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College, not prep.

ACTION CHAIRMAN NEMECEK: Prep, but I'm sure he'll be flattered to hear that.

Let's approve the minutes. I think we can approve the minutes -- there was no March 23rd meeting, so we don't have to do that.

MS. UHLE: The April meeting was cancelled, so there was a March 23rd meeting.

ACTION CHAIRMAN NEMECEK: That's right. Can we do February?

MS. UHLE: No. Because of who's here, you can only do the March 23rd, because everyone that's here was at that meeting.

ACTION CHAIRMAN NEMECEK: So subject to the revisions that I circulated to the board and sent to Margaret earlier today, I move to approve the minutes of the March 23rd, 2017 Planning Board meeting.

MR. PULASKI: Second.

ACTION CHAIRMAN NEMECEK: All in favor.

(Aye.)

ACTION CHAIRMAN NEMECEK: Since I'm...

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from Application 17-02, 429 White Plains Road,
Mickey Spillane's. This is a continued public
hearing, by the way.

MR. IANNACITO: Good evening. My name
is John Iannacito. I'm an architect and I'm
representing Mike Hynes and Stephen Carty this
evening, the owners of Mickey Spillane's.
This application to legalize a one
story addition and concrete block walls
constructed at the rear of the existing
structure, which is located here, was presented
to the Planning Board for preliminary review on
January 26th, 2017. At that meeting, the
application was referred to the Zoning Board
for review of the required area variances.
The application was then presented to
the Zoning Board on February 14th, 2017, and an
approval was granted on April 13th for several
area variances with the condition that the new
space behind the kitchen would be used only for
storage.
Also at the January Planning Board
meeting, we requested approval for the as-built
front facade, which was changed from the
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previously approved application. Here we have
the elevations that were submitted back in
January showing the approved front facade and
the as-built facade.
Based on comments that we received
from both the Planning Board and the Zoning
Board, we have made some revisions to the
facade. This drawing here shows the previously
approved facade and the new proposed facade.
The following revisions will be made:
An expanded version of the previously approved
cornice will be added to the building. The
height of the proposed cornice was increased in
order to address the height difference between
the top of the windows and the top of the
parapet wall just to give it a better
proportion. We will all add --

ACTING CHAIRMAN NEMECK: The cornice
as is proposed is actually larger than what was
originally approved?

MR. IANNACITO: Yes. Here's the
previously approved. So it has a couple of
more bands of molding to increase the height.
Then we're also going to add divided lights to
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all the windows and doors, which are not there
today. The light fixtures here are going to be
replaced to the previously approved light
fixtures, and the railings at these balconies
will also be replaced to the previously
approved railings.
This version of the elevation, along
with the expanded cornice detail was presented
to the Architectural Review Board on May 4th,
and it was approved with a couple of
recommendations. The first recommendation was
to paint a couple of the utility poles that are
adjacent to this exit door here, and they
wanted that to be painted similar to the stone
color. The other recommendation was to review
a wall and roof flashing details with the
neighboring property, which is owned by the
veteran's affairs. I did speak to Mr. Pinto
earlier this week, and we discussed his
concerns, and we will have those details on the
construction documents that we provide to the
Building Department, and then the owners of
Mickey Spillane's will construct those details
to alleviate his concerns. Then the third
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recommendation was to submit an updated photo
of the front facade, which is attached to the
application.

Thank you for your time, and I'm happy
to answer any questions.

ACTING CHAIRMAN NEMECK: Okay. So my
main concern is the facade. Mickey Spillane's
is in a very prominent location in the middle
town. If you step out the door here, you
could see it. Tell me what -- I'll summarize
what I believe to be the changes from what we
approved to the revised proposal.

MR. IANNACITO: I think the only two
things that we're not changing are the heights
of these windows are slightly shorter than the
previously approved, and then the entrance is
going to stay where it is, it's not going to be
centered on the building.

ACTING CHAIRMAN NEMECK: I think we
heard the last time from the owners that the
issue with positioning the door in the center
was that it implicated all types of A.D.A.
requirements that really ate into the usable
space.

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MR. IANNACITO: Right, and it became a -- it almost created a bottleneck there at the bar and the entrance. They also have a couple of mains with plates and access panels in this area here under some of those tables for sewer lines and water mains and meters since there is no basement at the front of this building. So that was one of the reasons we couldn't put the door in the center.

ACTING CHAIRMAN NEMECEK: I do like the idea of the larger cornice. It does, from the depictions here, offset a little bit the loss of the -- the diminished size of the upper windows. From a cost and practicality standpoint, what are we talking about to install exactly the windows as they were approved?

MR. IANNACITO: I'm sorry.

ACTING CHAIRMAN NEMECEK: Basically what consideration did the applicant give to -- because I remember the Chairman was fairly adamant that, you know, we're going to build it exactly as it was approved, and I'm not wed to that position, and the Chairman is not here.

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today either, but certainly, I think all of us on the board were a little bit surprised that the as-built was as -- that it varied as much from the approved as it did. Certainly, the homework assignment that we gave you and your client was to come back to us with something that as closely as possible approximated what was approved because it really is a lovely plan on the left. I understand the door. Tell me what impediments there are to building the -- replacing the existing windows with the windows that were approved.

MR. IANNACITO: Well, I think the fact that we're expanding that cornice we're bringing the scale back down. As far as aesthetics, we probably don't need to have the larger windows anymore because the proportions -- when you look at the dimension of wall surface between the top of the doors and bottom of the windows here and top of window and cornice here, it's an equal dimension there so the scale would look good this way.

ACTING CHAIRMAN NEMECEK: I understand.

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voiced a preference for the as approved construction --

MS. UHLE: Could I make a quick comment? Chairman Bonanno did meet with me this morning in my office and he did want me to -- even though he couldn't be here, he wanted me to speak on his behalf, and he was fairly adamant that he thought those windows needed to be replaced. Not necessarily because the proportions haven't been addressed, but he just thinks the proportions of the windows look a lot better, the original windows, compared to the existing windows. He did say that he understood the changes that were made to the first floor facade and those he felt more comfortable with. He was still very uncomfortable with the windows.

MR. PULASKI: And I concur with that. I see that original plan and it's very handsome. You raise that facade in an area where it doesn't have a lot of raised facades, and it could be a big blank canvas but you filled it in with a lot of detail and it's windows. You have some nice window doors that

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you could open up, and then you have this nice line above it for lighting coming into the top, and now we get left with something that has all of these blank spaces and it just looks tall. Instead of looking with a lot of humor, it now just comes back at you as you got this tall building and it's missing something. So I'm with Bonanno, I think that they should change the windows. The bottom, I understand the practicality of the bottom. It's a bar and you expect the bottom to be a little bit uneven, but that upper section is what people see when you drive through town. That's my two sense.

MR. IANNACITO: You know, it's up to the owners if they want to change the windows. MR. PULASKI: I don't know if it's up to the owners. The owners did not follow the plan. They had an approval, they did not follow the plan, and the reason why you're back here is because you changed the plan --

MR. IANNACITO: Then we'll change the windows.

MR. PULASKI: -- And now you want us to approve the change, and we don't have to

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approve it. That's my understanding, unless I'm wrong about that.

ACTING CHAIRMAN NEMECEK: I certainly -- first of all, I don't understand why the windows that were approved were not installed. I mean, was there a mistake somewhere?

MR. IANNACITO: I'm not sure.

ACTING CHAIRMAN NEMECEK: It's quite noticeable. I mean, they really look very tiny compared to the windows immediately beneath them. Perhaps by installing the railings, you know, that are going to be a little bit more robust, it will diminish some of that -- the length of the windows beneath it. Certainly, I appreciate your efforts to mute the effect, but, you know -- look, I'm okay -- I might even suggest that the applicant look into and report back to us on the cost of doing this. You know, I --

MR. PULASKI: I don't think the cost is a matter in this. I would just like to be clear about something. I am not speaking based on a thought of penalty. I'm speaking that

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Mickey Spillane's is a great place in this town, it has a lot of people that go to it, it's in the center of town, we drive by it, we see it, that first design, the one we approved, is beautiful. I think if I was the owner of Mickey Spillane's, I would want the more beautiful design, the one that is great and you have -- I'm trying to encourage the opportunity to go back to it. It has nothing to do with the fact that there was a change made without coming back.

ACTING CHAIRMAN NEMECEK: I think I can speak even -- I was unaware that Mr. Bonanno had had a conversation with Margaret Uhle earlier today about this very issue, but I do recall he was very adamant about this before, so I think I could speak for him as well as myself, as well as Bob, and Bill, I don't know what your opinion is, but we all have a preference, and I think a pretty strong preference, for the as approved. I, personally -- again, I respect the fact that this is an institution in this town that has been a very good citizen, and if this was some

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1. form of a mistake that would result in a true
2. financial hardship, I don’t know if that’s
3. appropriate part of the standard, but it is
4. something I’m willing to consider. Perhaps, if
5. you’re able to price this out, if you haven’t
6. already, maybe it’s not as bad a cost. It will
7. certainly be an inconvenience, but maybe it’s
8. not cost prohibitive. If it’s not, then I
9. think the decision is a fairly simple one. If
10. it is a true hardship and you’re able to
11. convince this board of that, you know, we will
12. have the benefit, presumably next month, of
13. hopefully more than three people, because right
14. now you would need the approval of all three of
15. us in order to move forward with this, and I’m
16. not certain that there’s that momentum here. I
17. don’t know if we could approve certain portions
18. of it or just have a --
19. MS. UHLE: Typically, you don’t do
20. that. Under these circumstances, I think that
21. everybody seems to be in agreement up to the
22. top of these windows, and I have a feeling the
23. applicant is anxious to move along with
24. construction so that they could get a full CO
25. 
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1. EASTCHESTER PLANNING BOARD - 5/25/17
2. is all the decorative --
3. MR. HYNES: Good evening. Michael
4. Hynes, 429 White Plains Road. The full
5. responsibility for everything absolutely lies
6. with me, and I accept that responsibility
7. 110 percent. The original contractor like was
8. a poor choice on our behalf, but we just have
9. to adapt and move on. I understand that.
10. This area here when the mechanicals
11. changed, there was a steel beam put in above
12. this, and when he went to pick up the windows,
13. he picked up the wrong order of the windows. I
14. hadn’t seen it until they were in. Of course,
15. I wasn’t on the job full-time. So it was only
16. at the end we picked it up. The cornice and
17. the railings, as you do with everything, we
18. were trying to make sure that everything fits
19. into proportion. To remove these existing
20. windows right now would be a tremendous
21. hardship because of the steel and block all the
22. way around this and all the headers and all the
23. lintels.
24. If I may suggest to John, and maybe to
25. you guys even right now, if we were to increase
26. 
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ACTING CHAIRMAN NEMECK: Because what

1. for some of this work at some point, so I
2. wouldn’t have a problem with that. I think you
3. could do that and revisit the windows.
4. 
ACTING CHAIRMAN NEMECEK: The grills.
5. All of which are the second floor and down. I
6. think that’s about painting the, you know, the
7. two pipes, easy enough to do. I would probably
8. hold off on the cornice until we resolve this
9. issue, but if there is a way for us to approve
10. that piece of it. I’m telling you, I have an
11. open mind at this point. I have a preference
12. for building the other one that is a reippable
13. preference. I don’t want to put anyone out of
14. business because they made a mistake.
15. 
MR. WEST: How did we divert from the
16. original design? I mean, this is plain as can
17. be from the original design. Even if you
18. dispelled the small windows and just say where
19. 
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MR. IANNACITO: It's going to be really big, but we could true.

MS. UHLE: Not extend it, lower it.

MR. IANNACITO: We're trying to get almost this type of proportion at the top of these windows?

ACTING CHAIRMAN NEMECEK: I think the suggestion of maybe building out a molding or something. Somehow it still looks too Spartan.

MS. UHLE: I think what was he was asking is if you could physically lower it, not extend it. I don't think they can because that's at the top of the building. It does not extend beyond the top.

ACTING CHAIRMAN NEMECEK: It sits on top of the building then.

MR. IANNACITO: I don't think there's a parapet up there. I think it's just the flat roof comes right up to that point.

ACTING CHAIRMAN NEMECEK: But if there's a way any portion of it can extend over to create the illusion --

MR. IANNACITO: It goes up a little bit.

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ACTING CHAIRMAN NEMECEK: Without creating something that's going to fall over on anyone, obviously.

MR. IANNACITO: There should be a little bit of space here that we might be able to lower it. The only thing is then we have to figure out when it turns the corner there because the roof over there is at this height.

MS. UHLE: I think the issue with -- personally, the issue with the cornice is if you put a different kind of molding around the window where you made the cornice heavier, you would want to lighten it up a little bit. It would be too much.

MR. IANNACITO: We'll have to play with the proportions a bit.

ACTING CHAIRMAN NEMECEK: Why don't you do that, because I don't think -- I'm still not happy and I don't think this board is happy with -- we appreciate what you've tried to do and certainly this is a positive step, but it's still not there. So if there is a way for us to approve any portion of it --

MS. UHLE: Yes, I mean, essentially

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it's allowing us to tell them you can go ahead and install the railings, you can replace out the lights, and you could put the grills in the windows.

MR. IANNACITO: Which was already approved.

ACTING CHAIRMAN NEMECEK: Exactly.

MS. UHLE: Yes. They had wanted to proceed previously, but I said they really couldn't because we weren't sure exactly what the extent of the -- I didn't want them to do work that then they had to redo. But if you're saying that from the second floor down everything is fine, then that's easy for us to allow them to proceed with that. That's not a problem.

ACTING CHAIRMAN NEMECEK: I think this board -- we're okay with the first floor. The second floor is really what was previously approved. The first floor is different, but under the circumstances I think we're okay with that modification.

MR. TUDISCO: My only question is, given the discussion that you're having now, it appears to me that the applicant, at least with the issue of the upper windows and the molding in the roof top area, is going to come in with, I assume, additional designs or additional drawings at the next date.

ACTING CHAIRMAN NEMECEK: Yes.

MR. TUDISCO: I think you are in a position now where you have a public hearing that is open. If you approve the application partially, you still have a public hearing issue. I don't know if you have to re-notice it for next time or just keep it open even though there's been a vote on part of it?

ACTING CHAIRMAN NEMECEK: Is the fact that we approved -- the second floor is going back to what we approved, does that affect the --

MS. UHLE: Can I answer something?

The public hearing is to allow people an opportunity to speak on the application, and I think people have had that opportunity and will have that opportunity. They don't have to speak on every modest modification. I think that if at this public hearing after the public

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MR. TUDISCO: My only concern was that if a revised drawing for at least a portion of the application comes in next month, there potential could be someone who wanted to speak either in favor of or to oppose it, we don’t know.

MR. IANNACITO: Just leave it open.

ACTING CHAIRMAN NEMECEK: We’ll leave it open. We’ll leave it open. There is no one here today, chances are there’s not going to be anyone here next time. All right. We tried to be clear about what we want to see. I know I’m willing to work with you guys to make this better, recognizing that, unfortunately, the reason we’re here is because it’s not what was on the left.

So we’re going to leave the public hearing open. There is no one here to speak on it. So we will see you next month.

MR. PULASKI: Just a wild thought, Joe, does it make sense to take any of that stone on the first floor and introduce it above those windows, a little band? You don’t have to say yes or no. Just something to --

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MR. IANNACITO: Even if he goes and orders these railings, they’re not going to get put up before a month.

ACTING CHAIRMAN NEMECEK: Fair enough.

MR. IANNACITO: I think let’s just adjourn it.

MS. UHLE: That, in all honesty, doesn’t respond to the question about the public hearing, because then if somebody came to the public hearing and said, I don’t like those railings, I don’t think the fact that somebody may have additional comments on railings that you’ve already discussed and allowed people to comment on, that that matters. So I think you could --

ACTING CHAIRMAN NEMECEK: We could close the public hearing.

MS. UHLE: You could close it or you could --

ACTING CHAIRMAN NEMECEK: We do have an open public hearing, and I don’t know if anyone is here to speak on this application, which is Application 17-02; any member of the public here to speak on Mickey Spillane’s?

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In extreme weather, extreme heat and extreme cold, I mean, I wouldn’t want to sit outside, so I don’t think anyone else would.

ACTING CHAIRMAN NEMECEK: The purpose of this bench is exclusively as a waiting area for pick up?

MR. BRINDLEY: Yes. So what we -- thank God we’ve been welcomed very well by the community and business is good and what we found is, especially on the weekends, our customers are waiting for tables to become available and either they’re -- some of them are even elderly, so we would just simply like to be able to have them sit on this bench while they’re waiting for a table to become available, as well as we’ve also found that sometimes people are waiting for to go orders in the store and just kind of congregating in the entranceway or just kind of obstructing the normal flow up to the register. It would be nice for them rather than standing outside leaning on the parking meters and things like that, to just be able to sit on the bench while they’re waiting.

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ACTING CHAIRMAN NEMECEK: And where do you propose to the store the bench when it’s not in use outside?

MR. BRINDLEY: When they’re not outside?

ACTING CHAIRMAN NEMECEK: Yes.

MR. BRINDLEY: We were just going to take them in every evening and just place them right along the opposite side of the storefront.

ACTING CHAIRMAN NEMECEK: Okay. Is there sufficient room there to have that -- for example, in the month of January you may not want to be putting that --

MR. BRINDLEY: In the month of January or in the extreme weather months, they’ll be, you know, put away in the basement for storage.

ACTING CHAIRMAN NEMECEK: Okay. So you have space to store this?

MR. BRINDLEY: Yes. We have a full basement storage in the store. And they will be, by the way, taken in every evening.

ACTING CHAIRMAN NEMECEK: What are your hours of operation?

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MR. BRINDLEY: 11 to 7 every day.

ACTING CHAIRMAN NEMECEK: Every day.

Sunday through Monday. I’m sorry, we’re actually open until 9 on Friday and Saturday.

ACTING CHAIRMAN NEMECEK: Ah ha.

MR. PULASKI: I think there’s an important item about this application that’s not mentioned, and that is that this property -- correct me if I’m wrong -- has 10 foot of setback of their own property?

MS. UHLE: Yes.

MR. PULASKI: So the bench is not on the public sidewalk, it is within the bounds of their property?

MS. UHLE: That’s correct, because it

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1  MR. BRINDLEY: I'm pretty sure it's
2  18 inches, but we did submit the full spec
3  sheet of the bench; length, width, height, and
4  depth. Maybe it's 19. I'm not sure.
5  MS. UHLE: I have 17 inches wide. 17.
6  So you're right in between.
7  MR. PULASKI: Personally, I think you
8  should give it a back rest, but.
9  MR. BRINDLEY: Excuse me.
10  MR. PULASKI: Personally, I think you
11  should give it a back rest and not just the
12  bench.
13  ACTING CHAIRMAN NEMECEK: But it's
14  going to go directly up against the window?
15  MR. BRINDLEY: It would go up against
16  the storefront, which is -- well, the
17  storefront glass is on approximately I would
18  say 20 to 24 inch brick base. So I wouldn't be
19  opposed to having a back. Actually, that same
20  manufacturer with the exact same look does make
21  one with a back. I just thought because we
22  were going to be taking it in and out, it might
23  be easier to transport.
24  MR. PULASKI: I'm just looking at it
25  DINA M. MORGAN, REPORTER

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1  ACTING CHAIRMAN NEMECEK: To make it
2  flat, yes, or level rather.
3  MR. BRINDLEY: Yes. I mean, that's
4  also why we went with two 48 inch -- two 4 foot
5  benches rather than one 8 footer, so that it
6  would be easier for us to build up halfway. At
7  least that's what I was told.
8  MR. PULASKI: Do we do a public
9  hearing?
10  MS. UHLE: I have two quick comments.
11  I hate to have to say this, but I did meet with
12  the Chairman this morning and he actually was
13  less in favor of the benches. His concern was
14  that people will hang out there and possibly,
15  you know, be eating and get food wrappers on
16  the street, etcetera, and he was concerned
17  about setting a precedent with, as Mr. Pulaski
18  said, other people potentially coming and
19  asking and maybe there being a little too much
20  clutter with regard to street furniture. So I
21  did indicate to him that I would make that
22  clear to you.
23  ACTING CHAIRMAN NEMECEK: Maybe if the
24  Chairman were here, he could articulate that.
25  DINA M. MORGAN, REPORTER

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1  from a functional standpoint. You sit on a
2  bench and you're over like this. You sit with
3  a back rest and you sit back and you relax.
4  MR. BRINDLEY: Simply the idea came
5  about when I, personally, saw several elderly
6  people just kind of leaning up against. So we
7  want to make it comfortable -- kind of like
8  guests in your house, you want to make it
9  comfortable but not too comfortable.
10  MR. PULASKI: I thought of that.
11  That's why you do a bench and not a back rest,
12  yes.
13  MR. BRINDLEY: We're not as opposed to
14  it if you strongly suggest that we do that.
15  MR. PULASKI: No. It's just
16  discussion.
17  ACTING CHAIRMAN NEMECEK: There is a
18  little bit of an incline at your storefront; is
19  that going to represent any type of problem
20  with this type of bench?
21  MR. BRINDLEY: So we were kind of
22  waiting to see how that actually was going to
23  feel when sitting, but we are prepared to build
24  up the portion to adjust.
25  DINA M. MORGAN, REPORTER

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1  MS. UHLE: Well, I articulated it for
2  him.
3  The other thing I was going to say is,
4  you have the ability to waive a public hearing,
5  and I thought under these circumstances it
6  would be a little silly.
7  ACTING CHAIRMAN NEMECEK: I make a
8  motion to waive the public hearing for
9  Application 17-15.
10  MR. PULASKI: Second.
11  ACTING CHAIRMAN NEMECEK: All in
12  favor.
13  (All aye.)
14  MR. PULASKI: I think it behooves the
15  owner. I'm sure that the owner is going to
16  police that and keep the wrappers -- if you
17  need a trash barrel there, a nice, decorative
18  track barrel, you could come before us again
19  with a trash barrel. We would love to have
20  you.
21  MR. BRINDLEY: It's in our best
22  interest to police it ourselves.
23  ACTING CHAIRMAN NEMECEK: I do think
24  Mr. Pulaski comments earlier did address one of
25  DINA M. MORGAN, REPORTER
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1. the Chairman's main concerns about setting a precedent. If people have the space on their own property and want to do -- I think this is a very sensible measure to make your customers more comfortable. When your customers are more comfortable, you're going to do better business and everyone's going to be happier.

2. MS. UHLE: And the inside space there is kind of tight when it gets busy. I'm a regular now.

3. ACTING CHAIRMAN NEMECEK: And Margaret, you probably know this face, because apparently she goes there quite a bit.

4. I think we're very pleased that you moved in to town. I know I've eaten at your establishment several times, and I've enjoyed it each and every time.

5. MR. BRINDLEY: Thank you.

6. ACTING CHAIRMAN NEMECEK: And I like the reasoning behind why you want to install this or have this amenity. I'm in favor of it.

7. I understand the Chairman's concern. I don't share the same degree of concern that he does.

8. It doesn't sound like any other members of the

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1. the rendering that's there, I was not able to get a photo depicting the color in all black.

2. The requested color is all black, not what is shown.

3. ACTING CHAIRMAN NEMECEK: That's fine.

4. MR. PULASKI: So if he changes his mind and goes for the back, we have to vote for this again?

5. MS. UHLE: No. That's why I'm saying we're giving him the option. Absolutely not.

6. MR. BRINDLEY: Thank you.

7. ACTING CHAIRMAN NEMECEK: Thank you.

8. Next up, Application 17-11, 120 Highview Avenue. Eastchester's own, John Iannacito.

9. MR. IANNACITO: Good evening. John Iannacito, architect representing Mr. and Mrs. Gary Cornyn this evening, the owners of the subject property. We are proposing additions and alterations to the existing residence located at 120 Highview Avenue.

10. The proposed scope of work will include a two story addition and a new entry portico at the front of the house, and a second story addition over the existing footprint.

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1. Here we have the floor plans. On the first floor, the addition will include expansion of the existing living room, and then on the second floor the expansion includes three bedrooms and then two baths.

2. Next here, elevations. Here we have the two story addition with the new portico, and then the second story addition shown on the other views.

3. I have a rendering showing the finished materials. The wall surfaces will be a HardiePlank siding in a slate gray finish, which is this one here. The stone veneer will be a Delgado stone spruce mountain finish, which I have here. The principal roof will be an asphalt shingle in a slate finish; it's this one here. The roof over the portico and over the gable skirt will be a standing seam metal in a matt black finish. The windows will be vinyl clad in a white finish. The trim boards will be painted AZEK in a white finish. The columns will also be painted AZEK in a white finish. The gutters and leaders, white aluminum. The front entry door will be

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fiberglass in a mahogany finish. The railings
will be aluminum in a black finish.
The application was presented to the
Architectural Review Board on May 4th, and it
was approved with one recommendation, and that
was just to show the gutters and the leaders on
the elevations, which we have done, and it is
part of the submitted application.

ACTING CHAIRMAN NEMECEK: The
impervious surface increases by about 100
square feet?
MR. IANNACITO: We're going to install
dry wells. So based on the calculation, we
need .43, so we will install one 330 Cultec
here in the front yard.

ACTING CHAIRMAN NEMECEK: Okay. Where
is the addition to the -- the reduction of the
permeable surface, what's the addition; where's
the addition?
MR. IANNACITO: Right here, and then
we have the front portico, which is in pink.
We already have an existing front step there.
So the new portico will basically be slightly
larger. So the majority of the new impervious

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it's -- anyone want to see any of the
materials? This looks like a very fine
addition. I have no issue with it. Let's open
the public hearing.

I move to open the public hearing on
Application 17-11, 120 Highview Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Any comments
from the public?

(No comments.)

ACTING CHAIRMAN NEMECEK: Hearing
none, I move to close the public hearing on
Application 17-11, 120 Highview Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: I think it
looks like a very handsome addition.

MR. PULASKI: I concur.

ACTING CHAIRMAN NEMECEK: It certainly

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has my approval. Any comments, Bill?
MR. WEST: No. I like it.

ACTING CHAIRMAN NEMECEK: Perfect. I
move to approve Application 17-11, 120 Highview
Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Thank you.
MR. IANNACITO: Okay, thank you.

ACTING CHAIRMAN NEMECEK: Next up,
Application 17-12, 215 Lincoln Place.

MR. IANNACITO: Good evening, once
again. John Iannacito, architect, and I'm
representing Mr. and Mrs. Vincent D'Agostino
this evening and Vincent D'Agostino is with me.
We are proposing additions and alterations to
the existing house located at 215 Lincoln
Place.

The proposed scope of work will
include the removal of a one story garage and
the construction of a two story addition at the
side of the existing residence, and also

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construction of a new second story above the existing footprint.

Floor plans. The first floor addition will consist of a new smaller storage area which will replace the existing garage and a new dining area connected to the existing kitchen, and then on the second floor we will have three new bedrooms and two bathrooms. So the new house will not have a proper size garage. The parking will all be outside on the driveway.

ACTING CHAIRMAN NEMECEK: And that becomes a storage area immediately behind the faux garage door. Okay.

MR. IANNACITO: It will actually work as an overhead door, but you just won’t get enough depth for a car.

MR. WEST: Maybe a small car.

MR. IANNACITO: Then here are the elevations showing the two story addition with the faux garage and the second story addition, and the rendering on this one is here.

ACTING CHAIRMAN NEMECEK: I want to hear what our esteemed Architectural Review

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Board had to stay about this.

MR. IANNACITO: They had a couple of recommendations. Let me go through the materials. The wall surfaces will be HardiePlank in a cobblestone finish, which is here, matching the coloring on the rendering. The roof surfaces will be asphalt shingles in a weathered wood finish, which is this one here. The trim boards will be AZEK in a white finish. The windows will be vinyl clad in a white finish. Gutters and leaders, aluminum in a white finish. The overhead door will be fiberglass in a white finish. The shutters will be composite in a black finish.

This was presented to the Architectural Review Board on May 4th, and they had three recommendations. The first one is to show gutters and leaders again. So I’ve done that, and it’s on the elevations. The second was to revise the rendering. The initial rendering that was submitted had a couple of differences from what was on the plans, and the Architectural Review Board picked those up at the review and we revised the rendering to

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Yes, yes. Okay.

MR. PULASKI: Whereas in this --
MR. IANNACITO: They both have that.
MR. PULASKI: I mean, the line is there. I don't know, maybe it's just how everything is proportioned. It's just an observation. I think the house is fine.
MR. WEST: Question: Why do you have a side stairway instead of going straight up?
MR. IANNACITO: I'm sorry, say that again.
MR. WEST: On the gray house.
MR. IANNACITO: This one?
MR. WEST: You're going in from the side instead of straight up. How come the path comes --
MR. IANNACITO: If you look at this site, it's actually up on a hill. So as you approach the house, coming out this way we would have to pull the -- probably build a retaining wall to build a platform. So this is the way the path was going and the existing front entry porch enters from the side also, so we just left it the same way.

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It's good for the town of Eastchester. It's good for John Iannacito, architect. It keeps this board in business.
MR. PULASKI: We have plenty of items to keep us in business.
ACTING CHAIRMAN NEMECEK: Yes. I move to open the public hearing on Application 17-12, 215 Lincoln Place.
MR. PULASKI: Second.
ACTING CHAIRMAN NEMECEK: All in favor.
(All aye.)
ACTING CHAIRMAN NEMECEK: Any members of the public to speak on this application?
(No comments.)
ACTING CHAIRMAN NEMECEK: Not seeing any or hearing any, I move to close the public hearing on Application 17-12, 215 Lincoln Place.
MR. PULASKI: Second.
ACTING CHAIRMAN NEMECEK: All in favor.
(All aye.)
ACTING CHAIRMAN NEMECEK: For the
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I think the other thing is when you do a rendering like that, it has a certain model effect as opposed to what reality is, which is going to be more subdued.
ACTING CHAIRMAN NEMECEK: That said, I think we all really do appreciate getting it's more visual.
MR. IANNACITO: It makes it easier to see.
ACTING CHAIRMAN NEMECEK: That's right, to conceptualize. I do agree when it's built maybe the corners aren't going to be as prominent as, you know -- even the coloring is a little different I think on --
MR. IANNACITO: From there and then in the smaller version.
ACTING CHAIRMAN NEMECEK: That's one of the reasons I wanted to see this. It's a more subdued color.
MR. IANNACITO: It's a little darker there, more pink.
ACTING CHAIRMAN NEMECEK: I do appreciate -- I always like to see people making improvements like this to their homes.

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reasons I just stated, I'm quite happy with this design. I think it's a real improvement.
I don't see any need to change anything in it.
Just remember to come get your materials.
I make a motion to approve Application 17-12, 215 Lincoln Place.
MR. PULASKI: Second.
ACTING CHAIRMAN NEMECEK: All in favor.
(All aye.)
ACTING CHAIRMAN NEMECEK: Thank you.
MR. WEST: Take care, John. Go home.
ACTING CHAIRMAN NEMECEK: You mean you don't have anymore? Not tonight? You have a homework assignment anyhow.
Application 17-14, 490 New Rochelle Road.
MR. BRANDES: Good evening. I'm Leonard Brandes, Brandes Architects, representing the owners of 490 New Rochelle Road.
The main consideration that we're working on tonight is to restore the building back to where it was, bringing back -- taking

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1. off the existing aluminum siding that has --
2. take this with me -- the existing aluminum
3. siding that's on the building presently, taking
4. all that off, taking off the awnings. The
5. Chester Heights Pastry Shop is apparently going
6. to be leaving, and they're taking up three
7. store right, the first corner and two stores
8. beyond.

10. MR. WEST: Who's leaving?
11. MR. BRANDES: The bakery.
12. MR. WEST: Oh, that's not good.
13. ACTING CHAIRMAN NEMECZEK: Can you do
14. something about that for our sweet tooth member
15. of the board?
16. MR. BRANDES: So what we are planning
17. on doing is combining these two retail spaces,
18. because the main prominent feature is the
19. corner of the building, and right now it's only
20. 14 feet and this is 12 feet wide. So combining
21. the two we figure we could have a much better
22. shop to have to the front of the building. So
23. we'll be moving that front out to go in line
24. with this one and just having a window over
25. here taking out the existing side window and
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1. door into there.
2. We also found when we were taking
3. apart part of this building, that there is a
4. beautiful cornice in terra cotta going around
5. it. We're going to replicate it throughout the
6. whole building and move that around.
7. At the Architecture Review Board, they
8. had asked me about the windows. I just finally
9. got an answer from the owner today, and we are
10. going to replacing in like with the windows but
11. we are going to use an anodized aluminum, put a
12. whole new frame in. We're going to improve the
13. whole space using insulated windows completely.
14. We're now looking into also adding central air
15. conditioning systems to each one. So we'll be
16. eliminating the air conditioners over the
17. entryways. We're trying to really bring this
18. up to where it used to be.
19. MR. PULASKI: That is very nice.
20. MR. BRANDES: So in terms of where we
21. were with the building, a little before and
22. after with the front. We're also looking at
23. new signage so that the signage will be
24. continuous throughout the whole building.
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1. We're going to be putting an application in
2. tomorrow, hopefully, to the sign board if
3. Steve's available.
4. MS. UHLE: Your elevations, they show
5. the AC units now, don't they?
6. MR. BRANDES: Yes.
7. MS. UHLE: But you said you're going
8. to be eliminating those?
9. MR. BRANDES: Which? The air
10. conditioning units?
11. MS. UHLE: AC units.
12. MR. BRANDES: We're going to see if we
13. could eliminate them. We're looking at
14. different systems. It's cost involved right
15. now.
16. MS. UHLE: Okay.
17. MR. BRANDES: We do have a flat roof
18. beyond this over here, so we can put some
19. compressors on the rooftop and one so we could
20. have some small central air conditioning.
21. These are small units, each one of these.
22. They're still 12 feet wide the other units. So
23. we could work that with a wall hung Mitsubishi
24. as opposed to an air conditioning unit in the
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1. door. So now we're looking at modifying that
2. right now.
3. MR. PULASKI: I'm glad you asked that
4. question, Margaret, because I thought that you
5. said that you were bringing a central air
6. conditioning in, and therefore, you were able
7. to eliminate the units. That's what I heard.
8. MR. BRANDES: That is as of my answers
9. from my client tonight. They're in Florida
10. right now, so it's hard to communicate
11. sometimes. The main thing is that we do want
12. to change the frames, which are now bright
13. aluminum. We want to bring those to into
14. anodized aluminum and make insulated doors and
15. windows to make the building more efficient.
16. MR. PULASKI: It would definitely
17. enhance that property by eliminating it.
18. Seeing what you're trying to do of trying to
19. bring a cohesive style together for the whole
20. item and change from the previous aluminum back
21. to where the character is going with the brick
22. and the darkness and whatever, I think that's
23. good, but leaving the air conditioners there it
24. just misses what you're really trying to do.
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MR. BRANDES: That's why we're doing that.

MS. UHLE: That's also why I wanted to clarify, because there's a difference in saying we're doing it and we're considering doing it. Saying you're going to do it means as part of the approval you have to do it, unless, of course, the board understands --

MR. BRANDES: In terms of air conditioners?

MS. UHLE: Well, it's an aesthetic feature of the --

MR. BRANDES: If I eliminated air conditioners, would the Building Department have a complaint that I took out an air conditioner from over a doorway?

MS. UHLE: No, because you're here for facade improvements. If we look at the elevations right now, it's showing air conditioning units which you, yourself, indicated it would look more attractive without them. So I'm trying to make clear to you, yes, if you're saying that you're not going to do them, I think you just want to be clear to the DINA M. MORGAN, REPORTER

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board you're considering not doing them.
That's all. I wanted to clarify that.

MR. BRANDES: Yes, it is now a consideration.

MS. UHLE: I heard what Mr. Pulaski said, and I didn't want you to get yourself into being committed to something that you may not be committed to do.

MR. BRANDES: Exactly. Correct.

Thank you.

ACTING CHAIRMAN NEMECEK: The second floor, is that residential?

MR. BRANDES: There is combination residential and there is some commercial space up here as well. There are some offices up there.

ACTING CHAIRMAN NEMECEK: Are there any changes being made to the second floor; are the windows going to be changed?

MR. BRANDES: No, we're not changing anything on the windows. The only thing we are doing is we are going to be re-stuccoing these facades because there are a lot of cracks, a lot of breaks. Everything is going to be all DINA M. MORGAN, REPORTER
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ACTING CHAIRMAN NEMECEK: Actually, you’re doing us a major service by enabling us to move forward. So I move to close the public hearing on Application 17-14, 490 New Rochelle Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(Aye.)

ACTING CHAIRMAN NEMECEK: Any further comments on this? I think I’m with Mr. Pulaski that certainly I think this whole board shares a preference -- you could communicate this to your client -- that the air conditioning units be removed and replaced if that’s at all feasible. It makes a much better appearance, I think we all agree on that, but that will be your option. I also agree with Mr. Pulaski that this is obviously, you know, removing the awnings and putting in new windows on the first floor and, you know, making a single, larger corner store, storefront is all in the interest of the town for purposes of aesthetics and for purposes of your business. So given those circumstances, I don’t have a problem with -- I would certainly approve the application, and therefore, make a motion to approve Application 17-14, 490 New Rochelle Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(Aye.)

MR. BRANDES: Thank you very much. I appreciate it.

ACTING CHAIRMAN NEMECEK: Thank you.

MR. PULASKI: Find another property and do the same thing.

ACTING CHAIRMAN NEMECEK: We’re on the downhill, only four more to go. Application 17-05, 297 Main Street.

MR. COSTELLO: Good evening, board members. My name is Patrick Costello. I’m a co-owner of 297 Main Street, and my other co-owner is Susan Lewkowitz, and our project manager is Dennis Soriano.

By way of background, 297 is a mixed use property. It’s a one family home together with a storefront. We were before the Zoning Board, who gave approval to convert -- oh -- the storefront by 8 feet bringing it out so that we can make it into a one bedroom apartment.

With that being said, we were before the Architectural Review Board on the 13th of April -- excuse me, May 4th with respect to the front of the store, which would now become the one bedroom apartment. The recommendations that were made at that time, if you look down at the original design, you have the front window with the gable above it, and then a door by itself. What we did was, as per their request on the 4 of May, was move the gable over above the door to accent that, together with reducing the line of the brick. Originally, the brick came up above the window and we just brought that down, and we also have a light above that front door.

In addition to that -- essentially, this one bedroom apartment will be, for lack of a better term, it will be like a mini me, it will be just a small version of the house in that it will be identical as far as the roofing.

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Mr. Costello: Correct. The front of it will now be flush. This is the building to the left of it, this is 295 Main Street, and essentially it will be flush with the front.
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MR. PULASKI: It's a nice area to have two families because you could walk to the train station, it's very convenient, and yet you aren't out somewhere where you just have houses next to it. It's more of an urban style there and probably most people would have put a storefront in there, but you've brought some housing, some apartment style, large apartment style housing.

ACTING CHAIRMAN NEMECEK: If I heard you correctly -- and the notes reflect this -- each of the recommendations that were made by the Architectural Review Board were incorporated into the application that's before us today, right, in some form or another?

MR. COSTELLO: Correct, and that's specifically with the lowering of the brick, the gable, moving it over, centering the window, putting the light, and that's essentially it.

ACTING CHAIRMAN NEMECEK: I do like the revised version, particularly with the gable over the door, better than --

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ACTING CHAIRMAN NEMECEK: Not having heard any dissent from this board, I'm going to move to approve Application 17-05, 297 Main Street.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

(No comments.)

MR. COSTELLO: Thank you.

MR. PULASKI: Thank you.

ACTING CHAIRMAN NEMECEK: Next up is

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Application 17-16, 136 Grand Boulevard. If I'm not mistaken, this is like the Canada of Eastchester; right? It's like the very northern tip of Eastchester that actually has a piece of Scarsdale on the property.

MR. MAIORANO: It does, in the front, yes.

ACTING CHAIRMAN NEMECEK: We are hitting all parts of Eastchester today. We have Chester Heights, we have Main Street, and now, as I said, the Quebec of --

MR. PULASKI: You're going to get a negative statement from North Eastchester calling it Canada.

ACTING CHAIRMAN NEMECEK: Canada is a wonderful place. I've vacationed there several times.

MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs on behalf of the applicant, Mr. Rogliano. We are proposing a new single family dwelling at 136 Grand Boulevard. The existing site is improved with a single family dwelling and detached garage, as well as

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roughly 2800 plus square feet of impervious surfaces that will all be removed from the site. Our proposed design is roughly around 3200 plus square feet of impervious surfaces that we will contain on site with a proposed storm water management system.

As far as the site planning, we did take advantage of the location of the existing curb cut of the existing house. It leads to a two car attached garage. The front elevation will be clad with a 4 inch brick veneer, which is right here. The rest of the house, the sides and the rear, will be clad with a stucco finish. All of the trim is a painted AZEK. As far as the roof, it's an asphalt shingle roof, it's a charcoal color. There is a catalogue cut sheet in your application with the exact colors and the brick of what it would kind of look like in real life. It makes it easier to see the color in comparison.

As far as the site planning of the proposed dwelling, the condensers are located in the rear of the house. There will be a landscape buffer around them. The existing

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rear yard, I mean, like 90 percent of it is unusable as it is because it's a very steep slope. So the only way to make the rear yard somewhat usable for the dwelling is to -- the proposed we have two tiered 4 foot high retaining walls on the left-hand side, and then we'll have a gradual slope in the rear yard that is a lot less than what is there existing. There will be landscaping in between the retaining walls as well as around the entire site.

The top is basically a street rendering of what it would like to fit in. It's a steep slope, Grand Boulevard, and below, which was asked from the Architectural Review Board meeting held on May 4th, they didn't have any comments on the house, but we did do a site section what it would be like with the raised retaining walls and landscaping. It will be a natural stone retaining wall.

ACTING CHAIRMAN NEMECEK: What's the overall increase in impervious surface? I think you mentioned it before.

MR. MAIORANO: A little bit over

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400 square feet. So not a great increase. I mean, as it is now there's no known --

MR. WEST: That's like at the bottom of the two hills there; is there like any water considerations for rundown on the hill?

MR. MAIORANO: What was that?

MS. UHLE: They're installing a full drainage system that is under review by our civil engineer. I'm not aware of any problems.

ACTING CHAIRMAN NEMECEK: We received a Kellard Sessions memorandum that's dated May 17th, 2017, and there are certain comments here. Do you have any comments on the comments?

MR. MAIORANO: We're going to work out those comments with Joe Cermele. The one comment that he had with regards to the piece of it that's in Scarsdale, the applicant did contact the village engineer and they will obtain their permit for the right-of-way, the driveway work in that area.

MS. UHLE: Joe Cermele always let's me know if there's something he's really concerned about. Otherwise, it's also that he's a little

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bit behind our schedule only because of other competing things. Actually, Adamo is very good at continuously working with him. I did talk to Mr. Cermele prior to the meeting to see if he had any particular concerns, and I think he thinks they could all be worked out.

ACTING CHAIRMAN NEMECEK: We have a --
you have a good reputation for working
through these water issues. It's a good thing to have a good reputation.

MR. MAIORANO: Thank you.

ACTING CHAIRMAN NEMECEK: You said the ARB had really no comments on this; no suggested improvements?

MR. MAIORANO: Yes.

ACTING CHAIRMAN NEMECEK: It was perfect in every way?

MS. UHLE: Other than to provide the cross section so the people understood the retaining walls. As far as you know, your neighbors are aware of what the extent of those retaining walls will be?

MR. MAIORANO: Exactly. And they contacted the owners and they're in close contact.

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relationship with, you know, making sure everything goes smoothly. The applicant is well aware of not to deviate from any sort of -- what's shown on the plans, especially in the landscaping.

ACTING CHAIRMAN NEMECEK: I do recall a prior application involving --

MS. UHLE: That's a sore subject.

Let's move on.

ACTING CHAIRMAN NEMECEK: Let's find out if the public has any comments. I move to open the public hearing for Application 17-16, 136 Grand Boulevard.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: What's the square footage of the home as proposed and how does that vary -- are there two structures there right now?

MR. MAIORANO: Yes, exactly. There's an existing dwelling and there's a detached two car garage, and then there's also some other wacky stuff going on, shed and whatnot.

ACTING CHAIRMAN NEMECEK: Yes, it looks a little busy.

MR. MAIORANO: Exactly. That will all be cleaned up. I think it's already demolished.

ACTING CHAIRMAN NEMECEK: What's the -- I'm looking for it here --

MS. UHLE: 2,891 square feet is what they're proposing.

ACTING CHAIRMAN NEMECEK: Okay.

MS. UHLE: So it's about 2900, plus or minus.

ACTING CHAIRMAN NEMECEK: Okay.

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MR. MAIORANO: It's an R-5 district, but it's a fairly oversized lot.

ACTING CHAIRMAN NEMECEK: And the ridge line is going to be roughly what the ridge line is for the neighbor on the right more or less?

MR. MAIORANO: Exactly -- well, it's lower. It is a very shallow pitch, so maybe when you see it on two dimensional it looks more kind of popping. I think it's a 6 on 12, so you don't really notice the roof as dominant as you see it in the elevation.

ACTING CHAIRMAN NEMECEK: Any other comments from the board?

MR. PULASKI: I think that it's a very nice application of retaining walls because you're dealing with a site that has a lot of slope to it and you want to mitigate that to the extent that you can. I think it also benefits your neighbors when you do it. The only construction concern is that you do it so that the stone stays in place and doesn't deteriorate over time, and that you drain it properly so that the water finds it way back.

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2 instead of migrating off your property. I
3 think it's a very handsome house that you drew,
4 and I'm fine with it.
5 ACTING CHAIRMAN NEMECKE: Yes.
6 MR. WEST: Picture is almost as nice
7 as John's.
8 ACTING CHAIRMAN NEMECKE: I do think
9 that since we have Joe Cermele's comments, and
10 as Margaret said nothing here appears to be in
11 any way insurmountable, plainly with the
12 retaining walls and the sloping, making sure we
13 retain all that water is certainly of paramount
14 interest, but it looks like that's a very
15 solvable problem here.
16 MR. MAIORANO: Sure.
17 ACTING CHAIRMAN NEMECKE: So I move to
18 approve Application 17-16, 136 Grand Boulevard.
19 MR. PULASKI: Second.
20 ACTING CHAIRMAN NEMECKE: All in
21 favor.
22 (All aye.)
23 MR. MAIORANO: Thank you very much.
24 ACTING CHAIRMAN NEMECKE: Let me see
25 what's next. We have Application 16-34, 186
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30 Old Wilmot Road.
31 MR. PULASKI: You carry a heavy
32 knapsack around for exercise?
33 ACTING CHAIRMAN NEMECKE: It looks
34 like something out of the Charles Bronson
35 playbook.
36 MR. PULASKI: You could take all those
37 steps that count and multiply it by two or
38 something like that.
39 MS. LA ROCHE: Good evening,
40 everybody. My name is Adriana LaRoche. I'm
41 coming from Fred Geremia Architects. I'm not
42 an architect, I'm a senior associate. Fred
43 couldn't come tonight because he has a family
44 emergency, so I'm coming representing him.
45 With me is the owner of the house, Paul Lumaj.
46 He wants to build a new house in Old Wilmot
47 Road. It's a one family house with two and a
48 half stories.
49 On the first floor, we are going to
50 have the living, dining, open space, mostly
51 open space. You have the plans over there. On
52 the ARB -- sorry -- on the second floor are
53 going to be the bedrooms.
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1 From the ARB meeting that we had on
2 November 3rd, they approve it and they said
3 basically that we have problems with the height
4 of the lights, the exterior lights, so they
5 want that we relocate them, and the number of
6 the lights that were exceeding in some kind
7 of way. So we removed the ones that they were
8 telling us to remove and relocate the lights.
9 The lights were here and now we put it here.
10 There was a light here and another light here
11 and we removed that. There was a general
12 discussion about the color of the sills and the
13 quoins, that too much color and texture.
14 We bring here today the samples. We
15 have here for the base we have the stone. This
16 is the stone that we are going to use. This is
17 the brick that the owner wants to use. That is
18 called desert blend. So this is the lintels
19 that we are going to use in the house. This is
20 the Hardie --
21 ACTING CHAIRMAN NEMECKE: Plank.
22 MS. LA ROCHE: -- For the siding that
23 we have on the top floor and around the front
24 entrance. It's right here and this one.
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2 the new house a little bit more.
3 Did you need the sample of the quoin?
4 ACTING CHAIRMAN NEMECEK: No, I think
5 I'm okay with that.
6 MS. LA ROCHE: Okay. I forgot this
7 one. This is the color of the roof. We
8 propose to be Brownwood shingles, but we
9 couldn't find the right color and the right
10 name, so we are proposing this one that is
11 autumn brown. Okay?
12 ACTING CHAIRMAN NEMECEK: Okay.
13 MR. PULASKI: So the owner of this
14 house lives a block or two away right now? The
15 owner of this house lives a block or two away?
16 MS. LA ROCHE: Yes.
17 ACTING CHAIRMAN NEMECEK: That's the
18 gentleman over here.
19 MR. PULASKI: Oh, okay. Okay. So
20 you're helping the architect out I could see.
21 All right. I think it's a fantastic design. I
22 think you're breaking some ground for that
23 neighborhood in comparison to other houses that
24 are around you. You're going to be a point of
25 change and that's good.

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2 MR. PULASKI: Well, you're going to
3 have a nice one now. All right, I'm fine with
4 it.
5 MS. UHLE: Can I make two quick
6 comments?
7 MR. PULASKI: Yes.
8 MS. UHLE: One, actually, there was a
9 neighbor that lives to the rear that
10 attended -- that came to the meeting but then
11 when they discovered that the meeting was going
12 to start 45 minutes late and that they were
13 number 8 on the agenda, I did go through the
14 drawings with them, and they were very
15 comfortable and satisfied with them. I just
16 wanted to make that clear. So they were
17 intending to attend the meeting.
18 ACTING CHAIRMAN NEMECEK: It's not
19 even 9:45.
20 MS. UHLE: So they were pleased when I
21 showed them the elevations.
22 Then the other thing is, this one, as
23 you can see on the agenda, it was first before
24 the ARB in June of 2016 and November of 2016,
25 so by the time it came to you I think the

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2 MS. LA ROCHE: On that road, they have
3 pretty houses there. Even old ones with bright
4 colors. We're trying to be classic basically.
5 MR. PULASKI: True. True. You've got
6 a lot of stature. You've got a lot of vertical
7 and breathe. It's a different style. It's
8 more contemporary style, and I see it as
9 somewhat new in that neighborhood, and it's a
10 nice piece of property to put it on.
11 MS. LA ROCHE: Thank you.
12 MR. PULASKI: The expense that you're
13 going to go to for the driveway is -- I love to
14 see it. Not everybody could afford to do that,
15 all the brick and the oval. Then you have the
16 circular stair inside; right?
17 MS. LA ROCHE: Yes, we have a circular
18 stair inside going down the stairs also.
19 MR. PULASKI: Does your present house
20 have all of these things?
21 MS. LA ROCHE: I'm sorry.
22 MR. PULASKI: Does your present house
23 have all of these things?
24 APPLICANT: No. Where I come from, I
25 didn't have a house.

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2 architect, even though they had prepared a
3 storm water management plan, had forgotten that
4 they need to deal directly with our engineer,
5 which I had spoken to him about. So that is --
6 they have such a deep back yard here that I
7 can't imagine they're going to have any trouble
8 with storm water management, but I don't
9 believe this has been reviewed by Mr. Cermele
10 at this point.
11 ACTING CHAIRMAN NEMECEK: That was
12 going to be my next question.
13 MS. UHLE: We can certainly, you know,
14 work with the applicant to get that done. I
15 think a long time ago they put the money into
16 an escrow account to get that process started,
17 but I think in the however many months that has
18 transpired the architect had just forgotten
19 about that aspect.
20 ACTING CHAIRMAN NEMECEK: Because I
21 know we do -- it does look like it's a
22 significantly larger structure, and I would
23 think that there's been a significant change.
24 MS. UHLE: Yes. They did prepare
25 storm water calculations that have not been

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reviewed, but it's not only more impervious
surface, I will have to say they are on an
incredibly large lot as well so that makes the
storm water management a lot easier to
accommodate.

ACTING CHAIRMAN NEMECEK: Okay. We
would want to --

MS. UHLE: That would be a condition
at least.

ACTING CHAIRMAN NEMECEK: Of course
that would be a condition. You said that the
landscape plan provides for some sort of cover
for the air conditioning units? How are the
air conditioning units shielded?

MS. LA ROCHE: We have over here the
landscape architect provided some bushes that
are medium size.

MS. UHLE: Then one comment I'll make
about the landscape plan -- you have a lovely
landscape plan -- I just want to let the
homeowner know that this, just like when the
board approves the architecture, is essentially
what you're obligated to plant. If you wanted
to make some modifications, just make sure your

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landscape architect contacts our department to
see if they're appropriate because -- and I've
made this speech before -- what has happened in
the past is for some reason the landscape plans
get disregarded, contractors plant something
completely different, and, in all honestly,
we'll have to require that you do it again. So
just make clear to your contractor that what is
shown on this plan is what needs to be planted.

Obviously, if there are certain varieties that
aren't available you could do reasonable
substitutions and that kind of thing. Before I
started emphasizing that, we had a real problem
we people just installing things that were
completely different than what was approved.

I'm just giving you a heads up on that.

MR. PULASKI: Also, I think that you
make good use of a stone wall to create a flat
area in the rear, and, you know, also making it
curved as opposed to just a straight line.

It's nice. You don't always see it on
properties.

ACTING CHAIRMAN NEMECEK: Let's open
the public hearing. I make a motion to open

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the public hearing for Application 16-34, 186
Old Wilmot Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

(No comments.)

ACTING CHAIRMAN NEMECEK: No one. All
right. I make a motion to close the public
hearing for Application 16-34, 186 Old Wilmot
Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

MS. UHLE: I think the only two --
unless you correct me -- two conditions would
be the storm water management plan, and then
the other one I also wanted to mention about
the landscape plan, because you won't be aware
of this, we require that your landscape
architect once everything is installed just
submit a letter that's signed and sealed saying
that it's been installed consistent with what

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was approved.

ACTING CHAIRMAN NEMECEK: On this
landscape plan.

MS. UHLE: I'll send you a copy of the
resolution that has those two conditions in it
so you'll see those.

MS. LA ROCHE: Okay.

ACTING CHAIRMAN NEMECEK: Subject to
those two conditions, the satisfactory
resolution of the water --

MS. UHLE: The storm water management.

ACTING CHAIRMAN NEMECEK: Storm water
management plan with the town consultant and
the --

MS. UHLE: Landscape plan. So the
storm water management plan would just be
required before we can issue the building
permit, and the landscape plan would be
required before we could issue the CO.

MS. LA ROCHE: Okay.

ACTING CHAIRMAN NEMECEK: Subject to
those two conditions, I make a motion to
approve Application 16-34, 186 Old Wilmot Road.

MR. PULASKI: Second.

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ACTING CHAIRMAN NEMECKE: All in favor.
(All aye.)

ACTING CHAIRMAN NEMECKE: Great.
Thank you. Good luck.
MS. LA ROCHE: Thank you very much.
Have a good night and good luck, lady.

ACTING CHAIRMAN NEMECKE: We're on our last application, Application 17-10, 16 Greenmeadow Road.
We have had instances where people have been -- we have a very, very sizeable viewing audience that people have literally come in -- rushed in to make a comment.

MS. LINHART: At the last minute?

ACTING CHAIRMAN NEMECKE: They were watching on TV and they run in.

APPLICANT: Oh, really? This is live right now?

ACTING CHAIRMAN NEMECKE: Yes, absolutely.

MS. LINHART: That's pretty cool.

ACTING CHAIRMAN NEMECKE: Say something controversial.

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MS. LINHART: See people tweet in or something.

My name is Amanda Linhart. I'm the architect for 16 Greenmeadow Road. Michelle Viglione is the homeowner. She's not with us tonight. Nadia and I are here on her behalf. This project really consists of an existing cape style house and the back is already dormered out, so essentially what we're doing is dormering out the front of the house to bring it flush with the existing facade. Actually, we could show the picture. This is the existing house here. So there is a stone base and two dormer windows, and we're taking the dormer windows off, changing this roof here. I'll walk over to the drawing. We're going to -- this is a 12.5 slope in the back, so we're going to just replicate the 12.5 slope in the front. This is the master bedroom. So we're going to have a nice cathedral ceiling in here. This protrudes out about 16 inches in the front just to give it a little bit of variation so it's not a totally flat facade. So this front area here will protrude about 16 inches and we're adding new portico to the front.

The comment we got from the ARB was essentially to beef of the columns here at the portico. So we took them from 8 inches to 10 inches. They sit on a 12 by 12 base. Oh, they were 6. Oh, they were 6, so we took them to 10. They sit on a 12 by 12 stone base, stone to match the existing.

The other comment, we were discussing the window sizes, and the comment wasn't unanimous that the window size needed to change for this. We did shrink it down a little bit, but since these are egress windows for the master bedroom, we couldn't shrink them down too much or else they would no longer qualify as egress windows. So at this point we feel like because this room is facing south, it's a really beautiful exposure, she's going to get a lot of light in her bedroom, with the beefed up columns we feel the windows are proportional in the front.

For the materials, we're matching existing. So she has existing vinyl siding on

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the house, which is sort of a beige color, we're going to match that. We're not doing any new stone work except on the base of the columns. We'll match the best we can the stone work that's on the house. Existing roof is a charcoal color, asphalt shingles. The gutters are white vinyl or aluminum. All of the trim work is going to be AZEK with the white color.

For the windows, we're using Andersen windows with the snap-on grill, the 200 series. I think that's it. We left our samples here last time, so we don't have them here to show you. If anybody found them.

ACTING CHAIRMAN NEMECKE: These all look like very attractive renovations. I do agree, by the way, wholeheartedly with the recommendation to fatten the portico stanchions because they do tend to get lost. They look fine until you actually put them up, and then it's like, wow, they're not even there.

MS. LINHART: It made a big difference, it really did. These are the prior rendered elevations but this is with the thinner columns, and it really makes a huge

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2 difference. You could also see that it also
3 helps a lot with the proportions of the windows
4 by fattening the columns.
5
6 MR. PULASKI: So now you have a new
7 style.
8
9 ACTING CHAIRMAN NEMECEK: I think it
does look like a vast improvement. There is no
9 change in the footprint; right?
10
11 MS. LINHART: No, no, the footprint
12 stays the same.
13
14 ACTING CHAIRMAN NEMECEK: To me, it's
15 a win win. It's an improvement. It's
16 aesthetically pleasing, and the applicant gets
17 the benefit of nice living quarters, expanded
18 living quarters on the second floor.
19
20 MR. PULASKI: It's always nice to see
21 a good expansion.
22
23 ACTING CHAIRMAN NEMECEK: I will make
24 a motion to open the public hearing for
25 Application 17-10, 16 Greenmeadow Road.

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 14th day of June, 2017.

22
23 DINA M. MORGAN
Court Reporter

24
25 DINA M. MORGAN, REPORTER
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