.

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duct or is it standard sheet metal galvanized duct?

MR. FERNANDEZ: I didn’t see it.
Mr. MASTROGIACOMO: So I would say that’s a concern also from a, you know, safety perspective. Black iron duct is obviously rated for certain heat loads, whereas standardized galvanized duct is not.

MS. UHLE: That would be reviewed by the Fire Department.

MR. PULASKI: Mr. Architect, I thought that when you were talking about -- I thought you started to talk about how the duct or the flue that was there wasn’t something that was there to deal with fires and now this system was going to deal with grease and it’s going to deal with fires. The only system I know is a black iron that does that.

MR. FERNANDEZ: Okay. We haven’t gotten there yet. We haven’t gotten your approval yet.

MR. PULASKI: I’m suggesting that perhaps you know that you are doing a black iron.

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Mr. FERNANDEZ: He is speaking about what’s existing. What’s existing is not a black iron.

MS. UHLE: But I think what they want to clarify is that you understand that the proposed will be changed, the duct work will be changed.

MR. PULASKI: That’s what I think he is saying.

MR. FERNANDEZ: Absolutely. It all has to be changed.

THE CHAIRMAN: Right. But if we didn’t discuss it right now, it would have been picked up.

MS. UHLE: Absolutely. Again, we have a plan reviewer that reviews it, the Fire Department reviews, our building inspector reviews it, and they do inspections.

MR. FERNANDEZ: They do smoke inspections on them on leak downs. It all gets inspected.

THE CHAIRMAN: So that will be addressed as it should be.

MR. NEMECEK: So any other comments?

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from the public?

THE CHAIRMAN: No. I asked it before and there weren’t any. So I’m going to close the public hearing --

MR. PULASKI: Second.


MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. NEMECEK: I will have to say, Mr. Chairman, your whole concept of moving this along very quickly has failed.

THE CHAIRMAN: We’ll make it up on the future applications.

MR. NEMECEK: We don’t know when to second, we don’t know when to approve.

THE CHAIRMAN: Stand down. Let’s get this going.

MS. UHLE: I’m just going to say as a condition of that approval the precipitator would be required and if there are any other methods that minimize the odors, you know,

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we’ll review it for those, in addition to all the other things that we’re required by law to review.

THE CHAIRMAN: The other vents that were moved on the roof, you’re just going to look into that?

MS. UHLE: We’ll look into that. I don’t think that was related to the deli.

There is other work with permits going on within that building. We’ll have to review the permits as a followup.

THE CHAIRMAN: With that condition about a precipitator, I make a motion to approve this application, 18-11, Deli Mart, 324 White Plains Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: The next application should be more fun, that is 18-20 Siwanoy Country Club.

MS. CHIOCCHIO: Good evening.

MR. NEMECEK: Good evening.

MS. CHIOCCHIO: For the record, my

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2 This project.
3 So with that, I think I'll turn it
4 over to Jim Rogers or are we going to start
5 with Zac? Okay. Zac Pearson from Insite is
6 just going to walk through the property.
7 MR. PULASKI: Just a quick question.
8 MS. CHIOCCHIO: Sure.
9 MR. PULASKI: Siwanoy was in front of
10 us a few years ago; was that construction
11 built?
12 MS. CHIOCCHIO: I believe it was.
13 David, yes? Yes, the paddle project.
14 MR. PULASKI: So this is in addition
15 to that. Okay.
16 MS. CHIOCCHIO: Correct. Correct.
17 MR. PULASKI: Thank you.
18 MS. UHLE: What you looked at
19 previously was a pool and pool house and paddle
20 tennis courts.
21 MR. PULASKI: All right.
22 MR. PEARSON: Good evening, Chairman,
23 members of the board, Jack Pearson with Insite.
24 I've got the layout plan on the easel before
25 you.

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2 requirements for that zoning district are
3 applied to the project. So the proposed golf
4 services building is an accessory building, and
5 as designed the height of that building exceeds
6 the height of accessory buildings that are
7 permitted in the R-20 zoning district. So we
8 will be seeking an area variance for height, so
9 we would seek a referral to the Zoning Board of
10 Appeals, and, hopefully, after we walk you
11 through the plan, we'll get a positive
12 recommendation on the granting of that area
13 variance.
14 MR. NEMECEK: The two variances are
15 building height and ridge line?
16 MS. CHIOCCHIO: Correct.
17 MR. NEMECEK: Which are related to --
18 MS. CHIOCCHIO: Which are related to
19 the height, right. Exactly.
20 As you'll see -- I don't know if you
21 had a chance to look through the drawings --
22 the golf services building is in the area of an
23 existing golf storage building. It will be
24 taller, but as far as new impervious service
25 area, they really did try to limit that with

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with the ridge height that you're looking to
seek the variance on?

MR. PEARSON: It's this building.
I'll turn it over to the architects and they'll
explain that.

THE CHAIRMAN: Of course.

MR. ROGERS: Good evening. My name is
James Rogers. I'm an architect registered in
the state of New York representing Siwanoy
Country Club. I'm here with Luke Ericson, who
has worked with me on this project since day
one.

We've got a lot of drawings to go
through. I know you want to go through them
quickly, so he'll take us through the build.
He'll flip these more quickly.

You gave us fair warning that you
preferred not to see a lot of plans, so we're
starting with a plan. I won't spend a lot of
time on it. This is really a comprehensive
renovation of the entire clubhouse. As Zac
mentioned, additions in this drawing to the
right and to the left mostly having to do with
member dining and a major interior change to

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building which is actually three floors above
grade, which is the next floor, and that is
currently employee housing and guest rooms and
it's going to be renovated but will remain in
use for that purpose. So this represents the
scope of the work in the clubhouse itself.

We can go to the renderings.

Architecturally our intent is to try to respect
the architectural imagery of the building,
which has been built over many years in many
generations of design construction over a
hundred years, but you see here this is what
we're looking at is actually mostly new
building but its imagery is very consistent
with the existing imagery of the building, and
that's our intent going all the way around the
building. This is toward the 18th hole, new
patios coming out with stone walls, member
dining, which is the space on the lower level,
and then rooftop space above that.

On the other side of the building,
which faces the practice green, sort of the
inner courtyard if you're familiar with their
campus, once again, the basic imagery of this

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significantly enlarge the kitchen which is way
undersized. So on this floor, that's basically
the scope. The patio is increased, the
building itself increases in area.

If we go to the next drawing -- if you
want me to slow down and explain anything in
more detail, I'd be happy to. This is the
basement. The kitchen had to be split on two
floors, so it actually becomes quite
complicated. The basement area is being
expanded. Some of it is being excavated under
the existing building. It is all support space
to service the member and banquet spaces on the
main floor, which I just showed you.

The second floor -- now skipping up

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side of the building is quite different. We're
trying to respect that. It's a complicated
design process. Again, where you see the lower
level of this building in the center, that's a
new grill room that is expanding forward toward
the practice putting green. The buildings in
the background remain pretty much as they are
with new siding and so on.

So that represents the scope of the
clubhouse work, which is the major component of
this overall project. I'll pause there and ask
if there are any questions.

MR. NEMECEK: I could see why you
wanted to present all of these, because this is
like free advertising with our substantial
viewing audience at home and these wonderful
illustrations. It's really nicely done.

MR. ROGERS: Thank you. Thank you.

THE CHAIRMAN: Before you continue, is
any of that clubhouse -- like where is the
adjacent roads?

MR. ROGERS: Adjacent roads?

THE CHAIRMAN: Yes. Like where is the
right-of-way nearby?

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MR. ROGERS: I think we should go back to the site plan you looked at previously. You know what, Luke -- I asked Luke to remove this, but actually it's going to be useful. I think this answers your question clearly. The orientation of the main clubhouse is pretty much what you saw on the previous plan. So you see all of the parking down below the clubhouse there, the golf course at the top of this drawing, the access road driveway is coming from the lower right onto the turnaround, and then past the turnaround to the parking. So I think this gives you a good idea.

THE CHAIRMAN: The entrance is far right?

MR. ROGERS: The entrance is far right, correct.

MR. NEMECEK: I have a question to you about the excavation that's going to be done in the basement area. I know that the nearest road I guess it's to the west is Crawford Street, I believe?

MR. ROGERS: Yes.

MR. NEMECEK: I recall a few years ago

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when we were dealing with a subdivision and construction on Deerfield, that we were shown a Crawford Street flooding study that had been done. I know we've had dryer years in the past few years than we had maybe the five or ten years before that, what assurances do we have that you're addressing whatever water issues may exist with this excavation?

MR. ROGERS: I'm going to ask Zac, I think, to come up. We're aware of that issue as part of the past history of club projects but it was before our time. So I think Zac or perhaps David Cecil could answer your question.

THE CHAIRMAN: Before they come up, as far as the other program issues that other parts of what you're doing is minor additions to existing, what you just described to us is the major work that you're doing; correct?

MR. ROGERS: Yes, the clubhouse.

THE CHAIRMAN: Right, the clubhouse.

Okay.

MR. ROGERS: We'll go over the golf services building separately.

THE CHAIRMAN: All right.

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MR. PEARSON: The clubhouse is actually located at a high point on the club. It actually drains to the east and west, which would be up the page and down the page. I believe the drainage issues were a little bit farther to what would be the east. There is a drainage corridor that comes through the course that drains through the course, and I believe those were the issues. The clubhouse sits up high above those locations.

MR. NEMECEK: Okay. But if you're digging, it's still going to be high enough up because we're talking about excavation?

MR. PEARSON: Right. We have a de-watering plan to de-water excavation and things like that, absolutely.

THE CHAIRMAN: More about is what are you doing with the storm water?

MR. PEARSON: For the storm water runoff, we're going to be doing infiltration systems. So we're going to be scheduling testing with the town engineer to come out and witness testing. We're going to be collecting the storm water runoff from the new impervious

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areas and taking them to infiltration systems in three separate locations. The new golf services building in this location here, we're going to be doing an infiltration system to the east on the course, including the new addition on this side of the clubhouse; the new addition here, the patio will come to an infiltration here; and the new parking area in this location, the infiltration here.

Back when the pool was done by a previous engineer, the existing -- there's an existing infiltration system in the ground right here and that treated the new impervious associated with the pool. The previous engineer did that. We're going to go out and do testing in each of those locations to confirm that.

THE CHAIRMAN: Thank you.

MR. ROGERS: So we'll go to the golf services building now. This building replaces an existing cart barn. You can see this dotted line, this heavy dotted line, that's the footprint of the existing building. So that gives you an idea of the scope of the

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2 expansion. That building is a one story
3 building.
4 This building will be a basement with
5 two stories above. This is the main floor, and
6 it consists of both a pro shop at the right end
7 of the plan and what we call a golf training
8 area, which is training days for teaching,
9 simulators for just going and you could play as
10 many courses you want with the simulators on
11 the screen and so on. They've been very
12 popular at clubs in this part of the world. So
13 it really is -- it's a gathering place for
14 golfers in the winter and inclement weather,
15 and it will add a significant dimension of
16 service to members at the club. So this is the
17 main floor of this building.
18 If we go down, it's entirely devoted
19 to -- this lower level is entirely devoted to
20 cart storage and other general storage for the
21 golf program with ramps to get up to grade and
22 to the first T and so on and so forth.
23 The second floor -- now going up
24 two -- is a new fitness and exercise area with
25 small locker rooms and restrooms and so on.

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2 other component to the overall plan, which does
3 not include any change to the building
4 architecture or footprint. This is currently
5 the pro shop. The pro shop is moving out, so
6 it will be bag storage and two employee rooms
7 with bathrooms. But the exterior is not
8 changing, the building footprint is not
9 changing. So that's the entire scope of the
10 project.

THE CHAIRMAN: We could open a public
12 hearing, I guess, and keep it open.
13 MS. UHLE: Actually, this is
14 preliminary, so it was not noticed as a public
15 hearing. If it comes back to you, then they
16 will be required to notice a public hearing.
17 So this is not a public hearing.
18 THE CHAIRMAN: Okay.
19 MS. UHLE: I have one minor question
20 that I had mentioned to your attorney.
21 Depending on where I looked, it was 15, 16, or
22 22 additional parking spaces. Is it just
23 what's shown in that little parking lot off the
24 entrance drive?
25 MR. PEARSON: I think it's 15, and

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2 Once again, an area of service to country club
3 members which has become very popular for
4 country clubs generally and that's part of this
5 program.
6 The renderings for this building,
7 we're trying to keep it simple, make it
8 compatible, but it's not competing with the
9 architecture of the main clubhouse. It is a
10 secondary building and a service and support
11 building. These are simply the four
12 elevations. There's a rendering which is more
13 illustrative which shows the building from what
14 you would think of as the public area of the
15 campus, which is that center courtyard which
16 has the practice green. So the other four
17 elevations, which are entirely consistent with
18 this but are really not part of the -- I'll
19 say -- public, it's members and guests who are
20 using the club facilities. So that is the
21 complete golf services building.
22 MR. NEMECEK: The golf services
23 building, the existing building is being torn
24 down completely and it's a new construction?
25 MR. ROGERS: Correct. There's one

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with a recommendation in favor of the variances or just neutrally and have them consider them.

THE CHAIRMAN: I'm a neutral guy.

MR. PULASKI: I'm going to leave it neutral.

MR. NEMECEK: I'm favorably impressed but, you know, we'll let zoning -- it seems like the variances you're looking for are relatively minor for a property this size.

THE CHAIRMAN: I'm sure they'll be receptive to what you put in front of them.

So then I make a motion to forward this application to the ZBA for review of the area variances.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: You're all set. We'll see you back in June.

MR. ROGERS: Thank you.

THE CHAIRMAN: Next application is 18-21, 71 Park Drive.

MR. FAUSTINI: Good evening. My name is Nicholas Faustini. I'm an architect for the DINA M. MORGAN, REPORTER

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applicant, Frank Petronella.

We are presenting a minor subdivision this evening. It's one property right now.

It's a pretty substantial property in an R-7.5 district. It's nearly 20,000 square feet. We are proposing to subdivide it and create a new building lot and also keeping the existing house on the property. When we do so, we do run into several variances that are required.

One variance for the approved lot would be a side yard setback, and for the unimproved lot we require two area variances, one for lot frontage and one for effective square.

This property is interesting because it is part of an R-7.5, but it's separated from the greater R-7.5 district by Leewood Country Club. This property itself is adjacent to an R-5 district and an R-6 district, which are really more prevalent in this area.

So I'm just going to point at the drawing. Park Drive here separates R-7.5 from the R-5 district and the R-5 extends to the north and also R-6 is at the south. I'm just going to flip to the zoning map because it's a DINA M. MORGAN, REPORTER

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1 require a side setback variance, 12 feet is required in an R-7.5 but for an R-5 district
2 8 feet is required, and for an R-6 10 feet is required, and what we're proposing is a 10 foot setback. So it's well within the character of the neighborhood.
3 We just thought this was an interesting study because this is really coming together all at these different districts.
4 While a subdivision like this doesn't meet the requirements of -- the straightforward requirements of the zoning code, this is a unique situation in that it's really at the location of all these different zones.
5 THE CHAIRMAN: So when we went and looked at the site, we saw there's a big grade change between the property to the left and this property, so I imagine there's going to need to be a wall there or something?
6 MR. FAUSTINI: Yes. We're proposing a subdivision at this point, so eventually when someone actually builds a house, there will be a wall. There's a 10 foot grade change. Park Drive is quite high to the south here and then
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1 it slopes down and there is a 10 foot grade change from the back of the property -- actually from the side to this side.
2 MR. NEMECEK: Certainly a concern I have having viewed this drop off in the property -- what would be the subdivided, undeveloped part of the property is substantially lower than the developed part -- a concern I have is that it would look as if the -- once a new home was built there -- presumably that's the goal up the road -- that it would almost look like it was in a basement and a little bit wedged in as well. It is a smaller property next to what would be proposed to be the south subdivided portion of the property. I guess, you know, retaining walls would probably have to be used, but it is a pretty steep drop off there.
3 MR. FAUSTINI: The area itself is actually greater than what's required for the R-7.5 district, so it's really just the lot frontage that's lesser than what's required in R-7.5. The property itself is nearly 8,000 square feet.
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1 MR. NEMECEK: You've definitely done your homework. It was very smart of you to present the map showing -- because that was an issue that I know this board is typically concerned about; how does this affect the character of the neighborhood, because you will be asking the Zoning Board of Appeals for a variance, and I'm certain that's going to be a prominent question that they will ask you as well. It does strike me as, you know, again, trying to squeeze a slightly smaller property in next to an existing, you know, fuller property, and I think that's really probably going to be an issue for the Zoning Board.
2 MR. PULASKI: When I walked past the property, I actually thought you were going to develop the other side.
3 MR. FAUSTINI: Our engineer did visit the site and provided perc tests, and the town did witness them today, and they actually are very good perc tests. They did advise us that we would be able to provide a pretty substantial storm water system.
4 MR. PULASKI: So this just has to go
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1 to the Zoning Board?
2 THE CHAIRMAN: Has to go to zoning, but this is a public hearing?
3 MS. UHLE: This one is, yes.
4 THE CHAIRMAN: Okay. So we're just going to see if there are any comments from the public first, and then we'll come back to you.
5 I make a motion to open the public hearing on this application, 18-21, 71 Park Drive.
6 MR. NEMECEK: Second.
7 THE CHAIRMAN: All in favor.
8 (All aye.)
9 (No comments.)
10 THE CHAIRMAN: Okay. Stays open. I think we're just going to make that referral to the ZBA, unless you gentlemen have any other questions?
11 MR. PULASKI: No.
12 MR. NEMECEK: No.
13 THE CHAIRMAN: So I make a motion to forward this application to the ZBA for review of the request for variances.
14 MR. NEMECEK: Second.
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THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. See you next month.

MR. FAUSTINI: Thank you.

MR. NEMECEK: Actually, not next month.

THE CHAIRMAN: The next application is 18-22, 11 Mill Road.

MR. FAUSTINI: Nick Faustini again for the applicant. It's Claire Mill Capital.

You're probably all very familiar with this building, it's across the street, 11 Mill Road.

It used to be Days Travel.

MR. NEMECEK: How long ago was it Days Travel; at least 15 years?

MR. FAUSTINI: Probably. Maybe even longer.

The building is very interesting.

There are two retail stores at the first floor level, two offices at the second floor level, two apartments at the third floor level, and two apartments at the fourth floor level. I have been engaged by the new owner of the property.

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building to rehab the building and bring it back to life.

We are planning a major renovation to the building, keeping most of it relatively the same on the outside. The retail stores will stay the same at the first floor level. The two offices at the second floor level will be converted to residential units, one bedroom each. The third floor will remain as two one bedroom units. The fourth floor will be combined. It's currently two one bedroom units. It will be combined to one unit with three bedrooms. When we do make these changes, we actually reduce the intensity of the parking. The parking itself is non-conforming as it is today.

The client would also like to make an addition to the back of the building. It's really just a support addition. The addition itself is not serving any particular of use, it's serving all of the uses. We're creating an A.D.A. accessible ramp with a rear lobby entrance. We're also creating a new garbage area to store inside, as well as a new access to the basement. The addition itself is 150 square feet or 149 square feet, but it doesn't actually serve a particular use, it's just support.

So I'll just point at the drawings. I'll just go through them very quickly. This is the site plan. There are currently 12 parking spaces which will remain. There is a parking area here to the north, but we're going to create an A.D.A. accessible space here. There is more than enough for a two way driveway, which will remain, and we have our addition here about 149 square feet. We are also proposing a small covered entrance, which you'll see later in the elevation.

In terms of the parking, 26 parking spaces are required for the existing uses, 21 parking spaces are required for the proposed uses. So we're reducing the requirement. We have 12 spaces.

THE CHAIRMAN: Where's the handicapped spot?

MR. FAUSTINI: Excuse me.

THE CHAIRMAN: Where is the handicapped spot?

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ceiling, so that will stay as storage. These
are the existing interior elevations. This is
the proposed floor plan where we're creating a
rear lobby. This is the sidewalk entrance.
You have a retail entrance; residential
entrance, which takes you to stairs; another
retail entrance. There are two steps in front
of these retail entrances, that's why we
decided to provide a ramp that takes you to a
rear lobby. The mailboxes will be in the back
as well. Interior refuse room. We carved a
new hallway to connect to the residential area.
We are providing accessible restrooms in both
retail stores. The residential units on the
second floor level are getting fully renovated
also with accessible restrooms. They're each
one bedroom. The same thing happens on the
third floor. The fourth floor, again, is that
combined unit where we have the three bedroom.
In terms of the elevations, just a
small canopy over the front entrance just to
define the residential space. Future signage
locations, which will be before another board
in the future for those tenants to apply for.

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The windows at the existing kitchen area are
pretty short right now as they are today, so
we're going to change that to match the other
windows so the front elevation looks a little
nicer and cleaner. We rearranged the kitchen
so they won't interfere with those windows as
well. The roof will be repaired or actually
redone again in slate.
This is the side elevation. We're
going to open the two windows that were
previously closed by the earlier tenant. This
is the addition in the rear. There is parking
on the side. The addition in the rear is
viewed from Parsons. We are going to place the
AC compressors on top of the roof, but it's a
mansard roof to mimic this look. We are
putting them behind, so you won't see the
compressors. This is the addition, and this
here is as it's viewed from the back property
line.

THE CHAIRMAN: Are the entrances in
the front existing or is there just one? I
don't really know.

MR. FAUSTINI: There are three

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THE CHAIRMAN: Okay. Enough. Public hearing. We're going to do the public hearing and we'll come back to you.

Make a motion to open the public hearing on Application 18-22, 11 Mill Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments?

(No comments.)

THE CHAIRMAN: Good. Stays open. Questions, comments?

MR. NEMECEK: No. I think it's nice to see this building finally being addressed, and it strikes me that the proposed construction on the back for the purpose that you're using it is quite sensible. I like the fact that you're actually reducing the need for parking, at least under our rules, albeit you don't have enough, which is a typical problem in this town, but the intensity should be lightened a little bit by the increase in the residential use. I'm all for it.

MR. PULASKI: I concur, and I think

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that what you're doing in the back makes a lot of sense. It's great to see a building in the center of town becoming useful.

MR. NEMECEK: It's a very nice looking building too. I've always wondered why it just laid dormant for so long.

THE CHAIRMAN: Is part of the plan to resurface the parking lot in the back?

MR. FAUSTINI: Re-stripe.

THE CHAIRMAN: Just re-stripe.

MR. FAUSTINI: We'll do localized repairs.

THE CHAIRMAN: Right. Okay. So if there is nothing else, I'll make a motion to refer Application 18-22 to the ZBA for review of the area variance requested.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: You're done tonight?

MR. FAUSTINI: Yes.

THE CHAIRMAN: Good seeing you.

MR. FAUSTINI: Have a good evening.

THE CHAIRMAN: The next is application

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a variance at that time for eight parking spaces. Luckily for us, the code has been updated where the parking for restaurants has been reduced, and so we're taken advantage in a sense with regard to what our new proposal is that will assist us in providing this outdoor dining area.

Just to point out, this is the existing site, Brook Street, the majority of the existing parking spaces here and along here. We do have some non-compliant but existing spaces which are not counted in the required amount. Then we created a new parking space here for the handicapped, which is adjacent to a ramp.

So the proposal and the special use permit is for adding along the front and along the rear here these outdoor seating. Currently, if you're familiar with the restaurant, and you have a photo packet in front of you, this area here is currently landscaped. We're going to have some pavers on it, there are French doors along the facade here -- which I could show you in the

---

The building and bringing it up through the center into that new system, which was over designed specifically to be able to be upgraded in the future.

So again, not to prolong this whole presentation, what we have here are some samples of the types of tables and chairs we'll be putting outdoors, the pavers that we'll using. We'll be using this type of paver in this color, going with kind of a gray tone scheme. The retaining wall, which will be in the gray tone.

As far as the signage is concerned, it was previously approved, they just held it back in terms of actually starting construction of it. They wanted to do this for a long time. This was the proposal that was put in I think not too long ago, I don't know exactly when, but it was approved by -- I'm not sure if it goes through the Planning or the ARB. These will be the awnings that will be replacing the existing awnings of the building. Excuse these photos, these were put together by the sign company. They used 2003 photos prior to the
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renovation. I guess it really kind of gives you at least an idea in terms of the color scheme, the black and gray type of look.

A few things that I'm sure the board would be concerned about in terms of visual impact from the neighbors. I had mentioned before we have a 6 foot high wood fence along the residential property behind it. There is a planter area there, but plantings that would be in that location would never be so much higher than the fence, 6 foot is ample. From the photos, if you'll see from through the photo presentation that we provided you there with satellite image, from the property next door you would not be able to see much. As a matter of fact, we have the equipment so well screened up on the roof, that you can't really see it. It's actually been enclosed also in a sound deadening and also visual reduction screening, which is up in that one story flat roof area here.

I guess that's pretty much as many things that I could do to make this move along as quickly as possible. I know that the board DINA M. MORGAN, REPORTER

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that, you know, we also are aware that any type of lighting has to be shielded so that it doesn't project into the neighboring property, and we'll make sure that's all very clear.

MR. PULASKI: The way you have that tucked in there, I almost thought I would see some overhead trellis and some lights hanging down from it.

MR. PIETROSANTI: That's a great idea.

MR. PULASKI: It's kind of cold.

MR. PIETROSANTI: The issue with this is it's actually kind of a shaded area to begin with. So I guess to add that more enclosure might be too enclosing. We would like to get as much sunlight as possible back there.

MR. PULASKI: You commented about the unsightliness of the neighboring garage wall; how are you going to address that?

MR. PIETROSANTI: Excuse me.

MR. PULASKI: How are you going to address that?

MR. PIETROSANTI: What we've done is we've created a planting structure along that garage on our property. DINA M. MORGAN, REPORTER

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requested to move this along, and I'm trying to do the best I can.

THE CHAIRMAN: You did a very good job. Thank you.

MR. PIETROSANTI: Thank you.

MR. NEMECEK: This photo location number 3, is this being removed?

MR. PIETROSANTI: Yes. That awning will be replaced, yes. You see the duct? That duct, yes. That's coming out.

MR. PULASKI: What are your intentions about lighting?

MR. PIETROSANTI: Okay. So currently there are lights along the back here, which were approved back in 2003. We're not changing any of that. There may be some lighting -- we'll have the decision made on that specifically when we come back with the formal review -- there will be some along the building here. We'll try to do some mood lighting that's really more from the ground, in the planters. The planters make it look more natural rather than lights coming off the building sort of thing. The other thing is DINA M. MORGAN, REPORTER
MR. PIETROSAINTI: No, because you have right now the current drawings. We'll have the landscape plan a little more up to-date when we come back.

MR. PULASKI: I think that area has a lot of potential.

MR. PIETROSAINTI: Excuse me.

MR. PULASKI: I think that area there has a lot of potential. It's your pallet that has to take care of it.

MR. PIETROSAINTI: It's a nice little look back there.

The other thing I failed to mention, we are also going to be opening up the back wall here. So this will be, you know, folding doors or that type of thing. So this way during the nice weather, like we have today, perfect weather, you know, open that up and leave it open, you know, so this way the outdoors and indoors are, you know, kind of the same. So between the terrace to the dining room -- the dining room actually happens to be in this back area here. All the services will be from here. So your customers have the

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The option to either come through the front or come through the rear. The preference would here would be coming in from the back. You have your handicapped ramp here, you also have stairs that lead directly to the dining area here. You have the pizzeria in the front, so it would be nicer if someone wants to go to dinner with their wife, you go to the back right into the nice dining room rather than go through the pizza shop.

MR. PULASKI: Yes. Yes. Good.

THE CHAIRMAN: Is there any parking changes here?

MR. PIETROSAINTI: The only thing that we've done as a result of building this here, the terrace, we did have some spaces back there, some of them were tandem, but as I mentioned before, based on the current code we were able to eliminate those and still be in compliance. So what we require based on -- this is going back through the entire building, including the spaces that are, you know, not being changed, such as the caterer and such as the offices on top, which currently are

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1 has its own parking as well, it's not heavily
3 populated in cars.
4
5 MR. NEMECEK: I know we have had many
6 other applications from this neighborhood, and
7 I know we have been told repeatedly that are
8 parking issues here. My suspicion is that this
9 restaurant operates at it's peak hours in the
10 evening when the density of the parking
11 concerns that might exist during the daytime
12 are not as prevalent.
13
14 MR. PIETROSANTI: I would agree with
15 that.
16
17 MR. NEMECEK: What is the total
18 increase in number of tables that might --
19 MR. PIETROSANTI: Well, all together
20 back here we have --
21
22 MR. NEMECEK: So it's like six tables
23 in the back it looks like?
24
25 MR. PIETROSANTI: Yes.

THE CHAIRMAN: With a capacity of up
22 to four people per table?
23
24 MR. PIETROSANTI: You have a few in
25 the front, but I think those are more

superficial. The front are more kind of like

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1 doesn't really represent the capacity. On the
3 existing plan here, there are nine tables with
4 four indicated.
5
6 MR. PIETROSANTI: You're talking about
7 for the outside?
8
9 THE CHAIRMAN: No. I'm talking about
10 the inside dining room area on drawing A1.
11
12 MR. PIETROSANTI: We didn't go back to
13 assess what they actually have.
14
15 MR. NEMECEK: If the number right now
16 is 64 and you're talking about -- and that's
17 capacity, right, and you're talking about
18 adding potentially 34 seats, you're basically
19 talking about increasing your maximum capacity
20 by about 50 percent.
21
22 THE CHAIRMAN: I'm not really sure
23 that's true. Existing capacity is what's
24 allowed in the space by code, not what's
25 existing; right? So existing capacity

doesn't --

22
23
24
25

MR. PIETROSANTI: As far as the public
assembly, they just go by the square footage.

THE CHAIRMAN: That's the 64.

MR. PIETROSANTI: That's correct.

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That's absolutely right.
THE CHAIRMAN: It's quite a few; 1, 2, 3, 4, 5, 6.
MR. PIETROSANTI: For code purposes, we just have to make sure you have enough exit for that larger --
MR. NEMECEK: Okay. So then is it -- I know the suggestion is that the outdoor seating isn't going to generate more customers, it's simply going to redistribute them, but I'm not so sure that if you have a beautiful night like tonight and a lot of hungry people, that you're going to turn people away when you have empty seats. So I'm basically again asking the question, if you filled every seat with the proposed outdoor dining, how much more is that than what you could do right now without the outdoor dining by filling every seat; is it doubling it?
THE CHAIRMAN: Well, it's 24 over 60; right?
MR. NEMECEK: I think he said we're adding 34.
THE CHAIRMAN: I'm sorry, 2, 4, 6
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Tables of 4, that's 24, and there's 36 in here according to the plan, so that's 50, 60. So 24 over 60.
MR. PIETROSANTI: Right. You also have to consider a couple of things. You have parking here let's say in an evening that now has been reduced by the user that won't be here. So, for example, the added spaces that we would have for offices, for example, they're not going to be here in the evenings when --
MR. NEMECEK: Yes, but I've been to Mezzaluna's parking lot at peak time and it's tight. It's busy and because you have to come in and out the same way, you have people backing up, and it can be difficult. If we're talking about doubling that -- potentially doubling the number of people who are dining at once, again, you know, everything being optimal, the weather being great, people being hungry and having a desire for Italian food and being in the area, I just want to be -- I want to make sure that this application is accounting for the potentially significant increase in the number of diners at any given point.

MR. PIETROSANTI: Right. Some of the options that we would have to look into is valeting is an option, and then the fact that you do have some outdoor space available. Those are things that we can hopefully address on the follow-up.
THE CHAIRMAN: So if there's valet, they might use whatever public parking available?
MR. PIETROSANTI: Absolutely.
THE CHAIRMAN: When you come back, give us a map showing where the nearest public is and like all the street spaces.
MR. PIETROSANTI: We could do that. I think partially we may already have that, but...
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2 I'll make sure it's much more definitive
3 towards what you're asking.
4 THE CHAIRMAN: The only other issue we
5 would like to just have an idea of is the hours
6 of operation. We usually debate that a little
7 bit here. Are there intended hours of
8 operation?
9 MR. PIETROSANTI: They're not going to
10 change from what they are now, and I think it's
11 from noon time -- 11 to 10 pretty much every
12 day.
13 THE CHAIRMAN: 11 to 10 including
14 Saturdays.
15 MR. CARENZA: Typically we're done by
16 10, 10:30.
17 THE CHAIRMAN: So the intent was this
18 is not a public hearing, this is just for -- as
19 Margaret brought up to us -- to present you our
20 concerns, which I think we've done adequately.
21 So you're going to go to the ARB now at the
22 beginning of the month and then they come back
23 to us.
24 MS. UHLE: Yes.
25 MR. PIETROSANTI: There is not action
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2 colleague, Shannon Bambenek, and also Richard
3 Quigley from IQ Landscape Architects, who will
4 be presenting the landscape a little bit later
5 on today. We are presenting on behalf of the
6 applicant and property owner, Rella Fogliano,
7 who is long time resident of Eastchester.
8 We are presenting a single family
9 residence, a one story plus basement, located
10 at 58 Lake Shore Drive. We are located in an
11 R-15 zoning district. The design meets the
12 current zoning law, and we are not pursuing any
13 variances. We presented this project to the
14 Architectural Review Board on May 3rd, and it
15 was approved at that meeting with no design
16 recommendations.
17 The site is located at the end of the
18 cul-de-sac on access with Lake Shore Drive, and
19 it overlooks Lake Innisfree. The site is
20 sloped with an elevation difference of
21 approximately 1.5 from the high point of the
22 site, which is at the street, to the low point
23 on the water's edge. If you're looking at the
24 site model -- and maybe Shannon can go over and
25 point it out -- the sides of that model is the
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2 from your board right now that we require, but
3 we're very appreciative of hearing your
4 feedback and look forward to coming back to
5 talking to.
6 THE CHAIRMAN: We're looking forward
7 to see it being a nice addition because we all
8 like the restaurant. It's definitely the best
9 pizza in town.
10 MR. PIETROSANTI: Thank you.
11 THE CHAIRMAN: Thank you.
12 MR. NEMECEK: If I could recommend a
13 page out of the old Days Travel book, if you
14 give you away free beer out of the tap to your
15 customers.
16 THE CHAIRMAN: The next application is
17 the one we've been waiting for, Application
18 18-14, 58 Lake Shore Drive.
19 MS. WONG: Good evening, Chairman and
20 members of the board. I'm just going to
21 reiterate what the previous applicant said,
22 which is Margaret Uhle is the absolute best.
23 MS. UHLE: Thank you.
24 MS. WONG: My name is Stacie Wong of
25 Gluck+ Architecture. I'm joined by my
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for the large and beautiful trees that are
existing on the site, as well as some newly
proposed landscaping that Richard Quigley will
present later on today. If you’re looking at
that upper rendering, the trees that are on the
left-hand side, that’s an existing photograph
of the trees that we photoshopped our building
into, so that we’re very fortunate to have a
really beautiful site in order to build this
building.

For the design expression of the
building, we took a lot the cues from the
neighborhood. So it is a very modern design,
and there are several modern buildings, modern
residences also throughout the neighborhood,
such as at 62, 82, and 91 Lake Shore Drive.
That is 62 Lake Shore Drive, and then we have
another board showing two more modern
residences at 91 and at 82. So we also looked
at other precedence of lap siding in the
neighborhood, which is at 38, 69, and 74 Lake
Shore Drive. The reason why I mention these is
when you look at our rendering, it’s a modern
interpretation of a very traditional building
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material, which is the lap siding. I don’t
know where our material board is. I’ll hold
this while we put the rendering back up.

So for the building forms that we’re
calling the pavilions, we’re covering it in a
very large scale aluminum panel that is painted
a silver Kynar finish, which has a very, very
slight sheen in order to capture some of the --
kind of have a little bit of sparkle in the
daylight. The idea is that each one of these
panels is in a lap siding formation so that
when the sun is grazing across the surface, you
kind of get the shadow line of these, what
we’re calling jumbo shingles, in order to give
a little bit of depth to that facade and that’s
this material right here.

In addition, we have the garage as
well as a screen fence for the mechanical
equipment and the trash area that we’re also
covering with a material which is a cement
board that has a lot of texture to it, and we
feel like this material, it’s a very high
quality material, and it kind of gives us a
clean elegance to what normally you would see
DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/24/18
Shore Drive, it's dead center. So we have some beautiful trees that we're preserving. In addition to that, we're adding other trees to better enframe the house. We have a mix of flowering trees, deciduous trees, and evergreen trees. We've taken a very ambitious approach to screening so we have privacy as well as the neighbors. Also, we developed along the edge of the water, a biofilter basically. A 10 foot swath of planting, which is a good way of filtering water before it enters into the lake. So we have this planting treatment which runs along the entire length of the waterfront, as well as the existing. There's a nice grouping of red maple that are also along there. We made a conscious effort also to save the mature trees. There's a couple of really large oaks and maples. We're just trying to compliment a nice piece of architecture. Thank you.

MS. WONG: I just want to say in the model if you're wondering what all the wood sticks are, those are the locations of each one of the larger trees that are being proposed for the site, both existing as well as a few.

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EASTCHESTER PLANNING BOARD - 5/24/18
THE CHAIRMAN: Thank you. In that view, the panels you're talking about are the ones behind the screen, right, that you could see -- they're silver like -- in that top view; right?

Right, that.

MS. WONG: Those are the panels, and then this is the garage and the screen that hides some of the mechanical equipment as well as the trash, and then this location right here, that is the entry into the residence. It's probably better seen in the model. I'll turn it this way.

THE CHAIRMAN: Thank you. I see that.

MS. WONG: These are two very simple facades and the entry is highlighted with the Corten steel door, as well as the canopy that has lights recessed in the canopy, and then that solid door is flint by glass. You get some of the low level light from the inside of the home.

MR. TUDISCO: The garage door is recessed from the face?

MS. WONG: The garage door we are

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EASTCHESTER PLANNING BOARD - 5/24/18
slightly recessing it in so that those jumbo shingles that we talked about you kind of get that sense of light and shadow on that material, and we're proposing for the garage material as well as the fence material to be flush so that it really reads like the same material and doesn't highlight the fact that it's the garage door.

MR. TUDISCO: It doesn't look recessed in the rendering.

MR. NEMECEK: That's why everyone should bring a model.

MS. UHLE: Stacie, can you talk into the microphone because we have a --

MR. NEMECEK: Sizeable viewing audience at home.

MS. UHLE: No, it's because of the transcript. You could just carry the microphone with you.

THE CHAIRMAN: That's fine, you don't have to repeat what you said. We got it.

MS. UHLE: Just for future.

MR. NEMECEK: I commend you on putting up all the trees that you're going to be
1 EASTCHESTER PLANNING BOARD - 5/24/18
2 planting as both a privacy issue and just a
3 beautification issue. I think too many people
4 in this town are cutting down trees. I like
5 the idea of putting them up.
6 MS. WONG: The owner loves landscaping
7 and knows a lot about it, really embraces just
8 the beauty of it, and the site has these
9 amazing, big existing trees that we are looking
10 to preserve.
11 MR. NEMECEK: You are not developing
12 at all the vast majority of the site because
13 it's under water; right? No ideas there? An
14 aquarium perhaps.
15 THE CHAIRMAN: Can you develop the
16 lake?
17 MR. NEMECEK: I don't think you can.
18 THE CHAIRMAN: You can put a sculpture
19 there or something.
20 On to more mundane things, there's
21 something about storm water management and
22 drainage; is that on the site plan?
23 MS. WONG: We don't have it on a
24 board, but it is in the packet that was
25 submitted. Langan Engineering is the civil
26 DINA M. MORGAN, REPORTER

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1 EASTCHESTER PLANNING BOARD - 5/24/18
2 engineer on this project.
3 THE CHAIRMAN: Oh, it's in this
4 package?
5 MS. WONG: They did submit a storm
6 water management plan. I have a smaller
7 version of it. It's at the end of your
8 package.
9 THE CHAIRMAN: Maybe you could just
10 bring your smaller one over here.
11 MS. UHLE: That also was reviewed by
12 Joe Cermele. I forwarded a letter from Joe to
13 you yesterday, I believe. There are some minor
14 changes that need to be made and some minor
15 coordination, but I spoke with him today and he
16 said he is very comfortable with it. Other
17 than some additional coordination with the
18 engineer, he felt comfortable with it.
19 THE CHAIRMAN: It's done by Langan you
20 said?
21 MS. WONG: Langan, yes.
22 THE CHAIRMAN: All right, I don't have
23 any other comments.
24 MR. PULASKI: There's a note here
25 about an adjustment that they're going to make
26 DINA M. MORGAN, REPORTER

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2 on the parking so they don't have to go to
3 zoning?
4 MS. UHLE: Yes. Initially, the entry
5 court was larger than is currently proposed, so
6 they reduced it to ensure that it complies with
7 zoning. Our zoning law is somewhat ambiguous
8 with regard to driveways. They submitted
9 something that they felt was fully compliant.
10 We told them that it wasn’t. They did modify
11 it.
12 MR. PULASKI: Okay. So it's taken
13 care of?
14 MS. UHLE: Yes.
15 MR. PULASKI: My comments on it is
16 usually when I see a development along the
17 lake, I usually have to ask about whether they
18 built in a biofilter. This time you presented
19 a biofilter. So I congratulate you on that.
20 Other things that I'm picking up on is on other
21 applications along the lake I don't usually see
22 trees being planted along the shoreline. I
23 think that will make this house distinctive
24 because you look out across the lake, and then
25 you'll pick up the trees setting the property
26 DINA M. MORGAN, REPORTER
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<td>1</td>
<td>MR. NEMECEK: You're just setting the bar high for the next person. You're setting the bar high for the next applicant.</td>
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<td>2</td>
<td>THE CHAIRMAN: They've all been very beautiful, but this is really spectacular.</td>
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<td>3</td>
<td>With all that good stuff, I make a motion to close the public hearing on this application, 18-14, 58 Lake Shore Drive.</td>
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<tr>
<td>4</td>
<td>MR. PULASKI: Second.</td>
</tr>
<tr>
<td>5</td>
<td>THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>6</td>
<td>(All aye.)</td>
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<tr>
<td>7</td>
<td>THE CHAIRMAN: Any more compliments -- any more comments other than good job?</td>
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<td>8</td>
<td>MS. UHLE: We have the two standard conditions of approval. You were going to get to that as well.</td>
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<td>9</td>
<td>THE CHAIRMAN: What are the two standard; the landscaping and --</td>
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<td>10</td>
<td>MS. UHLE: Yes. For new construction, under these circumstances, prior to the issuance of the building permit, the storm water management plan has to receive final approval from our town engineer, and then prior to the issuance of the CO, we need a letter.</td>
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<td>THE CHAIRMAN: While we keep looking at the drawings, we're going to go to a public hearing. Let's open it up then. Guys, I'm going to open the public hearing.</td>
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<td>3</td>
<td>MR. PULASKI: Second.</td>
</tr>
<tr>
<td>4</td>
<td>THE CHAIRMAN: I said I was going to make a motion to open the public hearing on this application, 18-14, 58 Lake Shore Drive.</td>
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<td>5</td>
<td>MR. NEMECEK: Second.</td>
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</tr>
<tr>
<td>7</td>
<td>(All aye.)</td>
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<td>8</td>
<td>THE CHAIRMAN: Comments? You must be the applicant.</td>
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<td>9</td>
<td>FEMALE SPEAKER: It's like night and day from I think about 12 years ago. I am the owner of 91 Lake Shore Drive. I kind of started this whole modern movement. This is a breath of fresh air, and I appreciate all of your support.</td>
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<td>10</td>
<td>THE CHAIRMAN: I think if there's an architectural competition going on in Lake Isle, you guys are going to win.</td>
</tr>
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<td>11</td>
<td>MS. WONG: Thank you. I appreciate that.</td>
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<td>signed and sealed from your landscape architect just verifying that what was approved is substantially what was planted, or if you have substitutions that you need to make, indicate the reasons why those substitutions were made. So those will be incorporated into the resolutions that will be sent to you. I think that's it.</td>
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<td>3</td>
<td>THE CHAIRMAN: Great. Shannon, is that your model? This one right here. Did you build this? Oh, it's yours. It's impressive. Thank you for preparing it.</td>
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<td>So then I make a motion to approve this application subject to the conditions Margaret just put forth.</td>
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<td>5</td>
<td>MR. NEMECEK: Second.</td>
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<tr>
<td>6</td>
<td>THE CHAIRMAN: All in favor.</td>
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<td>7</td>
<td>(All aye.)</td>
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<td>8</td>
<td>THE CHAIRMAN: Thank you. Have a good evening.</td>
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<td>9</td>
<td>MS. WONG: Thank you very much.</td>
</tr>
<tr>
<td>10</td>
<td>MR. NEMECEK: Good luck.</td>
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<td>11</td>
<td>THE CHAIRMAN: Last application is 17-60, 120 Clarence.</td>
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1. EASTCHESTER PLANNING BOARD - 5/24/18
2. MR. FINELLI: Good evening, Mr.
3. Chairman, members of the board, Michael
4. Finelli, I'm the architect for the project this
5. evening at 120 Clarence Road. Sorry, I don't
6. have a model. Awesome, though. Beautiful.
7. Thank you for being here. Margaret, thank you.
8. You are great. Just to follow-up on everyone
9. else.
10. THE CHAIRMAN: It's like a new
11. standard.
12. MS. UHLE: It's the people that aren't
13. here that aren't so happy with me.
14. MR. FINELLI: A lot of great people
15. here.
16. MR. NEMECEK: I like that, though.
17. This is going to be a new prerequisite to
18. getting heard by us.
19. MR. FINELLI: I'll just go over some
20. of the history on the project very quickly.
21. We presented to the Zoning Board in
22. November. We looked for three variances for
23. the proposal you'll see this evening.
24. Basically, we were looking for a front yard
25. variance of 21.7 feet where 30 is required, a
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1. EASTCHESTER PLANNING BOARD - 5/24/18
2. side yard variance on the left-hand side of the
3. house for 7.3 feet where 8 feet is required,
4. and we asked for a variance for the front porch
5. which is 18.7 feet. It was 21.7. We pushed it
6. forward a few feet. I'll walk you through
7. quickly why we asked for specifically so
8. that you'll understand a little bit more so why
9. those specific variances were asked for.
10. I guess I'll start with the site plan
11. in the upper right-hand corner. That's the
12. proposed. Basically, the house is owned by a
13. young family with three young boys all under
14. the age of seven. It's a three bedroom house.
15. They need four bedrooms. So we basically
16. knocked -- we're pulling off the entire garage,
17. which is the left-hand side addition here. The
18. interior dimension on that garage is only
19. 9.3 feet, not even wide enough to put a car in
20. and open your doors. So the first thing they
21. asked for was to get a wider garage. Since we
22. were going with a little bit more space, that's
23. where the 7.3 -- it's about 9 inches we
24. requested from the Zoning Board to get a full
25. 12 and a half feet of space on the inside of
26. DINAM. M. MORGAN, REPORTER

1. EASTCHESTER PLANNING BOARD - 5/24/18
2. that garage that allows them to put a car in
3. there, park bicycles, garbage cans, things of
4. that nature. Just keep everything inside of
5. the garage.
6. Once we did that to the back of the
7. house, we added a mud room and a powder room.
8. They have a current powder room which is about
9. 3 feet wide by 4 feet long. Three boys. Not
10. happening. So they needed a little bit more
11. space. So basically we created a dumping
12. ground for the boys when they come back from
13. sports and things like that, the back of the
14. garage, a bathroom for them to use. That
15. pretty much sets up the left-hand addition, why
16. it took that shape, that size, and the location
17. that it currently occupies.
18. That said, the front closet was about
19. a foot and a half deep by 2 feet wide right by
20. the side of the fireplace. They needed a front
21. closet. We pushed the front out 3 feet to give
22. them two 2 foot closets on either side when you
23. first walk into the house, and we put a portico
24. on so they don't get wet when they open their
25. front door. That sets up the front variance
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1. EASTCHESTER PLANNING BOARD - 5/24/18
2. and what's happening at the front of the house.
3. Once we made those two moves, we
4. decided to add a master bedroom over the
5. garage. It made sense. The space is there.
6. They're within all the zoning regulations as
7. far as FAR. As a matter of fact, we're adding
8. 459 square feet to the project, internal square
9. footage, and we're actually adding 43 square
10. feet of total new impervious surface. The
11. reason we're able to do that is there was a
12. massive patio and deck on the rear of the
13. house, the deck was in ill repair, so we
14. basically took it down and we slid it over to
15. the right sitting most of it over the existing
16. concrete patio so this way the impervious is
17. already there. With all the addition, we only
18. went up 43 square feet. So I guess better
19. placement of the parts. That also allows
20. better flow from the inside to the outside onto
21. the deck, makes the space a little bit more
22. usable, and on and on. With that additional 43
23. square feet, we added a couple of Cultec
24. chambers to the back of the house as far a
25. storm water goes. One of them is specifically
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for the footing drains and one is for that  
additional 43 square feet that we're going to  
be catching. It's way oversized but better to  
be safe than sorry.  
That being said, I have a rendering.  
I can walk you through the plans of the house  
if you would like to see that. I'm not sure --  
you guys tell me what you would like to see, I  
know it's getting late.  
THE CHAIRMAN: Let's see the  
rendering, please.  
MR. FINELLI: So what we're doing is  
we've got an existing stone facade at the first  
floor, we're keeping the stone that's there,  
we're tearing off all the vinyl siding, we're  
going to do cement Hardie Board on the entire  
house, white AZEK trim. The blue on this, and  
I apologize, it was just a marker I happened to  
use when I did the quick rendering, it's a  
little bit brighter than it should be, it's  
more of a blue/gray. I wish they would sell  
Hardie Board, you know, specific colors.  
MR. PULASKI: It looks very dark.  
MR. FINELLI: It's actually a little  

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bit lighter and it's going to be more of a  
gray. I have a sample of it.  
MS. UHLE: The sample makes a big  
difference.  
THE CHAIRMAN: Did you show this to  
the ARB?  
MR. FINELLI: I did.  
MS. UHLE: They had the same question,  
and the sample is quite different.  
MR. NEMECHEK: Hard working ARB.  
MS. UHLE: That's a nice color.  
MR. FINELLI: The rest of the house is  
going to be white AZEK. We're going to do a  
new garage door. It's going to be a Clopay  
carriage style door. Again, everything we're  
putting into the house is to just keep it  
more -- as opposed to modern, we're going to  
try to keep more with the neighbors on either  
side and across. It just doesn't make sense to  
kind of deviate too much.  
So what I did was, in the addition I  
turned the gable. So I went with a gable that  
goes front to back to give the house a little  
bit less scale, make it seem a little bit  

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smaller. I added a very simple double hung  
window at the front in the bedroom on the  
second floor, again, to tie in with the rhythm  
of the second floor windows, added shutters to  
match. The windows are all existing except for  
the new ones that we're doing, so we're going  
to match whatever is there as far as not having  
grills in the windows. It's only because we're  
marching what's already at the house.  
I am adding a little canopy over the  
garage roof with a couple of decorative  
colonial brackets just to give a little depth  
of interest rather than having a flat facade.  
It also allows me a nice place to put in soffit  
lighting to light the garage door itself, as  
well as at the front door the lighting will be  
in the actual portico itself.  
The portico takes more of a  
traditional look on with a couple of simple  
inch columns rather than, you know, one big  
inch round. I just wanted to keep it more  
subtle, a little smaller detailing wise,  
nothing crazy, nothing over the top.  
The roof is all going to be replaced.  

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The roof is a pewter color, so it's like a  
darker gray. Again, that's just to tie in with  
the stone. We're going to do a new blacktop  
driveway. The walkways will be -- if I  
remember correctly, we're going to do blue  
stone at the portico, and I believe the  
walkways are going to be blue stone on this  
house as well. The deck is new. It will have  
Trex finish, painted rails. Again, it's very  
traditional, very simple, nothing over the top.  
Unless you have any questions, that's pretty  
much all I have for you.  
MR. PULASKI: That was quite a bit.  
THE CHAIRMAN: Why in the front  
elevation does the ridge line on the new not go  
straight back?  
MR. FINELLI: Right here?  
THE CHAIRMAN: Yes. What's that?  
MR. FINELLI: Because the existing  
house goes left to right as far as the gable  
and we're going to turn it and go back to front  
with the addition, we need to have a cricket in  
between. If we don't have a way to shed the  
water and snow, it will sit in and there and it  

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MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. NEMECEK: Thank you.

THE CHAIRMAN: Thank you very much.

THE CHAIRMAN: You're welcome.

MS. UHLE: You have minutes.

THE CHAIRMAN: We have three sets of minutes?

MS. UHLE: Two sets, March and April, and all three of you were here at both meetings.

THE CHAIRMAN: Good.

MR. PULASKI: Did you look over all these minutes?

MR. NEMECEK: I reviewed them all.

MR. PULASKI: Were you happy?

MR. NEMECEK: I was quite happy.

THE CHAIRMAN: You made comments, we're all good. We could do them together. So I will make a motion to approve the minutes of March 22, 2018 and April 26, 2018.

MR. NEMECEK: Second.
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 18th day of June, 2018.  


DINA M. MORGAN  
Court Reporter  
DINA M. MORGAN, REPORTER