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which has been adjoined for Zoning Board
determination; and also Application 16-14,
which is 600 White Plains Road, the gas
station, which has also been adjoined for
Zoning Board determination. Okay.

THE CHAIRMAN: Thank you.

MR. IANNACITO: Good evening. My name
is John Iannacito. I’m an architect, and I’m
representing Mike Hynes and Stephen Carzy, the
owners of Mickey Spillane’s.

Based on the comments that we received
at the last Planning Board meeting, we
submitted a cost estimate that was prepared by
the owner’s contractor for replacing the second
story windows with 6 inch taller units to
better match or to match the previously
approved windows. We also submitted an
alternate facade design with a crown molding at
the top of the smaller windows to further
minimize the wall space between the top of the
windows and the bottom of the expanded cornice.

Here we have the previous elevation
that was submitted at the previous meeting
showing the approved front elevation and the
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THE CHAIRMAN: Good evening. This is
the town of Eastchester Planning Board meeting
of June 22, 2017. If everyone would rise for
the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRMAN: The first application
is a continued public hearing on Application
17-02, 429 White Plains Road.

MR. NEMECZ: There are two adjourned
items that are not going to be heard today. I
know last month in your absence Margaret
preferred that I actually read these into the
record. Also, since we have such a sizeable
viewing audience, there may be people who are
waiting to hear about 760 White Plains Road,
the Keller Williams application. They’re going
to be sorely disappointed if they watch this
tire scintillating episode of Planning Board
meeting and don’t get to see the Keller
Williams. So these are the two adjourned items
that will not be heard at this hearing: They
are Application 16-30, which is 760 White
Plains Road, the Keller Williams application,
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suggest to the Planning Department and Margaret Uhle,
and some of the proposals that we put in front
of her were to add an awning at the top of
these windows and also add a wall
trellis above the windows, but at the end of
the meeting, we all agreed this was the option
that was closest to the proportions of the
previously approved application.

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

THE CHAIRMAN: I wasn’t here last
time. I read something in the minutes about
everything below the railings and was there
any discussion of the railings?

MR. IANNACITO: Yes. The railings
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that were installed were different than what
was previously approved that had that little
to kick out and curb on it, so we’re going to back
to the original railings that were approved on
the first application. We’re also going back
to the original lighting that was approved, and
we’re adding the divided lights to all the
windows, and then we’ve expanded the height of
the cornice in order to minimize the wall
height above those windows.

MR. NEMECZEK: John, there was one
other thing, by the way, that we discussed
at -- I guess not at great length -- I think
the Board at the May meeting was accepting of
the variation from the approved plan with
respect to the first floor placement of the
doors. There was an explanation that you had
given a couple of times --

MR. IANNACITO: Yes. The reason we
couldn’t move the door to the center was during
the course of construction, we discovered that
the actual waste pipe and water main come right
through this portion here. If we had the door
there, it would create a conflict with the

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gress an ingress of the building. So it just
didn’t work out.

MR. NEMECZEK: I think the Board at the
last --

MR. IANNACITO: It’s actually
underneath one of the tables now where you have
to move the table out, lift up the bottom, and
then get into that pit.

MR. NEMECZEK: I think the way that we
left it was we were in agreement with the
application that had been submitted to us with
respect to the second floor down.

MR. IANNACITO: From the top of the
doors down, right.

MR. NEMECZEK: And your homework
assignment, which you appear to have sought the
assistance of none other than Margaret Uhle on,
is to come up with alternatives for the third
floor because -- I think I could speak for
certainly the Board as its constituted last
month and probably for the Board as it sits
here today, that nobody likes the little
windows and the way that they -- the big space,
the big empty space. I know you understand the

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goal here is to get us -- there are basically
two options: To tear the windows out and build
it as approved because we all like that one, or
to attempt to minimize the effect of the
smaller windows by, you know, various
aesthetics.

MR. IANNACITO: Right. I think even
if the option was to rip out the smaller
windows and put in the windows to match what
was previous approved, I think that 6 inches
probably wouldn’t make as much a difference
because the building height did get taller. So
we would still have to do other things.

MR. NEMECZEK: Remind us again, the
building height got taller because it was --

MR. IANNACITO: Originally we were
going to have all the mechanical equipment at
the back of the building and feed from
underneath and then up. They decided to put
the equipment at the top of the building and
feed down. We maintained the height of the
space and then added the space for the duct
work, and that’s the reason the building got a
little higher.

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THE CHAIRMAN: So what we have here
for the approved elevation, isn’t what would be
built if we went back to the approved
elevation?

MR. IANNACITO: Not as far as the
overall height of the building.

THE CHAIRMAN: So could we see what it
would look like?

MR. IANNACITO: Here’s the original
height of the building and that’s the existing
height right now.

MR. NEMECZEK: What’s the difference;
it’s a couple of feet?

MR. IANNACITO: It went from 32.6 to
34.7. 2 feet.

MR. NEMECZEK: 2 feet.

THE CHAIRMAN: Okay.

MR. NEMECZEK: Which as built makes it
look even that much --

MR. IANNACITO: I think that’s one of
22 the reasons the space above the windows got
even larger than original because the height of
the building did get increased. I think we
talked about that at the first meeting way

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back, and we discussed the options of, you
know, trying to fix other things, but that was
one of the things that probably could never be
fixed without slicing 2 feet off the entire
building. That would be pretty difficult.

MR. NEMECEK: I don't think this Board
had a serious issue with that because I think
the circumstances, as explained, seem to be
acceptable.

THE CHAIRMAN: So if we were to go
back to the approved, the best way to visualize
this would be that elevation stretched from the
windows to the cornice by 2 feet?

MR. IANNACITO: Correct. We would
basically have the additional 2 feet here,
which is essentially what we have if we look
back at the photo that was submitted --

MR. NEMECEK: If you look, what would
you call that sort of like --

MR. IANNACITO: Essentially it's this
without the cornice. So this extra height here
is that extra 2 feet plus the --

MR. NEMECEK: 6 inches for the
windows.

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MR. IANNACITO: If the cornice didn't
get built and the windows are six inches
shorter.

MR. NEMECEK: Has that been confirmed
that the windows are 6 inches shorter?

MR. IANNACITO: Yes. We had a meeting
the other day and we did measure the windows.
They're 30 inches. The drawings had 36 inches
specified.

THE CHAIRMAN: But if you're going to
put windows back, I mean, there's room to put a
bigger window, isn't there?

MR. IANNACITO: Yes. We could go back
to the 6 inches if we had to.

THE CHAIRMAN: I mean even bigger than
that.

MR. IANNACITO: Bigger than that would
probably be a difficult thing because when
you're inside the building, the ceiling right
now is about 8 inches above the existing
windows. So to go higher than 6 inches, we
would have to open up the ceiling and try to
get the windows to work within the cavity up
there. Actually, over the bar it's even lower.

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MR. IANNACITO: It would basically be -- it would be actually exactly this without the expanded cornice. So you would just take a couple of lines off of this. The windows would have to be taller.

THE CHAIRMAN: But the windows would be bigger?

MR. IANNACITO: Right. I think even if the windows were 6 inches taller, we would still have the problem with having too much wall space above the previously approved cornice and the top of the previously approved windows. We would still have to deal with that space, that 2 foot space.

MR. NEMECKE: Because there would still be 18 additional inches that we weren't counting on.

MR. IANNACITO: Right. It would pretty much look like this.

MR. NEMECKE: I'm sorry, it's 2 feet more than we were expecting and right now it's 2 and a half feet more because of the window.

MR. IANNACITO: Correct, because the windows are 6 inches shorter. Right.

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up --

THE CHAIRMAN: What is that
difference?

MR. IANNACITO: 2 feet. That's the 2
foot difference.

MR. PULASKI: That 2 foot is necessary
because air conditioning units were moved to
the front of the --

MR. IANNACITO: To the top of this
roof instead of to the back.

MR. NEMECEK: Look, we have -- there
are --

MR. IANNACITO: We also had the
structure. So when the duct work came down, it
had to go underneath the structure.

MR. HYNES: This is the finished
product the way it's going to look.

MR. TUDISCO: Just for the record,
identified yourself.

MR. HYNES: I'm sorry, Mike Hynes, 429
White Plains Road. That's the finished look
completely finished as proposed by John with
the cornice over the window, everything is in
proportion, everything is in scale relative to

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the original drawing. So everything is back in
scale and in proportion, which is the key thing
that everybody was looking for. The 6 inches
in the windows -- which, John, we did measure?

MR. IANNACITO: Yes.

MR. HYNES: That 6 inches with the
crown molding on top and bringing down the
cornice has corrected the difference in the 2
feet over the original. So it's a matter of
whether you like something at 1 foot 4 or
whether you like it at 3 foot 6. It just gives
it girth on top of the building.

MR. NEMECEK: If I could summarize.
We have that photo that you have there. That's
as built right now. That has no cornice on it.
We're all in agreement we don't like that one,
right. That one is out.

The next one is A4, okay. It's the
one that has A4 on the bottom. That is the
proposal that you came to us with last month,
right, which has the beefed up cornice to try
to mitigate that empty space, the height. I
can tell you, that's the one we sent you back
to get more options. We didn't like it last

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THE CHAIRMAN: You could see that looking at the building. It definitely gives a presence at the top of the building.

MR. IANNACITO: I mean, if you look at older buildings on Main Street buildings, you'll see some big cornices.

THE CHAIRMAN: And if you like it, then you agree. I like what you did originally. I think, as I said, that's a lot of cornice.

MR. NEMECEK: I'm a big fan of like that 1870's style buildings with the giant cornices on top of it.

MR. PULASKI: One of the problems is that -- if I understand the issues correctly -- to go back to what was originally submitted and approved, is that we now have some air conditioning units that need to be hidden. So if we lowered that cornice, we wouldn't hide the air conditioning units. If we raised that narrower cornice so as to hide the air conditioning units, then we create this blank space that we already don't like. So I'm looking at it from a standpoint of these.

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MR. IANNACITO: I'm just not sure -- if we're not in agreement that this solves the issue where we're getting back to the proportions of the original, what else do we do to this? I don't think there are any other steps.

MR. NEMECEK: I think this is the best option. I think awnings aren't good.

THE CHAIRMAN: That's what I was asking. If we go back to the original -- could you take that down -- and we visualize what the final product may be since we don't have a drawing, it's that -- it's that with everything raised 2 feet, 2 feet, correct, the cornice raised 2 feet, thereby --

MR. NEMECEK: Just, Jim, conceptualize this being pushed over to here and this not being here.

MR. IANNACITO: You'll have a bigger blank space between the top of the windows and the --

THE CHAIRMAN: Right, with the same -- well, is that 30 inches?

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MR. IANNACITO: If we put the approved cornice on here, it would just be a little less than this. It wouldn't be as much wall surface, but you would still see a good amount of wall surface. I think you would still have to do something. I don't think you could just put the original cornice on this and make it look right. The proportions still won't be there.

THE CHAIRMAN: Right, because it's too small.

MR. IANNACITO: I think this new option here brings it really close to the proportions of the old.

THE CHAIRMAN: I really think that's very heavy, that's very busy.

MR. IANNACITO: The cornice?

THE CHAIRMAN: Yes, absolutely. I know it hides the proportions but it's a lot. This is very clean. This is a lot less gingerbread up there. That's a lot of stuff at the top of the building.

MR. IANNACITO: It got increased by 18 inches.

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various different factors, and there is a level of proportionality that has been restored in the heavier design, as you point out.

MR. IANNACITO: I think when we're building the cornice, we could easily have them put up a sample up at the top exactly like this cornice here. If it seems a little heavy, we could always shrink it a little bit or make it a little bigger depending on what it looks like. I think that would be the way I would advise Mike to do it any way, because I would like to see it before it goes up to make sure that it's not too heavy. So we could build a small piece of it, look at, and if it looks good, we keep going. If we have to shrink it a little bit or make it a little larger to make it work, we do. At the end of the day, I think the proportions will still look the same.

THE CHAIRMAN: So back to the original and the windows. If you were to move it up and try and get larger windows -- where is the ceiling? You said that there --

MR. IANNACITO: Right now the ceiling is about 8 inches above this window head.

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MR. NEMECZEK: So it would be 2 inches above the 30 inch window.

MR. PULASKI: One of the things that they're saying is they moved the air conditioning units to the front and they're blowing down. So immediately below that roof deck, you have your big, massive duct work that is bending and distributing and has to be covered with ceiling.

MR. IANNACITO: We also had 12 inches of structure, steel beams to support the roof. So all the duct work came down below those steel beams instead of having a lot of soffits.

MR. PULASKI: That's also why I don't think that this change is so innocent, but we're not here to talk about innocence. We're here to resolve a design and make it attractive for the town, as well as Mickey Spillane's.

THE CHAIRMAN: Right, because from day one you needed air conditioning and you needed that piece of steel.

MR. IANNACITO: The steel was always there. It was just the duct work wasn't there.

THE CHAIRMAN: But you needed HVAC in the building.

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MR. IANNACITO: We had it feeding from the floor. In this building, there is a concealed space between the first floor and the second floor where duct work currently runs that supplies the first floor. So we were going to run into the same space to feed up into the second floor.

THE CHAIRMAN: And that didn't occur.

MR. IANNACITO: It didn't work out, no.

MR. HYNES: We have no room because of the fire sprinklers.

MR. IANNACITO: We had to put a lot of fire sprinklers. The building was not sprinklered before they started this project. Now the building is completely fire sprinklered. It got tight with a lot of stuff in there.

MR. HYNES: We had to sprinkler the first floor, and then we had to fire sprinkler the concealed area.

MR. IANNACITO: The concealed space had to be sprinklered and the second floor.

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MR. PULASKI: I know.

MR. IANNACITO: Things happen during construction where, you know.

THE CHAIRMAN: Usually during construction you figure out problems before they occur and you don't come in front of a board because you changed your design.

MR. IANNACITO: You're right.

THE CHAIRMAN: If there are sprinklers, you knew you had to go up, you had to go down. Usually when we build jobs, we know what's happening before we go there. We don't go at the end and ask for changes like this.

MR. IANNACITO: Well, I think we probably looked at all this duct work -- a lot of the existing duct work that was feeding the downstairs probably would have had to be completely removed in order to try to make it all fit in that space, and they were keeping a bar running while this whole thing was constructed. The bar didn't close for one day. So we had to keep the system running, so then there were other things that don't normally

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of these lines, that's how much space you would be left with if we were just to raise the windows and put the previously approved cornice.

THE CHAIRMAN: You got a pen? There you go.

MR. IANNACITO: If you got rid of all of that, you would have this space right here as wall space.

THE CHAIRMAN: That's much less --

MR. IANNACITO: That would basically be exactly what --

THE CHAIRMAN: But that's much less.

Looking here, is that less than that?

MR. HYNES: I'm sorry, can I just say the trim above the window, is this all flat trim?

MR. IANNACITO: No, it's a crown.

MR. HYNES: It's flat in the back.

All this can be decreased.

MR. PULASKI: That's one of the things that I think John was mentioning, that we could try some samples.

MR. IANNACITO: Right.

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MR. HYNES: We can reduce this heaviness.

MR. IANNACITO: I think the comment from the previous meeting was to try to minimize that space to make it look more like the original approval where that space was much smaller. So the crown accomplishes that. The crown -- the cornice does get larger, but I think we're going to have to look at that as we go along. I mean, it's going to be -- at this scale, it's going to be hard to see exactly what it's going to look like out there in the field. We'll have to mock it up and then take a look at it. We do that for living rooms and dining rooms all the time.

MR. NEMECEK: Sure. Would you be prepared to include Margaret or Michael or Jay or someone from -- in making that decision?

MR. IANNACITO: Yes, that's not a problem.

MR. PULASKI: How does the corner end?

MR. IANNACITO: It stops. It doesn't turn the corner. We really can't, because we built it right on top of the property line.

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the building from right out here on Mill Road.

THE CHAIRMAN: Because we're elevated.

MR. IANNACITO: From town hall you see it.

MR. NEMECEK: Yes. Yes. And I do see it -- you know, I go up to the track quite a bit and I'm coming down Mill Road and I live right over here, I do see that top of this building quite a bit from almost a level.

MR. IANNACITO: I think that band coming across is going to minimize the wall height, and it's going to make the building look better.

MR. NEMECEK: I happen to be in agreement.

THE CHAIRMAN: Let's work with what we have here. As I said, I don't think there's very much you could do because my options don't seem to work. I'm sure if we looked at it for a long time maybe we could, but I think we have something that's workable. If you can work with the planning guys to come up with something there with this that maybe is a little bit lighter, I think that would probably DINA M. MORGAN, REPORTER

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suffice.

MR. IANNACITO: We'll start with this detail and we'll modify it to make it work.

MR. NEMECEK: But don't modify anything without the Planning Board -- not the Planning Board but the Planning Department.

MR. IANNACITO: They'll come out.

Margaret does that for landscape plans.

THE CHAIRMAN: But you can draw it first.

MR. IANNACITO: Well, I drew this one.

THE CHAIRMAN: You could take off some of the bottom.

MR. IANNACITO: Tweaking it like two inches here, two inches there, I don't know if on paper it's really going to show up.

THE CHAIRMAN: But I'm thinking of removing an entire band at the bottom.

MR. IANNACITO: Oh, yes, that we could definitely look at on paper.

THE CHAIRMAN: Just to get a little bit more space, because that one looks like they're sort of crowded. It goes from too much to too little. It looks like they're intruding DINA M. MORGAN, REPORTER
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it subject to working with the --

THE CHAIRMAN: I was about to get to
that.

MR. NEMECEK: Okay. I wasn't sure if
you were going to ask to get another set of
drawings, which wouldn't be until September.

THE CHAIRMAN: I think we could keep
going. So I'm going to make a motion to
approve this application, 17-02, with the front
elevation as shown on drawing A4A dated 11/15
but revised several times, subject to revisions
to the top cornice, alternates being drawn,
given to Planning Director to be circulated and
looked at by other members of the Board.

MR. IANNACITO: Right. We could also
add to that we could do a mock up and we'll
have the Planning Department come out and look
at the mock up before we do the entire cornice.

MR. NEMECEK: I like that idea a lot.

MR. IANNACITO: Let's just make sure
everyone's happy before we put the whole
cornice up there.

THE CHAIRMAN: Date on the drawing was
June 6th, 2017. So that motion.

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building inspector, Building Department, and we
worked out all the details for the roadway, you
know, what type of materials, plus the storm
water. We submitted a storm water protection
plan and a report for the drainage. I believe
it's been reviewed. So we've taken care of the
all the issues that were engineering items and
drainage.

So if you have any questions about
architectural, we have Mike Finelli here who
has provided the architectural design manual.

THE CHAIRMAN: Do you have any
comments on any of the sites at all? Is there
anything outstanding?

MR. CERMELE: Good evening, Joe
Cermele from Kellard Sessions.

As you know, we reviewed several
iterations of the plan. Since the applicant
was last before your Board, we had a staff
meeting, as Steve mentioned. We had a number
of details that we worked through with Highway,
such as lighting and street trees, a lot of the
infrastructure details, sewer water services,
the public main extensions, storm water.

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still have some technical details or some
comments rather, some of the finer points of
the construction details. We have some
questions on the storm water model that was
developed. We had some group discussion with
their office today, actually, but I don't think
any of it will rise to the level of something
that's -- it's all resolvable. I don't think
anything is really significant at this point.

We could certainly work through it with the
applicant. I don't expect any of it to have
any kind of significant impact at all, if any,
to the layout that you see before you with the
road and the geometry. It may just mean some
additional infiltrators or some modifications
to the collection system, but certainly
something that can be worked into the plan.

THE CHAIRMAN: Thank you. So do you
have any comments from up here, guys?

(No comments.)

THE CHAIRMAN: This is an open public
hearing; any comments from the public regarding
this?

(No comments.)

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THE CHAIRMAN: So now I'm going to close the public hearing. So I make a motion to close the public hearing on Application 16-13, 22 and 24 Water Street and 42 Stewart Place.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. NEMECEK: I notice one thing that has been submitted, and I think it was at the request of the Planning Department, is an architectural design manual which sort of gives us a sense of where the development is going.

MR. FINELLI: Yes.

MR. NEMECEK: Can you give us an overview of that?

MR. FINELLI: Sure. Good evening, Michael Finelli. I'm an architect. I prepared the architectural design manual, as you stated. The way it was explained to me, this was being requested in case the current owners were to sell off each lot separately and the next owner would come in and at least try to design a house similar to our original intent.

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I'll go forward and let you know that the owners are planning on building all four houses, and they actually retained me to do the design work. I've actually started the design work, but I didn't bring anything with me this evening because I wasn't sure how far this process was along yet and I didn't want to be presumptuous.

If you want, I'll just give you the quick highlights, I guess, for the design manual. The homes that we're proposing, they're going to be either colonials or modern Tudors we're calling them, which is basically the style of home that's going up in most of Eastchester right now. It's not a traditional Tudor in the sense that it's the true three cut stucco and the timbering and all of that. It's going to have more of a modern flare. So a little less on some of that detailing, just a little cleaner design, simpler as far as the overall forms of the house.

One of the intents of the design manual is to show that we do not plan on just creating a rectangular box. All of the forms

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and volumes that we plan on designing for the house are going to be designed, in my opinion, in such a way to actually bring the scale down, have it a little more pedestrian friendly.

Again, it is a cul-de-sac. There are three houses that are side by side and one as you come in on the left.

If you look at the design manual, I actually put some photographs in there just to show intent. I wasn't sure as far as presenting what exactly I was going to present tonight or how to present the information. I'm more than happy to hold up my photographs, I guess, for the public.

MR. PULASKI: That would be the purpose of it, yes. That's Phil's public.

That's Philip's public.

THE CHAIRMAN: The large viewing audience.

MR. NEMECEK: Our large viewing audience at home.

MR. PULASKI: They tune in.

MR. FINELLI: I'm happy to hear that.

MR. NEMECEK: The NBA draft is on

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today, so it's pretty stiff competition. I still think we're going to emerge, at least in the town of Eastchester, number one in the ratings. We always do.

MR. FINELLI: Right. From the diagrams that I put in the design manual, you're not necessarily looking at just a simple A-frame, you know, four squares. I do plan on having some turn gables, maybe some lower roof pitches. One of the big things that I'm going to try to do is incorporate the garages in such a way that it's more of a feature rather than something just slapped on to the house.

Typically, because they are a large piece of the facade, they tend to look just like two port holes kind of just sitting on the side somewhere. My intention is to try to do something more like the upper left-hand photograph, you know, have a gable sitting over it, and just having it tie more into the architecture than just being a garage.

That being said, most of our homes -- one of the photographs does not show a garage in the front. The reason is two of the homes

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1 actually have garages that are going to enter
2 from underneath and one of them specifically
3 from the side. So I did want to show that
4 there is intent, we're still layering gables
5 and layering the architecture across the front
6 even though the garage is going to be from the
7 side and bottom, and I plan on using that as a
8 second facade, second street facade. So when
9 you're looking at it, again, the garages will
10 have some kind of architectural element over it
11 to tie it together.

MR. NEMECEK: And the massing of each
12 of the homes is going to be --
13 MR. FINELLI: If you look at the
14 footprints, actually, that were prepared for
15 the site plan, you'll actually see that the
16 massing was something that I had created which
17 basically staggered and jogged a little more than
18 just your plain rectangular box. So the intent
19 again is to have something a little bit more
20 street friendly, pedestrian friendly is what
21 I'm calling it, just kind of building as you go
22 up the house and further away from it.
23
THE CHAIRMAN: Is there going to be an
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opportunity to put the garages on the sides?
2 MR. FINELLI: No, there's not because
3 the properties do not allow us. We actually
4 asked for side yards that are a little bit
5 larger than the R-5. Instead of 9, we actually
6 proposed 10 for the Zoning Board, and we got
7 approved for that. That being said, there
8 really isn't a way to get the driveways in on
9 the side and come in from the side. You would
10 need 30 feet I think at a minimum. 25 I think
11 is acceptable but it's just kind of tight.
12 There's just not a way to come in from the
13 side. So unfortunately, except for the first
14 lot right on the left-hand corner right off
15 Water Street, that one does have the ability
16 and the access to come directly in on the side
17 and I'm going to take advantage of that. That
18 street is also lower. So again, it's just a
19 more natural flow. Instead of having a hill
20 building up to the house, I think it's a nice
21 way to just kind of nice and easy go right into
22 the garage, you know, break down the facade a
23 little bit more, and just kind of layer it back
24 again as I was explaining earlier from the
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facade.
2 MR. NEMECEK: That being said, as far as the
3 materials, I've called out materials in here as
4 well. No vinyl siding. We're planning
5 HardiePlank, stucco, no more than two different
6 types of materials on a facade. You know,
7 we're going to use -- I plan on having double
8 hungs. I might throw some casement windows in
9 on the Tudors depending on how the design
10 starts to lay out. As far as the windows, it's
11 going to be pretty simple, a simple pallet.
12 I'm not proposing dormers on any of the houses
13 because of our height limitations. If there is
14 a dormer that's required, obviously I have to
15 come to you guys, as well as ARB, so I'll
16 explain it at that point, and we'll talk about
17 that a little further. If we do have any
18 shutters, I've also included photographs of
19 different shutter styles that I would feel
20 would probably be acceptable depending on the
21 style of the house. Also, I don't really like
22 the look of windows without grill patterns in
23 them of some kind, so I am going to again
24 propose one of these styles of grill patterns
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2 in the house, whether it's a six over six, a
3 three over one -- I'm sorry, six over one, but
4 there will be something there. We would prefer
5 SDL's as far as the windows go. Snap-in grills
6 I guess are acceptable as long as the look is
7 there. We'll talk about that I guess more
8 during ARB. Again, HardiePlank, 30 year
9 architectural roofs. We don't plan on doing
10 any concrete or blacktop on any of the
11 driveways and walkways. It will be bluestone
12 and pavers if we decide to go forward with it.
13 So definitely a step up. Better materials.
14 Not necessarily your lower end. Middle grade,
15 I would say. Not necessarily high end but
16 definitely middle of the road.
17 Unless there's any other questions, I
18 don't really have anything else as far as the
19 overview, but I'm happy to answer any
20 questions.
21 MR. NEMECEK: Our concern with this
22 type of -- you know, it's four homes and our
23 concern is that we don't want an architectural
24 miss mash. Hearing that you're going to be
25 designing all four is some comfort, but
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ultimately you'll have to go before the ARB and then us. So through that vetting process I expect we'll end up with a very nice product.

THE CHAIRMAN: As you can tell from the last application, we pay attention to all details, particularly the cornices.

MR. FINELLI: Well, I've been before you before, so I know you'll be fair.

THE CHAIRMAN: Thank you. Thank you for the presentation.

MR. FINELLI: Thank you very much.

THE CHAIRMAN: So I think there's only one thing we have to do. I think we're ready to vote on this?

MR. NEMECEK: Yes.

MR. PULASKI: Yes, we are.

THE CHAIRMAN: So I make a motion to approve Application 16-13, 22 and 24 Water Street and 42 Stewart Place.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. PULASKI: Do we have to add that the subdivision is subject to recommendations?

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approval of the town's consulting engineer and highway superintendent with regard to final storm management, utilities, and work within the town right-of-way, and that the design guidelines be deferred to the ARB?

THE CHAIRMAN: So that the approval of the application is subject to the text that Mr. Pulaski just mentioned.

MR. PULASKI: I'll second that.

THE CHAIRMAN: Second. All in favor.

(All aye.)

MR. NEMECEK: Did you get that?

You're going to pay the fee.

THE CHAIRMAN: I'm getting to that.

So then there's a fee --

MR. NEMECEK: Sorry.

THE CHAIRMAN: So we got Rob's text, and then the only other thing is there is a recreation fee. So should I make a motion to that?

MR. TUDISCO: I think, yes, you have to make a motion for it to be adjourned for the applicant to make an application for the town attorney to determine what the recreation fee

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As Adamo mentioned, we did witness the soil testing out there. There's suitable soils on the site. They tested four locations for both the front and rear yards of each of the homes. One thing that wasn't mentioned, and typical of their design, they were always somewhat conservative in that they don't take credit for the existing impervious surface. Right now there's an existing home, drive, patio, and their design assumes that none of that is there today. So their design mitigation for the storm water only accounts for -- accounts for all of the proposed improvements as if there was nothing there today. So their net increase that they're sizing it for is much larger than what, in reality, will be the case. There's about, I think, maybe 600 -- what did we say it went from?

MR. NEMECEK: 31 to 46. MR. CERMELE: 3100 square feet now to 46. Instead of sizing their mitigation system for that delta, they've designed it for the entire 4600 square feet. So you'll see when...

versus the 3100 square.

MR. NEMECEK: Okay.

MR. MAIORANO: We don't know if there is any storm drainage for the existing dwelling that was built back in the 1950's.

MR. PULASKI: But right now it's just the subdivision that's in front of us.

MR. MAIORANO: Exactly.

MR. PULASKI: I have a note here about asking Joe, are there any outstanding issues on this application?

THE CHAIRMAN: Has the report been prepared and submitted?

MR. MAIORANO: What's that?

THE CHAIRMAN: Has the report regarding the site been prepared?

MR. CERMELE: It went out there --

THE CHAIRMAN: Why don't you come up.

MR. CERMELE: As far as the subdivision itself goes, it's fairly straightforward. It meets all the bulk zoning criteria. The comments you have before you are probably more suitable for the final subdivision and/or site plan review.

THE CHAIRMAN: Okay. Thank you. I
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think that's everything. Thank you for your comments.

MR. NEMECEK: Thank you.

THE CHAIRMAN: We have to open a public hearing on this, so let me do that. So I make a motion to open the public hearing on Application 17-31, 76 Webster Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments? Please.

MR. CORREALE: Good evening. Paul Correale, 70 Webster Road.

I'm under the impression that there is going to be another Planning Board meeting after this one; would that be?

THE CHAIRMAN: Right now we are just talking about the subdivision that is taking the 10,000 square foot and dividing it into two different lots. If we approve that, they go and continue and design the buildings or design the houses, do site plan, do all of that, and then come back with those applications, either together or separately, in which case they will

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come in front of us. After they go to go Architectural Review Board, then they come back to us with those final designs, as well as any site CULTEC's or any of the water management systems for the sites.

MR. CORREALE: The other question I have, the existing house that's there, could that be torn down prior to the next meeting?

THE CHAIRMAN: I don't have any idea.

MR. NEMECEK: Jay? Yes, I think so.

MR. CORREALE: So it could come down.

Okay. Would I have notice of the demolition about to take place?

MR. KING: He wouldn't be notified.

MR. CORREALE: But I will be notified of the next Planning Board meeting?

THE CHAIRMAN: Yes. Right. So he has to do the 200 foot radius thing. Yes, you would be told that there's a public hearing on this.

MR. NEMECEK: And you would hear about the ARB meeting too. The Architectural Review Board meeting is focused principally on aesthetics and landscaping and alike. Our

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concern is sort of how it fits into the overall town plan and to generally address concerns of the neighborhood, of the town, parking, traffic, storm water management, a whole host of different issues.

MR. CORREALE: And that would all be at the next meeting?

MR. PULASKI: Not necessarily. It depends on whether they are ready to come before us at the next meeting. We're about to go into a summer recess. Aside from all of the things that are said, the town maintains a website and the calendars are on that website. Usually we meet like the third week in the month, but that sometimes changes. Depending on whether the applicant has a design and wants to move forward depends on whether or not he's on a schedule for the next meeting. So I would suggest you check that.

THE CHAIRMAN: So what exactly can we help you with?

MR. CORREALE: I had e-mailed Margaret. I got most of the answers to my questions, so I'm satisfied.

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to -- the Building and Planning Department has its own link on the town of Eastchester website that you can look at agendas for Architectural Review Board and Planning Board meetings. I don't think there are any zoning issues here. I think everything is compliant with zoning. You should also be receiving notice of any -- and I'm sure you will -- you should have several methods of keeping yourself apprised of what's going on, but right now what we're voting for is to subdivide the property. Once that's subdivided, it really gets the ball rolling for what's ultimately going -- what the owner ultimately envisions, which is building two homes where there is currently one. So what would happen next is the demolition, and then the architect would design and present that design to the ARB first and then to us at the Planning Board, and you would have opportunity to comment at both hearings. They both have open -- they both have public hearings. So I would just stay in touch.

Mr. Correale: All right. I appreciate that. Thank you. Good evening.

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The Chairman: Have a nice evening.

Any other comments from the public?

No comments.

The Chairman: No. So then I make a motion to close the public hearing on the same application, 17-31, 76 Webster Road.

Mr. Nemecek: Second.

The Chairman: All in favor.

All aye.

Mr. Pulaski: We have to adopt a Negative Declaration?

The Chairman: Yes.

Mr. Tudisco: I believe on this application also there has to be an application to give the applicant the opportunity to make an application to the Town Attorney for assessing fees.

The Chairman: Right. I'm going to do the same thing I did on the other one.

Mr. Pulaski: We'll get to you.

The Chairman: Between the four of us, we'll get this done. Between all of us, somehow we'll get through this without Margaret. It's five. I'm sorry.

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1 side of the existing residence; the
2 construction of a one story addition at the
3 rear, which is highlighted here in red; and the
4 construction of a new entry portico at the
5 front. Here is a rendering of the proposed
6 front facade.

7 On the proposed materials, the wall
8 surfaces will be a vinyl siding to match
9 existing. The stone veneer at the portico is
10 existing and will remain. The roof surfaces
11 will be asphalt shingles in a slate finish.
12 The windows will be vinyl clad in a white
13 finish. The trim will be vinyl to match
14 existing in a white finish. The columns will
15 be painted AZEK in a white finish. The gutters
16 and leaders will be aluminum in a white finish.
17 The front entrance door will be fiberglass in
18 white finish, and the overhead door will also
19 be fiberglass in a white finish. I have
20 samples of all the materials which I can
21 present.

The application was presented to the
23 Architectural Review Board on June 1st, and it
24 was approved with a couple of recommendations.

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1 with a decorative scroll, so it takes up a
2 little more room than just a small fixture.
3 The third recommendation was to show
4 light fixtures on the elevation, and we did
5 show the two fixtures at the front door and the
6 one fixture over the garage.

7 That's basically it. Thank you. I'm
8 happy to answer any questions you have.
9
10 MR. NEMECEK: Is there any change
11 being made at all to the right portion of
12 the --
13
14 MR. IANNACITO: This is exactly
15 existing. The dormer here right now is a
16 little further over, but because we're putting
17 in a new portico, we are sliding the dormer
18 over a bit to actually align with the bay
19 window, which is also a new bay window to match
20 the existing.

21 MR. NEMECEK: I see that.
22
23 MR. IANNACITO: Then this will be a
24 new mudroom entrance. So you can enter here
25 and get either into the garage or walk into the
26 family room/kitchen area without going through
27 the front door.

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1 On the rendering that we submitted at
2 the Architectural Review Board, the stone
3 veneer that was shown on the porch was
4 different than the existing. So the Board had
5 mentioned whether we were going to change that
6 to match what was on the rendering, and we did
7 say we weren't going to do, we were going to
8 try to keep the existing because it was
9 recently put on and it wasn't really in the
10 budget to try to change all the veneer. So we
11 had the rendering revised to show the existing
12 stone and the existing condition.

The second recommendation was to take
15 a look at the portion above the garage and
16 whether or not it needed a roof or a wall
17 trellis. Just in the conversations with the
18 Board and also with my client, we decided we
19 don't really want to have anything over the
20 garage door. We would like to have the extra
21 height at the end of the building just to
22 anchor the building, because everything else is
23 pretty low on the building on the cape, and we
24 also wanted to add a light fixture in a
25 location. So we are proposing a light fixture

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2 MR. IANNACITO: It's set back.
3 THE CHAIRMAN: You could see that line
4 there.
5 MR. IANNACITO: So if we look at the
6 floor plan, this portion of the building is set
7 back. So the roof is actually lower.
8 THE CHAIRMAN: That's what you see in
9 the roof.
10 MR. IANNACITO: So the ridge --
11 because it's not as deep as the rest of the
12 house, the ridge actually is shorter here. So
13 you actually do see a little bit of the side,
14 which is here.
15 THE CHAIRMAN: I got it. You could
16 see it in the picture.
17 MR. IANNACITO: If the rendering had
18 been taken on the other side, you would see a
19 little more siding on that side. That's an
20 existing condition. We're not proposing to
21 change anything there.
22 MR. NEMECEK: I see despite increasing
23 the square footage of the house by like a
24 thousand square feet, you're only increasing
25 the impervious surface by about 250 square
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2 feet, which is good. There's an existing
3 garage there; right?
4 MR. IANNACITO: Yes, there's an
5 existing garage, and it's currently paved in
6 between the house and the garage, there's also
7 the driveway. The paved area here on the side
8 we're going to get rid off. We will be adding
9 a dry well at the rear of the property to pick
10 up the increased impervious surface.
11 MR. NEMECEK: It looks like a terrific
12 renovation and one that's going to give the
13 homeowner quite a bit more bang for their buck.
14 They're going to have a lot bigger house, a lot
15 better looking house, and I always like when we
16 keep the increase in impervious surfaces to a
17 minimum.
18 MR. IANNACITO: To a minimum, yes. We
19 try. Some people like pavers.
20 MR. NEMECEK: We haven't had -- knock
21 on wood -- we had that run where we had so many
22 heavy, heavy storms within a short period of
23 time, and it really has been a number of years
24 since we've had that, thankfully. So people
25 aren't quite as concerned.
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2 MR. IANNACITO: More people are adding
3 dry wells with additions, so they're kind of
4 keeping it on their property. People who have
5 water problems still tend to have them, but
6 they have pumps that help out these days too.
7 THE CHAIRMAN: Let me just do the
8 public hearing on this. I make a motion to
9 open the public hearing on Application 17-23,
10 30 Stebbins Avenue.
11 MR. NEMECEK: Second.
12 THE CHAIRMAN: All in favor.
13 (All aye.)
14 (No comments.)
15 THE CHAIRMAN: I make a motion to
16 close the public hearing on Application 17-23,
17 30 Stebbins Avenue.
18 MR. PULASKI: Second.
19 THE CHAIRMAN: All in favor.
20 (All aye.)
21 THE CHAIRMAN: Where are Margaret's
22 cheat notes? I know she had something here.
23 MR. PULASKI: No, that was the other
24 development.
25 THE CHAIRMAN: So then I make a motion
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2 to approve Application 17-23, 30 Stebbins
3 Avenue.
4 MR. PULASKI: Second.
5 THE CHAIRMAN: All in favor.
6 (All aye.)
7 THE CHAIRMAN: Thank you.
8 MR. IANNACITO: Thank you.
9 MR. NEMECEK: I think we've gotten rid
10 of John Iannacito.
11 MR. IANNACITO: No, I have one more.
12 MR. NEMECEK: I knew that, John.
13 THE CHAIRMAN: Next and last
14 application before the summer break is 17-24,
15 132 Lake Shore Drive North.
16 MR. IANNACITO: Good evening, again.
17 John Iannacito, architect. I'm representing
18 Mr. and Mrs. Lugo evening, and I have Carmen
19 Lugo with me tonight.
20 We are proposing a one story garage
21 addition at the existing single family
22 residence located at 132 Lake Shore Drive
23 North. A permit for an addition at the front
24 and the rear of this residence was issued about
25 six weeks ago. The approved addition at the
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1. front represented a change of less than
2. 30 percent, so we didn't need Architectural
3. Review Board or Planning Board approval for
4. that application.
5. During the course of construction, it
6. was discovered that the foundations for the
7. existing garage that was there was not adequate
8. and the footings weren't deep enough, so a
9. decision was made to remove the garage and
10. reconstruct. So that's what we're here for
11. this evening, because when we add the new
12. garage plus the previous addition, it's more
13. than 30 percent of a change on the front
14. facade.

15. MR. PULASKI: You tried to get past
16. seeing us --
17. MR. IANNUCITO: I tried.
18. MR. PULASKI: But you have all these
19. applications that bring you back.
20. MR. IANNUCITO: Here is a rendering of
21. the proposed garage along with the previously
22. approved front portico and two story addition
23. which ran right through the building. So the
24. concept here was basically to have this tall

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1. tower divide the old and new, and the new
2. portion of the house would be a more
3. contemporary look, and then here is the new one
4. story a garage. We will at some point be
5. proposing a second story addition over the one
6. story garage, and it's not part of this
7. application tonight because that addition will
8. require an area variance. So it would have to
9. go in front of the Zoning Board before we could
10. move on with that part of the building. But I
11. did provide a rendering showing that second
12. story addition and what the building would
13. ultimately look like if approved by the Zoning
14. Board.
15. This is basically what was approved
16. previously, the one story garage and then the
17. second story addition over the garage.
18. MR. NEMECK: That second story, the
19. color would match up with the color on the left
20. side but that's just shaded on the left side?
21. MR. IANNUCITO: I'm sorry, say that
22. again.
23. MR. NEMECK: The color scheme would
24. presumably match up, right, with the opposite

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THE CHAIRMAN: Right, what you showed us there.

MR. IANNACITO: Basically when we started looking at this with the one story, the tower is a taller element, and just to make sense of that taller element today and having the second story addition die into that space, it's going to bring the scale back down.

THE CHAIRMAN: Right. So the garage doors are those actual garage doors that we see?

MR. IANNACITO: Yes. They're going to be garage doors with aluminum frame and glass panels.

THE CHAIRMAN: How do you access the garage; it looks like there's -- you go around the side?

MR. IANNACITO: This is the existing front entrance door. These three columns here represent the three new columns for the covered entrance. So there would be a door here that leads to a mudroom or you could come into the house through the main entrance. This is a mudroom with a staircase that will take you up.

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to the second floor or you could go directly into the garage or back into the house through the kitchen. This is the addition that was previously approved which did not require the approval from the Planning Board or the Architectural Review Board. This space back here is going to be a spa area with an endless pool, a spa, a sauna, massage rooms, and a gym overlooking the pool in the backyard and a continuation of the wraparound deck at the back.

MR. NEMECEK: I can assure you that come before us, Mr. Bonanno would have approved the massage area and the sauna and probably the gym and bath as well. Endless pool, I'm not so sure.

THE CHAIRMAN: The garage doors we're looking at are on the right-hand side; right?

MR. IANNACITO: Right here, yes. So the street is on this end here. So if we look back at the -- here's a key plan. So this is the existing house with the addition right here and on the hatched piece here is the garage. So if we go back to the survey, this is the

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garage here. It doesn't have a very large street frontage on this property, but it's a very deep lot. This is the pool.

MR. NEMECEK: So, John, you're going to take down the existing garage?

MR. IANNACITO: The existing garage has already been --

MR. NEMECEK: It's already gone, okay.

MR. IANNACITO: Once we found out the foundation was no good, we just got rid of it so that we could access the back. Construction on the back has already started. The foundation is already done there. If we do get approval on this, we'll just continue with the foundation work and then on to the framing.

MR. NEMECEK: I really like what you've done with the house, because I think it's a tremendous improvement aesthetically.

MR. IANNACITO: We did present this to the Architectural Review Board on June 1st. They had one minor comment. They wanted us to look at the trim detail at the windows within the stone. On the previous rendering, the detail was shown incorrectly where the trim was

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on top of the stone. So we revised the rendering to show the trim set back from the stone. It's a very small detail.

MR. NEMECEK: It's recessed.

MR. IANNACITO: It's hard to see, but the stone will be in front of the trim, which is the typical way you would do it.

THE CHAIRMAN: So once we approve this, you can begin construction of the one story --

MR. IANNACITO: One story garage.

THE CHAIRMAN: Only as far as -- you really can't even do all this white on the top, right, because you're going to come back later?

MR. IANNACITO: We can do this. This rendering here. Everything here.

THE CHAIRMAN: Right, but to go and continue the second story, you have to start --

MR. IANNACITO: First we have to go in front of the Zoning Board, get a variance, and then we would have to go in front of Architectural Review Board, and then come back to you guys.

THE CHAIRMAN: So finish it, then come

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back later.

MR. IANNACITO: The construction is really just getting geared up here. We're thinking we'll get all of this done hopefully by September, and then the only framing that will be left is the portion above the garage, which can be done without major equipment because everything will be regraded, and then we could just frame above, and we'll have the staircase already in this area here. The plumbing is actually in this area. So this space won't have any plumbing. It will just be a multi purpose room, some offices, and maybe a bedroom up there. We'll be able to frame that without too much disturbance to the rest of the property. If by chance we don't get a variance, then our alternate will be to put a green roof on that flat area. We are going to do a green roof behind the garage, second story of the garage any way, but if we don't get the front portion, we'll just extend it right up to the front. We have designed the roof to accept the loads for the dirt and the plantings and the pavers.

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THE CHAIRMAN: Sounds very nice. Let me just quickly do the public hearing on this, John. So I make a motion to open the public hearing on Application 17-24, 132 Lake Shore Drive North.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I make a motion to close the public hearing on 17-24, 132 Lake Shore Drive North.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Let's just keep going. I make a motion to approve Application 17-24, 132 Lake Shore Drive North.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Very nice job. Thank you.

MR. IANNACITO: Thank you. Have a great summer.

DINA M. MORGAN, REPORTER

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 14th day of July, 2017.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER