EASTCHESTER PLANNING BOARD - 9/28/17

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of September 28th, 2017. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: We'll take attendance.

Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Jim Bonanno, here.

Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: The other two members are not here, that's Bill West and Robert Pulaski. We apologize for being so late. It's the trains. Thank you for waiting. We'll be extra quick on our part then.

MR. NEMECEK: But thorough. And we do know that we always have a very sizeable viewing audience at home, hopefully they haven't switched to another scintillating broadcast not seeing us on at 7:00. My apologies, of course.

THE CHAIRMAN: The first and only

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2. is no way to dig on the left-hand side, the
3. root system will be affected.
4. On the right side, there are a few
5. trees that we are going to preserve.
6. Obviously, all the trees in the town
7. right-of-way will be preserved. In the back
8. corner, there is a large 22 inch tree that we
9. will be preserving, and two other trees on the
10. right-hand side.
11. On the left side, they want a better
12. screening, so the trees there -- the landscape
13. engineer, Tony Accocella didn't really like
14. those trees on the left-hand side in the back
15. corner, so they are proposing new Arborvitae.
16. They have better screening. Those existing
17. trees, they don't start until a little bit
18. higher up as far as the screening goes.
19. MR. NEMECZEK: Are you going to be
20. putting in any significant size trees as part
21. of the landscape plan?
22. MR. MAIORANO: Yes. I think there are
23. probably one, two, three -- like four trees
24. that are significant. The Dogwood, I think
25. it's a 3 inch caliber tree; the Glory is a 3

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2. inch to 4 inch caliber tree, so those are
3. pretty significant; and then the row of
4. Arborvitae on the left-hand side.
5. MS. UHLE: One thing we did mention at
6. the Architectural Review Board meeting is, you
7. know, as landscape plans go, it's fairly
8. comprehensive compared to some that we've seen,
9. and also they are proposing fairly large sizes
10. compared to what we've seen in some others.
11. MR. NEMECZEK: Yes, because I know that
12. property, from passing it many times, it's a
13. very dark property right now. It's overgrown,
14. actually, or has been for a long time. But the
15. flip side of that is, you know, you take
16. everything out and all of a sudden it looks
17. bare. So I'm pleased to hear that the trees
18. will be at least kind of as large as you can
19. get them.
20. MR. MAIORANO: And because it's a
21. corner lot, you know, the owner wanted to
22. create that sense of, you know, sun blocking
23. and whatnot to the street.
24. MR. NEMECZEK: What is the comparison
25. of the impervious surface on the proposed

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MR. MAIORANO: To create the footprint, you know, what the client wanted to get in the first floor, we tried to mass it so that we dropped down the sides to kind of have it sit into the neighborhood a little better. That's why the right side and left side are a little --

THE CHAIRMAN: Did you do an elevation of the adjacent properties? You did, I think. I got it.

MR. MAIORANO: It's a larger lot so the stretch is longer, but it drops down on the sides to try to, you know, marry in with the neighboring residences.

THE CHAIRMAN: Let's just quickly do a public hearing.

MR. NEMECEK: It's also on the bottom of a hill, because it is a pretty tall structure. It is quite a bit taller than the existing structure.

MR. MAIORANO: Mostly in the middle it's going to be taller.

MR. NEMECEK: The middle is pretty tall, overall it's pretty tall, but it's

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mitigated a little, I think, by the slope.

It's at the bottom of a hill at a corner where there is no house right adjacent to it.

THE CHAIRMAN: What's the garage door material going to be? Just flip back to the elevation. Those are wood doors?

MR. MAIORANO: They're composite overlay Coachman Collection Clopay doors but they're black.

THE CHAIRMAN: They're black?

MR. MAIORANO: Yes.

THE CHAIRMAN: Right, they're black to match all of the trim and everything else?

MR. MAIORANO: Exactly. It's kind of that style that the applicant essentially wanted to pop the trim and the doors with the white siding.

THE CHAIRMAN: Did the ARB have any comments about anything?

MS. UHLE: They referred it to you with a recommendation to approve, and also just requested that the applicant try, if at all feasible, to preserve as many mature trees as possible.

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really completely unnecessary. I already apologized.

MS. UHLE: He was able to spend some time with them.

MR. NEMECEK: I know Adamo and his firm work very well. Being an Eastchester based firm, I know you always have the interest of the Eastchester community in mind, and I wouldn't have expected anything differently. I know you always have a fine reputation with our engineers for the work that you do in retaining water on the site.

THE CHAIRMAN: Because we really do want to know about the water everywhere.

So I make a motion to close the public hearing on the same application, 17-34, 52 Hickory Hill Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All favor.

(All aye.)

THE CHAIRMAN: I think since we were done, I don't have any more comments. I think it's a handsome house. I'm anxious to see it go up.

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MR. NEMECEK: Just put the qualifiers on it.

THE CHAIRMAN: Right. So we'll approve it with the conditions that the landscaping is done and --

MS. UHLE: Our general condition that the landscape architect sign off on the landscape plan once it's been installed, and that the permit is subject to the final approval of our civil engineer for storm water.

THE CHAIRMAN: Subject to those two conditions, I make a motion to approve Application 17-34, 52 Hickory Hill.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. Thank you.

MR. MAIORANO: Thank you very much.

MR. NEMECEK: 15 minutes, we're done.

MS. UHLE: You could technically approve the minutes from January 26th if you would like to do that.

THE CHAIRMAN: All three of us?

MS. UHLE: Yes.

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STATE OF NEW YORK

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 10th day of October, 2017.

DINA M. MORGAN
Court Reporter

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