EASTCHESTER PLANNING BOARD - 6/27/19

TOWN CLERK: Good evening. This is the Town of Eastchester Planning Board meeting of June 27, 2019. If everyone would rise for the Pledge of Allegiance.

(The Pledge of Allegiance was said.)

TOWN CLERK: I'm going to take attendance. Mr. Phil Nemecek.

MR. NEMECEK: Present.

TOWN CLERK: Jim Bonanno is present.

BILL WEST.

MR. WEST: Present.

TOWN CLERK: Mark Cunningham.

MR. CUNNINGHAM: Present.

TOWN CLERK: Mr. Robert Pulaski could not be here tonight. I'm just going to quickly run through the applications so everyone knows.

The first one is going to be 249 Main Street, the next is 51 Orchard Street, followed by the Applestone Meat Company at 735 White Plains Road, 24 Shady Lane follows that, and finally 118 Swannoy Boulevard.

We're going to start with the first.

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to the quick for the members of the board here, 
are there any substantial revisions that you 
made between April and now?

MR. AGOVINO: The only thing is that
we made the handicapped spot compliant. Jay 
said it wasn't complaint, so we made it 
compliant, and that's about it. We did the 
street-scape that you required.

MS. UHLE: As Mr. Agovino said, since 
this is the public hearing, even though the 
board heard some of this, it was at the end of 
a very long meeting and this is a way to 
introduce it to the public as well.

MR. NEMECEK: I fully understand. I'm 
just trying, for my own edification, what's 
different, if anything? Is there anything 
significantly different? It does look a lot 
like the preliminary plan, which is fine.

MR. AGOVINO: This is all we pretty 
much added to the plan that you had seen. This 
is the firehouse here. This is one of the 
neighboring houses. There are large buildings 
as you continue down the street and also to the 

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MR. NEMECEK: New Street?
MR. AGOVINO: New Street is actually 
directly behind it.

MR. NEMECEK: But I think the 
apartments, the New Street apartments that are 
just to the north.

MR. AGOVINO: The ones to the north, 
it's actually both. It's a pass through. It's 
on New Street and Main Street. It's a fairly 
large building, over a hundred units there.

MR. NEMECEK: We have, I believe, the 
Elide House, age restricted 55 and over housing 
is just opening up now, I think.

MS. UHLE: They were issued a CO in 
May, so they've been leasing the apartments as 
we speak.

MR. NEMECEK: It's significant only 
insofar as the timing is significant, to me at 
least, insofar as there are quite a number of 
units there that aren't fully occupied yet. So 
I would think that there's going to be more 
traffic, foot traffic, vehicular traffic and 
aliens, once that building becomes fully 
occupied.

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MR. AGOVINO: This is just an opinion, 
but I think a home like that they're not going 
to have cars. I think it's just going to be 
visitors.

MR. NEMECEK: Are you saying when 
you're 55, you're going to give up your car?

MR. AGOVINO: I think some go there to 
retire. Sorry.

MR. NEMECEK: I think 55 is the 
minimum. I think we were told that the more 
typical age is --

MS. UHLE: It's going to be 
significantly older, yes. That said, I'm all 
for people who are capable of driving, driving 
as long as they can.

THE CHAIRMAN: You have other 
consultants that are prepared at this meeting?

MR. AGOVINO: I do. We did a traffic 
study.

MS. UHLE: I was going to say, maybe 
before we move on, actually could you go back 
to the site plan a little bit, unless your 
traffic engineer is going to discuss this, I 
know it looks self-evident, the entrance, the 

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access where people park, you had said it was 
enclosed parking, I don't think it's 
technically enclosed. Also, we were talking 
about the elevations, maybe talk a little bit 
about the proposed materials as well.

MR. AGOVINO: Sure. So we have a one 
way driveway coming in. This is the closed in.

We have a parking spot here. We have the other 
parking spots here. Then we have, I guess, the 
covered parking spots. They're going to be on 
all three sides of the building besides the 
front. We have some vegetation all around the 
project in the front and sides. We tried to 
put as much as possible.

MS. UHLE: Actually, while you're on 
that sheet, there are three area variances that 
are required. Actually, this section of the 
zoning law, unfortunately, is not very 
specific, but it does talk about requiring 
perimeter landscaping around all parking areas. 
So if you see the areas on the north and south 
side where there's no landscaping, they're not 
proposing anything there because they want to 
meet the backup aisle width. So it does not 

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meet the perimeter landscaping requirements.

Then there's a requirement that you
have a certain amount of landscaping for the
interior of the parking lot, and they don't
meet that. That actually talks about
off-street parking, and this is a little bit of
a judgment call because they do have parking
under the building, but it's still I think
surface parking, it's not within an enclosed
garage. So they're not meeting the interior
landscaping requirements.

The third one is, you're required to
have a space to deal with snow removal. I
think they have other alternatives for dealing
with snow, but I just wanted to point out on
the site plan the variances that would be
required.

Anyway, go ahead.

THE CHAIRMAN: The materials.

MR. AGOVINO: I'm proposing brick and
Hardie Board finish on the building. This is
what I want to do Hardie Board. I want to do
some kind of color variations.

MR. CUNNINGHAM: This is a cast in
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place concrete structure?

MR. AGOVINO: No.

MR. CUNNINGHAM: What is the
structure? In the plan, you have the symbol
for concrete.

MR. AGOVINO: I guess what you would
call the lobby and the parking area, we're
going to do poured concrete. The second,
third, and fourth floor, I'm looking to do
frame construction.

MR. CUNNINGHAM: Like cage metal
framing, like that?

MR. AGOVINO: Wood framing.

MR. CUNNINGHAM: Wood framing?

MR. AGOVINO: Yes.

MR. CUNNINGHAM: Decks and walls?

MR. AGOVINO: Yes. So the common area
is probably going to be out of masonry, which
will be the hallways, the stairs. The
apartments, the floors would be constructed out
of wood material.

MR. CUNNINGHAM: Engineered lumber?

MR. AGOVINO: Yes, like TJI.

MR. CUNNINGHAM: The core of the
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building is concrete or block?

MR. AGOVINO: Yes. We're proposing
wrought iron railings for the balconies, you
know, Juliette, they're just going to be
screwed on, and we're going to have some
protruding out I believe. Let me give you the
correct information. So only the front units
have walkout balconies. So facing the front of
the structure, you would be able to walk out on
it. The other balconies would be Juliette
balconies. We're just going to screw the
railing to the structure.

THE CHAIRMAN: Can you go back to the
side elevations?

MR. AGOVINO: Sure.

THE CHAIRMAN: So there's lights.

Those are indicated as lights?

MR. AGOVINO: Yes.

THE CHAIRMAN: They go all the way
around?

MR. AGOVINO: Yes.

THE CHAIRMAN: That's the only lights
at the ground floor, those mounted on the
building; correct?

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What color are the
balconies? It matches the top at the parapet?
The balconies, the color shown there looks sort
of greenish from here and the same thing at the
parapet at the top of the building; they match?

MR. AGOVINO: I did a color printing,
the architect did.

THE CHAIRMAN: What color is it?

MR. AGOVINO: Right now I'm not sure
the color that we want to pick. I do want to
do -- by changing the colors in the drawing, I
do want to do different colors in those spots.
That's why we indicated -- on your plan, it's
black and white, it's a little lighter and a
little darker. I wanted it to really pop out
to show you guys the different color scheme.
It's not going to actually be green.

THE CHAIRMAN: When you come back,
we'll have a better idea of that?

MR. AGOVINO: Yes.

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13 MR. CUNNINGHAM: So it's basically 
3 brick veneer on those columns and EIFS product? 
4 MR. AGOVINO: Hardie and brick. 
5 MR. CUNNINGHAM: Oh, HardiePlank? 
6 MR. AGOVINO: Yes. 
7 THE CHAIRMAN: But what's the tan? 
8 The big field of everything, what's that? 
9 MR. AGOVINO: This is supposed to be a 
10 trim material and this is going to be Hardie. 
11 THE CHAIRMAN: That's Hardie also. 
12 Gotcha. I understand. 
13 MR. AGOVINO: Probably going to be use 
14 like a Boral trim. I don't know if you guys 
15 ever -- I didn't bring a sample with me. Boral 
16 is made from fire ash. It's a composite 
17 material that lasts forever. You have a 
18 hundred year warranty. It's great. It's like 
19 AZEK. It doesn't expand and contract. It's a 
20 better material. 
21 MS. UHLE: Just remember, once you 
22 complete the SEQUA review process, then it 
23 would -- if it gets variances -- it goes to the 
24 ARB, and then it comes back to you. 
25 THE CHAIRMAN: This will be developed 

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2 more at that time? 
3 MS. UHLE: Yes. 
4 THE CHAIRMAN: I'm okay with that. If 
5 you want to move to your consultants. Could we 
6 hear from the traffic consultant so he can 
7 explain the circulation? 
8 MR. HOLT: Good evening. Carlito Holt 
9 with Provident Design Engineering, project 
10 manager for the project. 
11 We prepared a traffic and parking 
12 analysis dated May 6th for the project. The 
13 key findings in that with respect to traffic is 
14 during any of the peak hours, either the peak 
15 AM, peak PM, or peak Saturday roadway hour, the 
16 proposed project isn't going to generate more 
17 than seven total trips in and out, which is a 
18 very nominal amount when you consider a use as 
19 a traffic generator. You're talking about one 
20 trip in and out every 10 minutes, and that's 
21 during the peak hours. During the rest of the 
22 day, it would be even lower. 
23 With respect to parking, the parking 
24 that's being provided, the off street parking 
25 that is being provided is fully compliant with 

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2 the town code. However, we also checked the 
3 parking generation rates published by the 
4 Institute of Transportation Engineers, and that 
5 indicates that the proposed use would actually 
6 not need more than 20 parking spaces. So it's 
7 even less than what the town code requires. As 
8 far as off-street parking goes, it's fully 
9 complaint. But also from an industry standard 
10 standpoint, it's got more than adequate parking 
11 to meet the peak parking demand. 
12 THE CHAIRMAN: Where is visitor 
13 parking? Visitor parking would have to be 
14 street parking or are there spots? 
15 MR. HOLT: I mean, that would be an 
16 operational issue. Typically, with these types 
17 of facilities, you would have one unit or one 
18 space per unit, and then I think residents 
19 would be able to purchase an additional space 
20 with the unit. 
21 THE CHAIRMAN: So how many parking 
22 spaces are there? 
23 MR. HOLT: 26 total. 
24 THE CHAIRMAN: And there's 21 units? 
25 MR. HOLT: 15 units. 

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2 THE CHAIRMAN: Okay. 
3 MS. UHLE: Actually, the zoning law 
4 anticipates the required parking for the site 
5 as a whole, which would include visitor parking 
6 too. 
7 THE CHAIRMAN: Okay. I imagine, as 
8 you said, all 26 could be offered up to rent by 
9 the tenants, right, because nothing is 
10 designated as visitor? All visitors could end 
11 up parking on the street by the end of the day; 
12 right? 
13 MS. UHLE: You could require that some 
14 be designated as visitor. 
15 THE CHAIRMAN: We'll discuss that. 
16 MS. UHLE: Again, the zoning law 
17 requires a certain amount for multifamily 
18 buildings, but that's not saying that a certain 
19 amount has to be designated for each unit. 
20 It's anticipating total. 
21 MR. HOLT: I would say both the code 
22 and the Institute of Transportation Engineers 
23 considers visitor parking in the number, and, 
24 like I said, the ITE rates are saying 20 spaces 
25 would be needed during the peak parking demand. 

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which would be a mix of residents and visitors.
2
MR. NEMECIK: Do you know whether each
3 unit is going to have a or come with a parking
4 space, or are parking spaces for lease, for
5 example?
6
7 MR. AGOVINO: As of right now, I'm not
going to designate any spots. But if it
9 becomes an issue going forward, you know, I can
10 designate spots for each apartment if need be.
11 There's a lot of spots here. I don't think
12 that -- based off of the engineers -- I don't
13 you think there is going to be an issue. If I
14 see an issue, we would handle it.
15
THE CHAIRMAN: So that's the traffic
16 study.
17
As far as circulation, who studies
18 that? Circulation, turning, parking, backing,
19 all of that, that's your site engineering?
20 MR. AGOVINO: Architect.
21
MR. HOLT: We give a general review as
22 part of our traffic study on the circulation,
23 and I think, you know, the circulation is
24 adequate for how it lays out with the one way
25 circulation around. These spaces have plenty

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the traffic study. We'll get him on board. I
2 think we have representatives from the Fire
3 Department here right now this evening. One of
4 the representatives from the Fire Department
5 has looked at the plans in a preliminary
6 fashion just to get an understanding of it, as
7 has the Police Department and Highway
8 Department. We will probably have a full staff
9 meeting along with the applicant to look at
10 some things. So that again will be prior to
11 the September meeting.
12
THE CHAIRMAN: So I think we're done
13 with the traffic for now. Thank you. Any
14 other consultants that you brought along?
15
MR. AGOVINO: I do have my engineer
16 here.
18
THE CHAIRMAN: Civil or --
19
MR. AGOVINO: Yes, civil.
20
THE CHAIRMAN: Sure.
21
MR. STEIN: Yes, good evening, Michael
22 Stein, President of Hudson Engineering.
23 About two months ago when we were
24 here, I also presented going through the storm
25 water management that we had submitted.

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of space to pull in and back out of the space,
3 as well as the terrace parking. It has the
4 same access. Obviously, these spaces are
5 accessed from the exterior of the building. So
6 I would say from a circulation standpoint, it's
7 a pretty clean site, especially with the one
8 way circulation.
9
THE CHAIRMAN: You're saying the
10 architect is responsible for turning radiuses
11 and pulling in and out of the space? I'm
12 sorry, were you able to hear me?
13
MR. AGOVINO: It's a requirement by
14 the Eastchester code, the backup space.
15
THE CHAIRMAN: That's been studied?
16
MR. AGOVINO: Yes.
17
THE CHAIRMAN: Not by this gentleman?
18
MR. CUNNINGHAM: Emergency vehicles?
19
MR. AGOVINO: My architect didn't
20
design that.
21
MS. UHLE: With regard to a couple of
22 things, the town will retain a traffic
23 engineer. We use John Collins Engineer --
24 well, it's not John Collins anymore -- Maser
25 Engineering, and usually Phil Greeley to review

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Basically we performed percolation testing and
3 deep hole testing at various points throughout
4 the site. Just based upon the setback to the
5 building, the setback to the property lines, we
6 felt it would be appropriate to put any
7 infiltration along the sides of the building.
8 Based upon the percolation rates we observed at
9 the rear of the building, that really was the
10 ideal place for it.
11
Based upon the depth, we adjusted the
12 type of system based upon the clearances to the
13 ledge rock that we encountered. So it's
14 actually a very shallow system. It's about a 6
15 inch high system, that's why it's so spread
16 out. We didn't have a lot of volume to store,
17 so by adding more area for infiltration, it
18 improved the capacity of the system. So we're
19 fully infiltrating all the runoff coming from
20 the roof, from the driveway, from all the
21 impervious areas from the site.
22
My understanding is, it's in the
23 process of being reviewed by Kellard Sessions.
24
THE CHAIRMAN: We trust that will be
25 reviewed and that it's designed adequately.

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Perfect. Thank you.

MS. UHLE: They also submitted an analysis of the number of school children that will be potentially generated, so I think the planner is here as well.

THE CHAIRMAN: Oh, really?

MS. UHLE: Yes.

MR. SMITH: Good evening, Mr. Chairman, members of the Board. For the record, David Smith, Principal of Planning & Development Advisors.

We've submitted a report at the request of the Planning Director, that would evaluate the potential for school age children. The basis for the analysis is -- it's an industry standard evaluation based on the Rutger's University Listokin and Burchell modeling, and it's based on a survey of the number of multifamily developments based on unit type, whether it's ownership or rental, based on the number of units in the building, and then also based on the rental rates or the purchase rate of a particular unit. Our evaluation, which is included in the report.

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they evaluate the number of public school age kids from those projects. In both cases, those numbers, accurate survey numbers, are less than what is projected in the Listokin and Burchell. So that's why we feel that the evaluation that we prepared is conservative in nature.

THE CHAIRMAN: Is the number of school children anticipated for rental units a function of the size of the units being rented, as in one bedroom, two bedroom, three bedroom?

MR. SMITH: Yes.

THE CHAIRMAN: Is the mix of the two that you referenced similar to this? I would imagine if you have a lot of three bedroom units, you're going to have more children. If you have only singles, you're not going to have children.

MR. SMITH: Correct. Right.

Typically, you'll have less children with a one bedroom.

THE CHAIRMAN: My question is, is the mix on those the same as here as far as the proportion of --

MR. SMITH: In the other communities?

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estimates that on the conservative side you'll probably have two public school age children as a result of the proposed project, given that most of the units are one bedroom units. These types of units typically don't -- if you have a family, as you all know, if you have small kids, it's fine, but then once they start to get of school age, you typically have a family that wants to move out, find a single family home, and most times the rental rate is comparable, to some extent, with a mortgage.

So families are typically looking to move to a different type of residence. The information in the report is supported in part on my experience in part in two different communities. I know they're completely different from an economic and socioeconomic standpoint. One is in the Village of Port Chester where we had more than 200 units surveyed by the school district, and they generated very few school age children, public school age children. The other is in the City of White Plains which monitors the multifamily developments in that community, and

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THE CHAIRMAN: Yes. You're bringing up the other units as an example of this, I'm not quite sure how comparable the mix is.

MR. SMITH: In White Plains, they take the aggregate of all. That includes studios and ones and twos. In Port Chester it was the same thing, studios, ones and twos.

THE CHAIRMAN: Studios, ones and twos, and that's what we have here?

MR. SMITH: Yes.

MR. NEMECEK: Is there a reason that you used Port Chester and White Plains; was that just the data that you had available?

Were there other towns maybe more similar to Eastchester for which data was available of this sort?

MR. SMITH: The reason was, I had active projects in both of those communities, and both of those communities had the same concern, you know, how many school age kids. So we had to do an evaluation. We could rely on or contact the Eastchester School District to find out from new developments what they're generating. I know with the project in

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Tuckahoe across from the train station, the new
one --
MR. NEMECEK: The one down at
Crestwood?
MR. SMITH: Crestwood, yes. The same
issues were raised as part of that project, and
they had to do an evaluation of school age kids
coming from different multifamily developments.
I know that that information was available. I
didn't access it, but I could certainly request
it.
MR. NEMECEK: If you could do that as
this process goes on. Hopefully corroborate
your estimates here.
MR. SMITH: I'm pretty sure that it
will, yes. We could do.
THE CHAIRMAN: Isn't there also a
multifamily on -- we've done a couple; right?
There's one on Maple and there's one on --
MS. UHLE: We have a 10 unit on Maple
Street and --
THE CHAIRMAN: One on --
MS. UHLE: There is one on Brook
Street. You actually throughout the years had

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a couple of studies and analyses done. I think
were done by John Meyer Consulting, who
probably did the one for the Crestwood
building. I think we even had them do a
similar analysis even for the senior housing
ones, knowing that those were for senior
housing but kind of comparing. So I think that
information is probably available.
MR. SMITH: So if we may coordinate
with Margaret and her office.
MR. NEMECEK: I think it's called the
Avenue at Crestwood.
MS. UHLE: I don't remember.
MR. NEMECEK: I think that's the name
of it. It's the one down by the Crestwood
Train Station.
MS. UHLE: You just want to try to get
some more local data.
MR. NEMECEK: Yes. As long as the
data doesn't complete skew much higher. If it
did, I would kind of want to know why. It
seems to make sense. The criteria that you
applied was a sort of a mix. I know you said
it's mostly single bedroom units, but it's nine

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and six, so it does have six two bedroom units
as well. Also, the fact that it's a rental,
the price point, those are all things that
factor in it, but it makes sense. The more
data we have, I guess the more comfort that we
have that the information -- that your
estimates are likely to fall right in the range
of what actually happens.
MR. SMITH: Okay. Understood.
MS. UHLE: I think sometimes people
get confused that it's school age children. So
you may have zero to four year olds in there.
MR. NEMECEK: Correct. People may
want to move out at a certain point.
MR. SMITH: That's why we clarified
that it's public school age.
MR. NEMECEK: Exactly. That's good.
THE CHAIRMAN: Okay. Thank you.
MR. SMITH: Thank you.
THE CHAIRMAN: I just wrote a couple
of notes down. Although you're going to be
back a lot of times, I'm not trying to make you
forget them by the time you're back. If you
could just ask your architect on the next pass

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he does, to put in the unit mix on the plans
somewhere so we could count it. And then the
renderings that you brought up, I'm sure he's
going to embellish them as he goes along with
cleaner and nicer renderings. Right now it
certainly suffices.
MS. UHLE: I'm sorry, what was your
comment with regard to the renderings?
THE CHAIRMAN: Just that he shows a
little more clearly that there's HardiePlank.
MS. UHLE: Okay. A little more
detail. Okay.
THE CHAIRMAN: We expect that he'll do
that. For now it certainly served the purpose.
Thank you.
This is a public hearing. Let me just
see if there are any comments from the public
and then we'll continue. It's open already;
right?
MR. NEMECEK: No.
THE CHAIRMAN: It's not open?
MS. UHLE: No, it's not.
MR. NEMECEK: It was just a
preliminary hearing last time.

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THE CHAIRMAN: So then I make a motion to open the public hearing on Application 19-02, 249 Main Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Now, comments from the public.

MR. TWEEN: Good evening, Mr. Chairman, Board members. My name is Brian Tween, I'm the Eastchester Fire District Fire Chief.

We received a letter in the mail saying that there was a public meeting tonight. A few of the Commissioners had a few concerns, and they wanted me to just let the Planning Board be aware of them.

One of them is a concern of when the new building is under construction and they're doing utility work in the street, that at least one lane on Main Street would be maintained open because that's our main access route to Tuckahoe and Bronxville and the south end of Eastchester like the Chester Heights area, so we would like to have a lot of access to the people that live in this area.

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between a volunteer and career and they've always been there. I don't know when they were put there, but they've been there for a very long time.

Also, the height of the building, I assume four stories is going to be more than 30 feet, so the Fire Inspector, as Margaret said, he did review preliminary plans awhile back, so they either need to put in an aerial fire apparatus access road, which I believe has to be 26 feet wide to give us access for our ladders to be able to reach the roof of the building, or they have to remove the wires, either bury them or put them on the other side of the street. I realize that goes through the plans and my Fire Inspector will, you know, comment more on that as we have meetings, and I'm sure Margaret has spoken to them. That was our concern as well, that the wires that go in front of the building will block our ladders to be able to access the new building, whether to make a rescue to a window or to access the roof for fire.

So those are my three comments. Thank you.

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that they wouldn't close the street and make us go a circuitous way to respond. It doesn't just affect the Fire Department, EVAC's headquarters is right next to us. So it would affect fire and ambulance response time.

Also, in front of the proposed building, there are currently three Fire Department visitor parking spaces un-metered.

There's a sign that says, Fire Department parking only. Our employees park in our driveway. We have a treasurer, a secretary, and sometimes myself in the three spots in front of fire headquarters on our property in the driveway, but there are spots for visitors who come to do business, either the public or, you know, vendors use those spots, and they're literally right in front. Where their driveway ends, they're just to the south of where their driveway curb cut is. So with them having all in and an out, are we going to lose all three spots, are we going to lose one spot? If we could keep as many spots as possible so visitors would be able to use those. I've been with the Fire Department for over 30 years.

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indicated that the fire vehicles would not be
coming on site, that they would be stationed on
Main Street. He also did mention to us and we
mentioned to the applicant, that the overhead
wires would be an issue and that those would
need to be relocated or put underground.

THE CHAIRMAN: I understand the wires.
I'm just saying, your department has made the
evaluation that they could fight fires from the
street and don't need access within the parking
lot?

MR. TWEEN: Yes.

MR. NEMECEK: You mentioned at the
very beginning, that you had spoken to the
commissions; who are you talking about there?

MR. TWEEN: So the Eastchester Fire
District is overseen by a board of fire
commissioners. Chairman Stewart Rabin and
Commissioner Tom Roche are in the audience
tonight. It's a board of five fire
commissioners. They had a meeting about a week
or 10 days ago, and we had just received a
letter that day that there was going to be a
public hearing, so at that point at their

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applications where we will say we would like
the Fire Department to review and address their
concerns. Having them here to address them and
discuss with the Board actually is helpful.

MR. NEMECEK: I have no problem at all
with your getting up. I'm just wondering, if
we close the public hearing, couldn't we also
call the Fire Department if we had an issue
that came up; right?

MS. UHLE: Well, technically, whether
it's the Fire Department or not, once you close
the public hearing, you're not permitted to get
additional information. You would keep the
public hearing open until you have information
from everyone. There is a little bit different
circumstances here because not only is the Fire
Department giving their view on the fire access
issues, they're immediately adjacent.

As in a side, one thing that you may
not have noticed in your package that is just
something of note, is that --

MR. NEMECEK: The historical nature of
the building?

MS. UHLE: As part of the SEQRA

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process under certain circumstances you contact
SHPO, the State Historic Preservation Office,
and they said the site was not of any
particular interest but actually the fire
station itself is a historic building and has
historic interest.

MR. NEMECEK: It was described as
being potentially protected because it embodies
the distinctive characteristics of a time
period or method of construction, etcetera.

MS. UHLE: They're only protected if
you asked to be listed, but it is interesting
it has a historic character.

MR. TUDISCO: I guess the short answer
to your question is, both, an official capacity
and as a neighbor.

MR. NEMECEK: Okay. Good.

THE CHAIRMAN: So where are the Fire
Department spots; can you just point them out?

MR. TWEEN: Yes. There's a telephone
pole just past where their curb cut for their
current driveway starts, and so I believe
there's a sign on that, and then to the next
driveway there's another telephone pole.
MR. CUNNINGHAM: It's across the front of the property.

MR. Tween: Yes, it's pretty much directly the whole front of the property.

MR. CUNNINGHAM: Of their property.

MR. Tween: Yes, from driveway to driveway. The Fire Inspector would deal with the wire issue, you know, that's his purview, building codes and things like that. I just wanted to express our concerns with utility work, keeping the road open, and the parking spots.

THE CHAIRMAN: I guess the question is, are the spots between the curb cuts or are they -- actually, they extend beyond the curb cuts?

MR. AGOVINO: So existing right now there are two driveways into the structure, and we are leaving the two driveways and two curb cuts. We're not changing any of that. So everything will stay existing, they'll keep the spots. So we are keeping the conforming driveways that are there now.

MR. NEMECEK: Was there anything that

MR. AGOVINO: No. We knew all this. MR. NEMECEK: Okay. I just want to make sure that we haven't reached the point of no return yet.

MR. CUNNINGHAM: There's a sprinkler system in this building. When you come off the street, the parking lot is on, really, the ground floor on the street level, you have to come up these stairs into the building to get to the sprinkler room? There's a fire command center in it?

MR. AGOVINO: Yes, I believe so. It's in the boiler room downstairs.

THE CHAIRMAN: Isn't it supposed to be in the lobby?

MR. CUNNINGHAM: I see there's a sprinkler room.

MR. AGOVINO: The control panel has to be in the lobby. I believe by New York State code you have to have the control panel --

MR. CUNNINGHAM: You have to be able to see it when you come in.

MR. AGOVINO: That would be just the backflow devices and where the water gets pumped up.

THE CHAIRMAN: I imagine that's all going to be addressed by the architect when he finishes the plans. We're not going to opine on what needs to be done here, although I think you're right. So that was the only question.

The other question which the Chief brought up, which is a concern to all of us, is during construction there is no impact on the operations of the firehouse. So however this is being staged, however this is being loaded, I think there's no chance that ever that street is closed. It has to be done without that.

That sort of goes without saying. That will be a condition.

MR. AGOVINO: We're not allowed to close the road unless we get a permit. If we do, we would have to ask permission. We wouldn't just close the road.

MR. TUDISCO: The Fire Department is a unique building in the sense that there are

Chief Tween said that is sort of a deal breaker for you, that you can't work around, you can't work with the Fire Department?

MR. AGOVINO: No. We knew all this.

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<td>1  when we continue this process.</td>
<td>2  information about the school children</td>
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<tr>
<td>3  Any other comments from the public?</td>
<td>3  generation, etcetera. They need to complete</td>
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<tr>
<td>4  (No comments.)</td>
<td>4  the SEQRA process before they can refer you to</td>
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<td>5  THE CHAIRMAN: So we're going to leave</td>
<td>5  the Zoning Board. I think you've been very</td>
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<tr>
<td>6  the public hearing open. We just have to do</td>
<td>6  good about providing a very thorough</td>
</tr>
<tr>
<td>7  that one little comment; is that right?</td>
<td>7  presentation, so they may be in that position</td>
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<td>8  MS. UHLE: Yes.</td>
<td>8  in September. It really depends on the --</td>
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<td>9  THE CHAIRMAN: As part of the SEQRA</td>
<td>9  we're also going to meet with the Fire, Police,</td>
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<td>8  process, we're going to make a motion that</td>
<td>10  Highway, again, who have looked at this in a</td>
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<td>11  we're going to be the lead agency. I'm going</td>
<td>11  preliminary fashion and have not expressed any</td>
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<td>12  to read the motion, we're going to vote on it,</td>
<td>12  grave concerns, but you need to tie up some of</td>
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<td>13  and that makes us lead agency, and then we're</td>
<td>13  those loose ends before it can be referred.</td>
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<tr>
<td>14  done until September.</td>
<td>14  MR. NEMECEK: So I think what you</td>
</tr>
<tr>
<td>15  MS. UHLE: Actually what you're doing</td>
<td>15  meant to say was, I'm so happy I'm going to be</td>
</tr>
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<td>16  is you're declaring your intent to be lead</td>
<td>16  coming back to the Planning Board.</td>
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<tr>
<td>17  agency. That's circulated to the other</td>
<td>17  THE CHAIRMAN: You're going to be back</td>
</tr>
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<td>18  involved agencies. The other involved agencies</td>
<td>18  here a few times, so get used to us. You're</td>
</tr>
<tr>
<td>19  are the agencies that have an approval</td>
<td>19  going to go to Zoning and then you're coming</td>
</tr>
<tr>
<td>20  authority. Right now that's the Zoning Board</td>
<td>20  back.</td>
</tr>
<tr>
<td>21  and the Health Department. So then in</td>
<td>21  MR. AGOVINO: I thought I was going to</td>
</tr>
<tr>
<td>22  September if you don't hear from those</td>
<td>22  Zoning.</td>
</tr>
<tr>
<td>23  agencies, which I doubt that you will, then</td>
<td>23  THE CHAIRMAN: Immediately, no.</td>
</tr>
<tr>
<td>24  you'll declare yourself lead agency, and then</td>
<td>24  MS. UHLE: You're getting there.</td>
</tr>
<tr>
<td>25  you'll be in a position to make a determination</td>
<td>25  MR. STEIN: I just have one quick</td>
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<td>1  of significance.</td>
<td>2  question as far as Kellard's review. We'll be</td>
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<td>2  THE CHAIRMAN: Got that? I make a</td>
<td>3  able to interact back and forth so it's not</td>
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<td>4  motion that the Planning Board declare its</td>
<td>4  just one review that we have to wait until</td>
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<td>5  intent to be a lead agency for the</td>
<td>5  September on?</td>
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<tr>
<td>6  environmental review of the proposed action,</td>
<td>6  MS. UHLE: Absolutely. Continue your</td>
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<td>7  which has been classified as an unlisted</td>
<td>7  review. I did mention to the Board and I</td>
</tr>
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<td>8  action, and forward a Notice of Intent to all</td>
<td>8  mentioned to the applicant, that actually at</td>
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<td>9  other involved agencies in accordance with the</td>
<td>9  around 4:30 this afternoon I did receive a memo</td>
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<td>10  SEQRA regulations.</td>
<td>10  from our engineering consultant, but I didn't</td>
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<td>11  MR. NEMECEK: Second.</td>
<td>11  want to confuse everybody and I hadn't had a</td>
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<td>12  THE CHAIRMAN: All in favor.</td>
<td>12  chance to review it. Once I review it, which</td>
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<tr>
<td>13  (All aye.)</td>
<td>13  hopefully will be tomorrow, I'll circulate it</td>
</tr>
<tr>
<td>14  THE CHAIRMAN: I think you're good to</td>
<td>14  to everyone, and then, yes, you could continue</td>
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<td>15  go, and we'll see you back here in September.</td>
<td>15  to work with them. Same thing with the traffic</td>
</tr>
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<td>16  MR. AGOVINO: Back to this Board?</td>
<td>16  engineers, I don't think it's that complicated</td>
</tr>
<tr>
<td>17  MS. UHLE: Yes, you're coming back to</td>
<td>17  of an analysis, so we'll get Phil Greeley on</td>
</tr>
<tr>
<td>18  this Board because they have to finish the</td>
<td>18  board and you're welcome to coordinate directly</td>
</tr>
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<td>19  SEQRA process.</td>
<td>19  with each other. Ideally, you would like to</td>
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<td>20  In the meantime, between now and September, our engineering consultant will have</td>
<td>20  get here in September saying, not a problem</td>
</tr>
<tr>
<td>21  completed his review of the storm water</td>
<td>21  with anything.</td>
</tr>
<tr>
<td>22  management plan, our traffic engineer will</td>
<td>22  MR. STEIN: That's exactly what I was</td>
</tr>
<tr>
<td>23  complete his review of the traffic analysis,</td>
<td>23  hoping.</td>
</tr>
<tr>
<td>24  Dave Smith will provide some additional</td>
<td>24  MR. NEMECEK: There's not going to be</td>
</tr>
<tr>
<td>25</td>
<td>25  a lot of wasted time between now and then.</td>
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MR. STEIN: I appreciate it.

MR. NEMECHEK: Have a great summer.

THE CHAIRMAN: Thank you, Mr. Agovino.

Have a nice summer.

The next application is 19-04, 51 Orchard Street.

MR. SCHLOMANN: Good evening.

THE CHAIRMAN: Good evening.

MR. SCHLOMANN: Sid Schломann, architect, on behalf of the owners of 51 Orchard Street. This application before you is for a residential addition of an existing house at 51 Orchard Street.

Here are photos of the house. It's a one family residence on a lot, a long rectangular lot. We're in an R-6 district. It's a 15,000 square foot lot, so it's oversized for its zoning district. The proposed orientation of the addition takes advantage of the lengthy lot toward the rear. There's an existing detached one car garage that is non-compliant. It's very close to the property line. We will be removing that entirely. We will be adding to the existing DINA M. MORGAN, REPORTER

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residence with an addition and adding a two car garage detached in the rear of the house that will be fully zoning compliant. We would be extending the existing pavement, which ends here now, toward the rear to create the two car garage, and then blend the two story addition to the existing one family house.

This is an aerial view of the residence and the lot. You could see there's ample natural screening already on either side of the properties. This is the rear lot here. This is a little blurry, but you could see the detached garage there. So basically the extension would be towards the rear of the lot here. Some other residences on the street just in terms of scale.

This is a proposed rendering of the addition. So the front facade would stay the same, and the addition would be this middle portion here extending, raising the roof line, and extending to the rear addition in the back.

This is a view from the rear with the two car garage detached with a 12 foot driveway in the center, requirement for principal DINA M. MORGAN, REPORTER

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structure to the detached garage, and then the addition here, the transition period, transition structure, and the existing two story home in the front. So you could see how aesthetically we've carried the materials across matching to have a cohesive -- we've taken a lot of input from the Architectural Review Board and have included it in our design, including some of the white scalloped siding here and some of the windows and doors, they had some strong opinion on.

In terms of the site itself, the extension of the pavement would maintain a 3 foot buffer to the property line, which is a town requirement. We also picked up on the rain or the storm water, all the added square footage has been an accounted for with our engineer. We had done soil testing, percolation rates, deep testing, and we designed a storm water retention system in the backyard that would capturing all the additional impervious surface.

In terms of floor plan, this is the existing first floor here, this is the middle DINA M. MORGAN, REPORTER

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portion that would be extended slightly, and this would be a two story addition plus a basement in the rear, which would be a great room and upstairs would be three bedrooms. So the existing house has bedrooms in the front here, and then we would be adding a few bedrooms in the rear.

We feel in terms of appropriateness for the neighborhood, there are a few houses in the neighborhood of varying scale and bulk, and we feel that we maintained the front facade in a quaint way and our bulk goes towards the rear. Some of the houses on the street are varying sizes, some are a lot bigger. Theirs is a multifamily complex in the rear. Let me put up a little bit of the street-scape or photos. The neighborhood and street is a blend of houses. This is in the rear yard. There's a multifamily complex there and you could see varying scales of other houses on the street.

THE CHAIRMAN: Since we love talking about materials, that's all going to be HardiePlank?

MR. SCHLOMANN: It's not. Existing is DINA M. MORGAN, REPORTER
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1. Vinyl, and we're matching it with the same
2. exact vinyl siding. I have samples here. The
3. roofing is a charcoal asphalt shingle and we're
4. matching that. The white scallops. We're
5. matching the materials so it stays cohesive
6. from front to back.
7. THE CHAIRMAN: The storm water
8. management has been prepared by --
10. He's here as well.
11. THE CHAIRMAN: He is here. He stuck
12. around.
13. MR. NEMECEK: I have a question for
14. you. This is a very sizable addition. The
15. addition will be significantly larger than the
16. existing structure. I think the existing
17. structure, the gross square footage is 1483 and
18. you're adding almost 1900 square feet to that.
19. You're taking out some small portion of the
20. existing and replacing it. I know one of the
21. concerns that the Architectural Review Board
22. had, and I think one of the reasons that you
23. had to come back, was that it does have
24. something of the appearance of adding a second

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1. MR. SCHLOMANN: Would you like the
2. engineer?
3. MR. STEIN: Good evening, again.
5. So we started off again by the first
6. thing is doing our field testing. We had
7. locations where percolation in the back was
8. really fantastic, 11 inches over 11 inches per
9. hour for our percolation rates. So we're
10. directing all the new impervious surface back
11. to the new infiltration system. We have seven
12. CULTECs going in that fully infiltrate all the
13. runoff from the proposed impervious surfaces.
14. I believe we even designed up to the hundred
15. year storm. With the fantastic percolation
16. rate, we just took advantage of it.
17. THE CHAIRMAN: You seem very happy.
18. MR. STEIN: Always.
19. THE CHAIRMAN: As opposed to other
20. places where it's not and it's much more
22. Are there any other comments about

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1. that, that we have to review?
2. MS. UHLE: No. This is also being
3. reviewed by Kellard Sessions. Unlike a couple
4. of the prior applications, I don't think
5. there's any concern about, you know, issues.
6. So it's just a matter of the engineers
7. coordinating to wrap up the loose ends.
8. MR. NEMECEK: So your far enough along
9. that you're confident that if we were to
10. approve it with the condition that all the
11. loose ends be tied up --
12. MS. UHLE: Yes. In all honesty, if
13. it's a condition and the loose ends weren't
14. tied up, they don't get an approval, but, yes.
15. MR. NEMECEK: Of course. Absolutely.
16. But it's not so substantial that we wouldn't be
17. at that phase?
18. MS. UHLE: That's correct.
19. THE CHAIRMAN: We're not changing any
20. landscaping as far as what's there, we're just
21. adding?
22. MR. SCHLOMANN: Nothing major. These
23. here are actually all existing. We're
24. continuing the boxwoods along the perimeter of

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the house. The side landscaping won't be disturbed during any excavation. Everything will kind of stay. So just really perimeter beautification around the lower portion of the house.

THE CHAIRMAN: And we've made our favorite comment about the location of the condensers; air conditioning condensers, where they are?

MR. SCHLOMANN: There were no comments about that.

THE CHAIRMAN: Are they shown on the site plan?

MR. SCHLOMANN: I don't know if they're shown. I don't think they're on the site plan.

THE CHAIRMAN: Are they new or existing?

MR. SCHLOMANN: Both -- actually, there is no existing central air. No. It would all be new central air conditioning.

THE CHAIRMAN: I don't see them.

MR. CUNNINGHAM: Are there new services coming into this house for electric or gas?

MR. SCHLOMANN: No. It's all the existing services; sewer, water, electric.

MS. UHLE: One thing with this plan, even though they're not showing the location, because it's such an oversized lot -- technically those units are allowed to be within 5 feet of the property line. They sort of have lots of potential locations for those that would not be disruptive to the neighbors and that would meet zoning requirements.

THE CHAIRMAN: Okay. That being said, we'll go with that.

This is a public hearing, so let's just see if there are any comments from the public, and then we'll come back to you. So I make a motion to open the public hearing on Application 19-04, 51 Orchard Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments? Please.

MR. PARISI: Good evening. My name is Paul Parisi, I live at 55 Orchard Street, which

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is the property just east of this property.

This plan has been before the Architectural Review Board, and it was noted there, as this body has just noted, that what you're looking at is not an addition to an existing one family house, you're seeing an additional house being tried to be constructed on this property. They mitigated it. There was just a small little bit of a breezeway between the two houses. Now they've enhanced that, made it a little larger. In actuality, what you're looking at is another house being built on the property. This is for two families. You're going to have grandparents living in the existing house, and you're going to have the family, the daughter living in the house to the rear.

Look at these plans very carefully, please, because what's being shown is -- this is a one family zone, you're going to have a two story house being put up here, even though they tried to mitigate it by using a breezeway.

I don't know what type of utilities are going in there yet. There was some

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construction in the street. Maybe they're enhancing the water, etcetera. But looking at these plans, you could see they mitigated the breezeway, enlarged it a little bit, but you have a second house being built on this property. So please take a very close look at this and don't foist this upon the neighborhood. Thank you.

MS. UHLE: Just see if there are any other comments.

THE CHAIRMAN: Any other comments from the public?

MR. ALBANO: My name is Richard Albano, I'm at 47 Orchard Street, right next door. They dug up the street once with Con Ed. and put in a second gas meter. The original heat is oil heat that Mimi had. I don't know what they're up to yet, but something smells very fishy. That's all I have to say.

THE CHAIRMAN: Thank you.

MR. NEMECEK: Thank you.

THE CHAIRMAN: Any more comments from the public? Please.

MS. SKIPPER: Hi. My name is Katie

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Skipper. What he's referring to is we just converted from oil to gas. We went through the town for the permit to remove the oil and they're putting in a gas line. There's not two meters. There might be two right now, but Con Ed is coming to remove the old one and it's just going to be gas, no, oil. The tank removal we did through the town and with the Fire Department. Thank you.

THE CHAIRMAN: Thank you.

MR. NEMECZEK: Thank you.

MR. SCHLOMANN: Can I just add to some of the comments?

I think one of the reasons the family chose this site is because of its size and its ability to comply and hold an addition of that size. Some of lots in the area are smaller or half the size or even less. So they chose this to properly, fully zoning compliant put the addition that they really wanted and to have minimal impact on the neighborhood. Both neighbors, street, visually, environmentally the impact is minimal because of that. It's fully code compliant. It is a one family

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THE CHAIRMAN: As the gentleman said, Margaret, there's are no variances required for any of this?

MS. UHLE: That's correct.

THE CHAIRMAN: Could you pull back up the view from the street, the street elevation?

MR. SCHLOMANN: Yes. The photo or the rendering?

THE CHAIRMAN: The rendering first.

That's fine.

MR. SCHLOMANN: This is the front elevation here.

MR. CUNNINGHAM: The drawing says that there's a 12 foot setback between the house structure and the --

MR. SCHLOMANN: Detached garage.

MR. CUNNINGHAM: In the rendering it looks like it's --

MR. SCHLOMANN: It's just the perspective. It would be right in here.

MR. CUNNINGHAM: That is going to be maintained?

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MR. SCHLOMANN: The minimum requirement I think is 10 feet, and we're doing 12 feet for a little bit better maneuvering area. One of the other reasons, also, that we feel the garage placement works well, right now the one car garage is drive in and then you have to back out onto the street. It's kind of a busy street. People use it as a cut through as well. So by doing this layout, you're able to pull into the garage, and we've given a little bit of a backup -- you pull into the garage and you have a little bit of backup turning radius and then pull out. So nobody is backing out onto the street. So we feel we've alleviated a safety concern as well.

THE CHAIRMAN: Where is the gentleman, 47 Orchard; it's further down?

MR. SCHLOMANN: It's to the right. So if we look at the aerial view, it's this house here whose property ends -- I'm sorry, this is 51. Oh, you're here? Okay. 47 is there.

THE CHAIRMAN: That's 47. What's the lot size?

MR. SCHLOMANN: It's almost

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15,000 square feet where 6,000 is required in the zone.

THE CHAIRMAN: So what's the dimensions of the lot?

MR. SCHLOMANN: It is 75 across by almost 200 deep. 75 across. So the neighbor to the west is here where the greatest buffer is here.

THE CHAIRMAN: Is there anything we could do to mitigate the -- put landscaping or something against the property line?

MS. UHLE: I mean, you have a house that complies with the zoning requirements, so I'm not sure what you're mitigating. If you felt there was something to mitigate, you could mitigate it. It sounds like the concern is --

THE CHAIRMAN: The size.

MS. UHLE: Well, the size complies with zoning. I think the concern, it sounds to me, is the implication that it's actually a two family house, not a one family house.

Multi-generations are permitted to live together in a home. I understand the concerns of the neighbors because we expressed that at

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the ARB as well, but I just want to make clear,
you can have multi-generations living in a
home.

My understanding is that the reason
that the -- what many people do is tear down
and significantly modify the existing
residence. They wanted to keep the scale and
integrity of the existing residence so from the
street-scape the image kind of remains the
same.

I also think -- you could correct me
if I'm wrong -- it's sort of a modular addition
at the back?

MR. SCHLOMANN: Correct.

MS. UHLE: So for cost effectiveness
and that kind of thing, it's unusual to the
extent that they didn't decide to just blow out
the existing house, but I also think because
it's an older, historic house, there are lower
ceiling heights and things like that, that
would have been harder for them to expand.

It is on an oversized lot. The house
does clearly meet all setback requirements, and
it's within the permitted size with regard to

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the ARB for a couple of meetings until it
reached a point that the ARB finds it perfectly
acceptable, and they have pretty good judgment
on the aesthetics.

With that said, and with Margaret's
points about this being completely compliant
with our code, I don't have any further
reservations.

THE CHAIRMAN: Gentlemen?

(No comments.)

MS. UHLE: If you do approve it, it
would be a condition with regard to the storm
water management plan.

THE CHAIRMAN: So then we make a
motion to approve the application, 19-04, 51
Orchard.

MR. NEMECEK: Subject to --
THE CHAIRMAN: Subject to the
conditions of the storm water as approved by
our engineer.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

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MR. SCHLOMANN: Thank you.

THE CHAIRMAN: Next application is
19-20, Applestone Meat, 735.

MS. ASCHER: Hi there. My name is
Gail Ascher, and I represent John Cotugno
Architects. We've been here -- we're back to
the Planning Board. We were here last
September, October, and January regarding
Applestone Meat Company. The tenant was able
to -- the future tenant was able to rent the
adjacent space. GNC moved out. So that's why
we're. We've expanded. We haven't really
expanded the program but we've expanded the
space, so we had to rework the facade. In
terms of the Planning Board, I think that's the
main thing that we're here for.

MR. TUDISCO: Bring the microphone
with you, please.

MS. ASCHER: Sure. Yes. I don't have
the plan that was submitted. This was one from
the initial, so I colored in red to show it.

This was the initial space. In the middle was
the former dentist's office. This is the GNC
space. This is White Plains Road. This is the

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1  Trader Joe's parking lot. Just to show you,
2  we're expanding into here. We're adding about
3  906 square feet, essentially doubling in size.
4  So that's the view from Route 22, and
5  this is the view from the back. Let me see if
6  there's a better view.
7  MR. NEMECEK: So you would have two of
8  the three storefronts there.
9  MS. ASCHER: Yes. I don't think we're
10  going to get the nail salon, but you never
11  know.
12  So we submitted also plans and
13  elevations to show the space. This is the new
14  space. We're moving into another retail space,
15  GNC was retail, there's no change of use. The
16  only change in program is we're separating the
17  employee activities and moving it over. So
18  we're actually allowing this space -- in
19  entirety it was their whole operation, now it's
20  going to be just for customers and vending
21  machine operations. So all the employees come
22  in here. They haven't expanded the program at
23  all, except the fact that they're going to have
24  more vending machines in here.
25
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1  you only for the facade improvements. The
2  operations are interesting, but it's really
3  just here for the facade improvements.
4  MR. NEMECEK: It's grilling season.
5  Come on, Margaret, throw us a bone.
6  MS. ASCHER: So what we are able to do
7  is unify the facade. It will be much nicer
8  than what's here now. That's one thing.
9  They're proposing to use a standing
10  seam metal roofing material on the sides, so
11  it's not actually projecting in terms of
12  drainage. It's cleaning it up. It will be a
13  nice gray color. This will be a white sign on
14  the dark background. So I actually have
15  pictures. This is what they used, so it's sort
16  of similar that.
17  MR. NEMECEK: Can we get that in front
18  of the camera so we can show our very
19  substantial viewing audience at home.
20  THE CHAIRMAN: Let Gary zoom in on
21  that.
22  MR. NEMECEK: Put it right there. Put
23  it on the table.
24  THE CHAIRMAN: There you go.
25
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1  MR. WEST: More meat prep there? I
2  mean, what is the additional space for?
3  MS. ASCHER: To be more comfortable,
4  have more vending machines.
5  MS. UHLE: And more office space.
6  MS. ASCHER: And more office space.
7  They're not adding employees. Not initially,
8  for sure, anyway. Actually, I think they're
9  freeing up parking spaces because GNC was a
10  real full retail operation during the day. I
11  think in terms of planning, I think it's
12  actually improving the situation. So I guess
13  we could talk about the facade.
14  MR. NEMECEK: Yes.
15  MR. CUNNINGHAM: There is a cellar in
16  both units; right?
17  MS. ASCHER: Yes.
18  MR. CUNNINGHAM: You were able to
19  bring --
20  MS. ASCHER: They'll still store stuff
21  down there.
22  MR. CUNNINGHAM: That's going to stay
23  the same.
24  MS. UHLE: Technically, this is before
25
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1  MS. UHLE: Thank you, Gary.
2  MR. NEMECEK: Good work, Gary.
3  THE CHAIRMAN: So you're saying it's
4  going to be similar to that?
5  MS. ASCHER: Yes. Actually, it's the
6  same. The pet store next door has something
7  similar, which is kind of where they're taking
8  this from. There's has a little projection but
9  they have a similar standing seam, so it would
10  tie into that.
11  MR. NEMECEK: Probably not a good idea
12  that I mention pet store and meat store in the
13  same --
14  THE CHAIRMAN: I think we get it. So
15  that's the change.
16  MS. ASCHER: In the back, we're going
17  to keep this locked. This is the employee
18  entrances. One zone for entry. The same as
19  for both sides, one in the back and front.
20  THE CHAIRMAN: Looking at the floor
21  plans, there will be -- oh, I see, there would
22  be two entrances as opposed to what we had
23  before?
24  MS. ASCHER: Two more entrances, but
25
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1 they're just for employees. They'll have lock
2 and key. That's what they told me.
3
4 THE CHAIRMAN: So the public just uses
5 the two that were there in the initial
6 application?
7 MS. ASCHER: Yes.
8
9 THE CHAIRMAN: So let's see if there
10 are comments from the public on the facade.
11 I make a motion to open the public
12 hearing on Application 19-20, Applestone Meat
13 Company, 735 White Plains Road.
14
15 MR. NEMECEK: Second.
16
17 THE CHAIRMAN: All in favor.
18 (All aye.)
19
20 THE CHAIRMAN: John, you good? So
21 I'll close the public hearing. So I make a
22 motion to close the public hearing on this
23 application, Applestone Meat, 735 White Plains
24 Road.
25
26 MR. NEMECEK: Second.
27
28 THE CHAIRMAN: All in favor.
29 (All aye.)
30
31 THE CHAIRMAN: Best of luck. I think
32 it's good. So all of the conditions --
33
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MS. ASCHER: The ARB was actually very
positive. They really liked it, the materials.
THE CHAIRMAN: If they're happy, we're
happy. Just in general.
Subject to the terms of the conditions
of the previous approval, I make a motion to
approve this application also, 735 White Plains
Road, Applestone Meat Company.

MR. NEMECEK: Second.

THE CHAIRMAN: Thank you. Good job.
MR. NEMECEK: Have a good summer.

THE CHAIRMAN: Have a nice summer. Do
you have any idea when they're going to be
coming up here? Do you know of any plans of
when they're going to start work here?

MS. ASCHER: When they plan to start

work?

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1 THE CHAIRMAN: Yes.
2 MS. ASCHER: We have to do
3 construction drawings, so I guess that would be
4 the next step, submit for building permit.
5 THE CHAIRMAN: So fall?
6 MS. ASCHER: I would think so. I
7 would think fall.
8 THE CHAIRMAN: Every time I pass by, I
9 would expect to see them.
10 MS. ASCHER: I would think a couple of
11 months realistically.
12 THE CHAIRMAN: This gives them more
13 visibility on the road too. Great. Thank you.
14
15 The next Application 19-18, 24 Shady
16 Lane.
17
18 MR. NEMECEK: Again, batting cleanup,
19 John Iannacito.
20
21 MR. IANNACITO: Okay. Good evening.
22 My name is John Iannacito, I'm an architect,
23 and I'm representing Mr. and Mrs. Leone, the
24 owners of the subject property. We are
25 proposing an addition an alterations to the
26 existing single family residence located at 24
27 Shady Lane. The proposed scope of work will

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1 include a two story addition at the side of the
2 existing residence, which is highlighted here
3 on the site plan.
4
5 Just quickly go through the floor
6 plans. On the lower floor, the addition will
7 include an expansion of the existing garage.
8 So we go from a one car garage to a two car
9 garage. On the second floor, the upper floor,
10 the addition will include a new bedroom and
11 reconfiguration of the other two bedrooms in
12 that space.
13
14 Here is the front elevation, existing
15 and proposed. Here is the existing front
16 elevation with the single garage and the
17 proposed with the expanded addition and two car
18 garage. The right side pretty much stays the
19 same, it's just the addition towards the rear
20 here. On the rear, it's just expansion of the
21 existing facade over to the side.
22
23 Here's a rendering of the exterior
24 showing the materials. All the new materials
25 will match existing. Wall surfaces will be
26 stucco to match existing. The windows will be

vinyl clad to match existing. The shutters are

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composite in a black finish. The overhead door will be fiberglass in a white finish. The roof shingles will be asphalt in a charcoal finish to match exist.
The project was presented to the ARB on June 6th, and they had a couple of comments. One was to show the air conditioning units on the site plan. We did that. They're located right here at the side right next to the new addition. The second was to extend the depth of the eaves and the rake boards, so I showed those on the elevations. We'll have a 12 inch overhang on the eaves and a 6 inch extension on the rake boards. The eaves here and the rake boards will be extended. Fourth comment was to add flower boxes at the three new windows at the front here, so we showed that. The fourth was to show lighting on the exterior, which was one light here at the front door and two lights on either side of the overhead door.
That's it. Thank you for your time.

MR. NEMECK: Let's see if there are any members of the public hearing first.

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of moot. So I make a motion to open the public hearing on this application, 19-18, 24 Shady Lane.

MR. NEMECK: Second. THE CHAIRMAN: All in favor. (All aye.)

THE CHAIRMAN: Close the public hearing on the same application, 24 Shady Lane. MR. NEMECK: Second. THE CHAIRMAN: All in favor. (All aye.)

THE CHAIRMAN: Very nice job, as always.

MR. NEMECK: It looks like it will be a nice addition.

THE CHAIRMAN: Best of luck to them. I make a motion to approve this application, 19-18, 24 Shady Lane.

MR. NEMECK: Second. THE CHAIRMAN: All in favor. (All aye.)

THE CHAIRMAN: Now on to the last one, 118 Siwanoy Boulevard, Application 19-11.

MR. IANNACITO: Good evening, again.

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This is a very similar application. My name is John Iannacto, I'm an architect, and I'm representing Mr. and Mrs. Yaghoubi, the owners of the subject property. So we're proposing an addition and alterations to the existing single family residence.

I'll come up to the drawings. The proposed scope of work will include removal of a one story garage, and then the addition of a two story addition at the side of the existing residence. The proposed addition required a side yard variance from the Zoning Board, and it was granted on May 14th. The proposed side yard is 4 feet and required is 8 feet, a deficiency of 4 feet or 50 percent.

Just go through the plans. Again, on the lowest floor, the addition will include an expansion of the garage. So it will be slightly smaller than an actual two car garage, almost like a one and a half. We were restricted by the side yard setback, so we really couldn't make it any bigger. At the rear of the addition, there will be a new laundry room and an exercise room. On the
second floor, the addition will consist of a
new master suite, so a bedroom, two closets,
and a master bathroom.
Here's the front elevation. Here's
the addition on the side. Overhead door at the
lower end, then a roof to match the right side,
and then the upper portion will be set back a
little bit further. Here is the side elevation
showing the two story addition. At the rear,
two story addition here and at the rear here.
Here is a rendering of the front
facade. Again, all the materials here will
also match existing. The wall surfaces will be
a brick with a whitewash finish to match
existing. The roof shingles will be asphalt in
a charcoal finish. The shutters are composite
to match existing in a hunter green finish.
The overhead door will be fiberglass in a
hunter green finish. The windows are vinyl
clad in a dark bronze finish to match existing.
The trim boards at the roof will be white in an
AZEK finish.

This was also presented to the
Architectural Review Board on June 6th, and

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they had two comments. The first was to show
the air conditioning units on the site plan.
So those are shown here at the side. One is
existing and one will be new. The second
comment was to show lighting on the exterior
facade. At the rear, they'll be two lights on
either side of the sliding door from the
exercise room. At the front, there will be two
lights on either side of the garage door.

MR. WEST: The right side of that
house, it just looks weird. It doesn't have
the same balance as the rest of this side. The
one story there, higher roof. I don't know.

MR. IANNACITO: This was added on a
few years back.

MR. WEST: Aesthetically it looks a
little out of place.

MR. IANNACITO: It's low and the roof
pitch is different. If they would do another
addition on top, it would be better. Maybe in
a few years.

MR. NEMECEK: All of the work on the

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front of the house is on the left side?

MR. IANNACITO: Yes.

MR. NEMECEK: Where the garage is
right now; right?

MR. IANNACITO: Right. Here's the
existing facade.

MR. NEMECEK: Is the setback of the
existing garage going to be maintained with the
addition?

MR. IANNACITO: Yes. The new addition
will line up exactly with the existing one
story. You could see it's dotted in on the
survey here.

MR. NEMECEK: Is that setback the same
as the setback on the right side that Mr. West
is talking about?

MR. IANNACITO: No. The right side is
closer to the front. It's a very small, only
about 8 inch setback in the front.

MR. NEMECEK: Got it. In terms of the
rear of the house -- I'm looking at the
photographs, in particular the one that says,
project site rear -- there does appear to be
some form of a permanent deck back there?

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MR. IANNACITO: Yes. It's a raised
brick deck that runs along the entire rear of
the property.

MR. NEMECEK: Is any portion of that
deck going to be removed for the addition?

MR. IANNACITO: No. It shouldn't be
the same because at some point it falls back
behind -- there's a photo that shows it --
right behind that existing garage, and the
grade drops off there. The new addition will
end as an end point to the existing terrace,
and you'll be able to walk right into the
exercise room. The railing will die right into
the side of the new addition here.

MR. NEMECEK: I see. Okay.

MR. IANNACITO: See how it drops off
here right where the existing one story garage
is now?

MR. TUDISCO: I've always been
curious -- and I live around the corner from
this house -- that's the oddest window next to
the front door. Did there use to be a door
there with steps coming down or something?

MR. IANNACITO: Really?

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MR. TUDISCO: No, I'm asking you.
MR. IANNACITO: That's actually the staircase.
MR. TUDISCO: It's really bazaar looking.
MR. IANNACITO: It works from the inside.
THE CHAIRMAN: There's a stair.
MR. IANNACITO: As you go up the stair -- so you go up the stair here, you end up at this landing. The window is higher up because it starts at the landing height, and then it extends all the way up to the second floor. So when you're in the hallway upstairs, the window is at the height.
MR. IANNACITO: I guess it looks like it's the size of a door because the window is so long.
MR. IANNACITO: And it doesn't line up with anything. It's very close to the front entrance door. I think what they've done so far to the house with the darker windows and dark shutters, it looks nice. I mean, it's a nice looking house.

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MR. NEMECEK: I have no issue with the extension. It looks like it has a very -- I mean, aesthetically you've done everything you can to match it up, and it also looks like it has a real utility in terms of what's going to be housed there.
THE CHAIRMAN: So let's just do this.
I make a motion to open the public hearing on this application, 19-11, 118 Siwanoy.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
(No comments.)
THE CHAIRMAN: Close the public on 118 Siwanoy Boulevard.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
MR. IANNACITO: Great. Thank you.
THE CHAIRMAN: I make a motion to approve this application, 118 Siwanoy Boulevard.

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MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Thank you.
MR. IANNACITO: Thank you. Have a nice summer.
THE CHAIRMAN: Same to you. Before we close, can we approve any minutes?
MR. NEMECEK: I have not had the chance to look at last month's minutes.
MS. UHLE: You didn't do the April 25th minutes yet?
MR. NEMECEK: No, we just got those.
MS. UHLE: So we'll wait until next time.
MR. NEMECEK: It was 157 pages and I was just too busy.
THE CHAIRMAN: It's really 157 pages?
MR. NEMECEK: I started, but I just didn't get through. I did read the piece on the Main Street application. That was at the very end.
THE CHAIRMAN: Glad you read the piece.

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MR. NEMECEK: Refresh myself to be ready.
THE CHAIRMAN: So then I make a motion to close the Town of Eastchester Planning Board meeting of June 27, 2019.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Great. Have a nice summer all.
MS. UHLE: Thank you, everyone. Have a great summer.
(MEETING ADJOURNED.)

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 2nd day of August, 2019.

DINA M. MORGAN
Court Reporter

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