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M.R. INNACITO: Good evening. My name is John Innacito. I'm an architect, and I'm representing Mr. and Mrs. William McCarthy this evening, the owners of the subject property. We're proposing additions and alterations to the existing residence located at 41 Rose Avenue.

The proposed scope of work will include a two story addition at the front of the existing residence, a new entry portico at the front of the existing residence, and site alterations.

The proposed site alterations will include removal of paved areas at the rear and at the side of the property, and it will result in a net decrease to the overall coverage on this property.

This application was presented to the Zoning Board and two area variances were granted on April 12th. The first was for a front yard setback to the principal building and the second was for a front yard setback to the new portico, which is shown on the site plan.

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match. The railings will also be white vinyl to match.
That’s pretty much it. Thank you and
I’m happy to answer any questions you have.
THE CHAIRPERSON: I notice that you
kind of -- the previous front of the facade
kind of went with the line of the street, I
guess, the property line more in the direction
of the street?
MR. MCINTYRE: I think that just
the --
MR. IANNACITO: That dotted line is
the setback line. The angle of the facade
didn’t change. It’s still the same.
THE CHAIRPERSON: Oh, okay.
MR. MCINTYRE: So is all of the home
getting re-wrapped in vinyl siding, because I
know you’re doing some window work on the left
side elevation also?
MR. IANNACITO: We will do some on the
dormer here. The existing siding wasn’t done
that long ago, so it should match up pretty
good.
THE CHAIRPERSON: I would like to make
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a motion to open Application 16-11 to the
public, if there is anyone here.
MR. MCINTYRE: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
MR. MCINTYRE: Anybody here?
THE CHAIRPERSON: Anybody here? No?
(No comments.)
THE CHAIRPERSON: I make a motion to
close Application 16-11 for the public hearing.
MR. MCINTYRE: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
MR. MCINTYRE: Any sort of exterior
lighting?
MR. IANNACITO: We’ll have one hanging
fixture here at the portico. It’s going to
match -- I don’t know if you could see it.
I’ll give you this photo.
THE CHAIRPERSON: I think we have
that photo.
MR. IANNACITO: It’s larger than the
one that’s there but similar in style.
MR. MCINTYRE: Nothing near the side
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landscaping, delineation of parking, some pedestrian safety measures, and some site lighting.
I have the site plan up on the screen here.

MR. MCINTYRE: Do you have the color rendition?
MS. MARTIN: I have the landscaping plan, is that what you're looking for?
MS. UHLE: She's just showing existing conditions now, and then I think she's going to move on.

MR. MCINTYRE: Okay.
MS. MARTIN: This is the proposed landscape plan. I'm happy to show that.
MR. MCINTYRE: Can that be blown up at all? Can you expand that?
MS. MARTIN: Yes, I can.
MR. MCINTYRE: So maybe for everybody's benefit maybe you could kind of just sort of talk us through -- because I know there are some members of the community here -- and just sort of highlight existing structure, existing foliage, existing parking spots, so...

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delineated here and the crosswalk will be moving to aid in pedestrian safety.
This is the proposed plan --

MS. UHLE: Can you go back to the existing --

MS. MARTIN: Sure.
MS. UHLE: -- I just wanted to point out a couple of things.

MS. MARTIN: Please.
MS. UHLE: You can see in the back -- because I know there were questions about the landscaping at the rear of the property -- in the back where it's vegetated, that's kind of a wooded slope, and then you could see right now in back of the building there's a large area of asphalt pavement, a trailer, and then some kind of concrete pad. I just wanted you to see that in relationship to what's proposed.
Also, with regard to the curb cuts, they're really not defined curb cuts at this point. They're just sort of dropped curbs for significant portions of the site. Go ahead, Jillian.

MS. MARTIN: Correct. So as we move...

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that everybody could kind of visually understand what's there and what you're proposing.

MS. MARTIN: I would be happy to, and actually I think what might help is we do have an existing rendition of this as well.

So this is what currently exists on the site. As you can see, this is the current outline of the building. That outline will remain moving forward with a slight addition which takes over this area back here that currently has a trailer in it. The gasoline function remains the same. The function within this building will alter, but the structure itself will remain.

Currently, there are no parking spots delineated and the overall traffic flow is a little haphazard. So our plan is to clean that up and put some function to it. We are looking to increase the landscaping. What is here is currently a little overgrown and unkept. We are maintaining the price sign in this corner here, but it will get some landscaping and some curbing around that. The parking will be...

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is a concrete pad, that would remain, it’s the
nature of gas stations, but the remaining area
would be asphalt and striping.

MR. MCINTYRE: Again, to sort of just
bring everybody up to speed, the existing means
of entry and egress to the gas station, they
remain unchanged?

MS. MARTIN: As you go see here, we
have a specific in here, as well as an in and
out here. If I remember correctly from our
twelve discussions, this is no longer an out,
it is an in only.

MS. UHLE: Again, these were gone
over, this same plan, but I think it’s really
here for the aesthetic review, and it was a
public hearing a number of times this very plan
explained. Plus, it may be modified more
during site plan approval. I know the traffic
engineer will continue to be involved. Right
now that’s based on the Zoning Board’s analysis
and the traffic engineer’s analysis what the
circulation is on site.

THE CHAIRPERSON: So then
aesthetically as far as the elevations are

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concerned?

MS. UHLE: This the Zoning Board
didn’t look at all.

MS. MARTIN: So here is what we are
proposing aesthetically. We are, you know,
adding on here in this section, which is
primarily cooler space in the back of the
building. The building would obviously get a
new roof and a face lift, large storefront
windows in the front there. It’s a Hardie
Board siding. I do have samples of the colors
that we typically go with, if you would like to
see them.

(Whereupon, Ms. Martin handed the
Board samples.)

MS. MARTIN: So what I’ve provided is
our typical heather moss Hardie Board siding
and the Hardie Board trim in the off-white that
we typically go with, as well as the asphalt
shingle, the standing seam green meadow roof,
there’s a piece of that, there’s a piece of the
stockade fencing, which I know was discussed
the last time we came around to the ARB, as
well as a piece of the storefront.

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roof line and extending it over the addition
and keeping the tower.

THE CHAIRPERSON: I would like to make
a motion to open up Application 13-36 for the
public hearing.

MR. MCINTYRE: I second that.

THE CHAIRPERSON: All in favor.

(Tall aye.)

THE CHAIRPERSON: Anyone here from the
community that would like to -- please come to
the mic and say your name and address.

MS. MARTIN: Is there a particular
document that would be best to have up for you
at this point?

THE CHAIRPERSON: I'm not really sure
because I'm not really sure what --

MS. UHLE: Maybe the elevations at
least to start with and then maybe you could
flip back to the plan.

MS. MARTIN: Sure.

MS. URBINA: Hi. Good evening,
everyone. I'm Katherine Urbina. I live at 19
Hillcrest Road, which is directly behind this
location. I very much appreciate the
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opportunity to be heard this evening.
So the site landscaping plan is a bit
deceiving. It appears that the wooded area
behind the gas station on the south side is
dense. The rendering gives that idea and it's
far from it. We can see everything that's
there and happens around that area right from
our kitchen window. For example, aside from
the garbage, you know, we frequently have
snapped photos of people who urinate back that.
So we could see everything. It's not dense
foliage whatsoever. The pictures that we've
submitted prior of the garbage issue back
there, which is frequent and draws in a lot of
raccoons and other vermin.

THE CHAIRPERSON: I don't mean to
interrupt, but I know the fence you spoke
about, the fence around the garbage, is that
something that doesn't exist now?

MS. MARTIN: Correct.

THE CHAIRPERSON: So it's a new thing
that it will be fenced in?

MS. MARTIN: Yes. There will dumpster
garbage specific enclosure with the renovation
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MS. UHLE: I agree with a lot of your comments with regard to the landscaping especially. I know the applicant did hire a landscape architect to do this plan. I think that we did talk to them initially about looking at what I'm calling the "wooded" area to the back there about both cleaning it up and potentially supplementing it or putting in the fence. I agree with you about the hedge on Hillcrest Road, just even the condition of the hedge, and then the traffic engineer that worked with the Zoning Board called me after the last meeting before the Zoning Board and said when it gets to the Planning Board he's going to reevaluate that intersection there because there were some further concerns that were raised at the meeting. I just wanted you to know I agree with you on most of these, and I think they're things that can be addressed.

MR. MCINTYRE: Yes, absolutely. Let's give everybody the opportunity to speak, and then we could have the applicant come up and maybe address some of the concerns that have been aired.

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MS. URBINA: Thank you again. I appreciate it.

MR. DECHANSE: Good evening. My name is Mike DeChance. I live at 17 Alta Drive, and my property also borders the rear of this property. As Kate said, I have a lot of concerns as well because as I go out my back yard, I look straight down onto this property, and I have many of the concerns Kate has. That back area, that wooded area has not been cleaned for years. What we see back there is garbage, compound buckets, plastic planters, and anything anybody felt like throwing back there for years is still there and it has not been cleaned.

The shrubs on Hillcrest, as Kate said, you know, is a real danger for people who are walking in that area, as well as children getting off the bus because in the summer they don’t cut them. So they grow out now and you’re walking in the street to get by.

There are dead branches that are hanging over our properties. There's one in particular. It's a small tree, but it's

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leaning like this towards my property and it would take out my fence. So a lot of the dead branches and trees that are in that wooded area need to be looked at and taken care of.

I, too, have a concern about those condenser motors. I brought it up at the Zoning Board meeting and I'm going to bring it up here tonight. I'm concerned about the placement. They're going to run 24/7 and Kate's going to hear them, I'm going to hear them as well. We asked for a change or something to be done about that, and I still haven't heard a remedy for that problem. It's going to affect only a few people, and we're the people that it's going to affect. So we have a real concern about that.

I would ask the board to really take a look at it and require the applicant to really clean that area up, do a thorough cleaning back there, require them, as I heard Margaret say it, about a fence, but the fence to go all the way around all four sides so that it borders the entire property not just one part. Require the applicant to maintain the rear property on

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a weekly basis. They want to be a good neighbor, we're asking them to keep the property clean. We keep our properties clean, I don't want to look over a fence and see garbage or people urinating or other things of that nature taking place.

I want to also look and ask the applicant to trim those dead branches down. I know there are some overhanging on my property, I know there's others in there, and there's been a few storms we hear a big crack and you look and you just see the branches coming down. I know Kate's shaking her head, because one time I thought one fell right on her house. It fell right next to the fence. If you go back there, it's still laying there and you'll see that. But really they need to maintain the existing property in a clean fashion.

Also, I'm not sure if the board, this board or the Planning Board where you make recommendations about operational hours. We're real concerned as a community about the operational hours of this proposed project. Chester Heights is a family area. Our lights
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go off 9:30, 10:00 at night and all the
businesses in that area close 9:30, 10. The
existing, you know, petroleum station now stays
open until 11. We're asking that if the other
businesses close between 9:30 and 10, that they
be restricted to operation hours no later than
10 p.m. as well.
Those are my concerns. I want to
tank you tonight for hearing them.

THE CHAIRPERSON: Thank you for
coming. I think that some of the points that
you make are more Planning Board, but I
understand that, you know, you come here to be
heard, but they are things that the Planning
Board can do something about. We're really
more concerned about aesthetics than anything
else, the Architectural Review Board, but we
welcome your comments.

MS. UHLE: And it allows the applicant
when they do come before the Planning Board to
be prepared to hopefully illustrate a lot of
these things.

THE CHAIRPERSON: So that would give
them a chance to make those changes if anything

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closer to, if you have any idea of what New
Rochelle Road is like, many drivers blow right
past through that light. Sometimes the
Eastchester Police will catch them, sometimes
they don't. If you've got the pedestrian
crosswalk right there, that's a tragedy waiting
to happen, because the traffic impact at that
corner is awful.

Now, when I go down Hillcrest Road to
make the left onto New Rochelle Road, I have to
deal with the Bee Line bus, a school bus, plus
the traffic coming out of the gas station,
which they are not cognisant of the fact that
there is another car on that street. Also, as
I had previously asked Margaret at the last
Zoning Board meeting, this new plan seems to
show all of the traffic exiting onto Hillcrest
Road. The Mayor of Mount Vernon did write a
letter, and I'm sure you've received it, that
he was in opposition of this entire plan.

MS. UHLE: I've got to clarify. No,
no, no. He did not write a letter indicating
that he was in opposition. He wrote a letter
asking about the notice, and I would be happy

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could be done.

MS. ROSAMONDA: Hi. My name is Pat
Rosamonda and I live at 215 Hillcrest Road.
Although my address is the first home in Mount
Vernon, I am no more than 400 feet from the
proposed site.
I concur with everything that my
neighbors have previously mentioned. The
condition of the gas station -- I'm not really
sure how long this owner has owned the gas
station -- but it has never been kept
aesthetically to go along with the
neighborhood, except for within the last week
some mulch and some little shrubbery has been
added to the little mini island, but it really
is basically an eyesore, as well as the fact of
the hedges along Hillcrest Road. Yes, we do
have a high population of walkers going up and
down the street. The traffic situation is
going to be difficult.

Now, I know you had mentioned that the
crosswalk was one of the proposed things to be
moved. You may wish to consider that that
light where the crosswalk is going to be moved

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to share that letter with you. It was actually
inaccurate with regard to notice requirements,
and the city of Mount Vernon was notified and we
have a record of that. He did not say that he
was in opposition. I just wanted to make that
clear. He had indicated that residents had
approached him concerned about the notice
requirements. So those are two different
things.

By the way, I left a voicemail message
for their Commissioner of Planning and two
voicemail messages for their law department to
discuss the application, and I have not
received any calls back. I do want to make
clear I followed up with Mount Vernon and we
actually did notify Mount Vernon prior to
hearing from the Mayor.

MS. ROSAMONDA: Yes. I saw that in
the resolution, but at the time, because the
plan was revised in February, when I approached
the mayor, the new plan had been proposed that
all of the traffic exit out onto Hillcrest
Road. That is going to be a nightmare waiting
to happen.

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Also, with regard to the hours, I agree with, again, my neighbors. CVS, the restaurants, Gordy's, Elia Taverna, all of those businesses shut down by 9:30, 10:00. CVS is essential merchant to the community. A convenience store is not. We do not want that convenience store open until 12:00 at night, because then I propose to you, is Eastchester Police Department prepared to add extra patrols to that portion of Hillcrest Road in light of the approval of this project?

Thank you very much.

THE CHAIRPERSON: Is there anyone else here tonight to voice any questions, opinions, or anything else? Maybe you can --

MS. URBINA: I'm sorry, I did forget something.

THE CHAIRPERSON: Sure.

MS. URBINA: Again, perhaps this is not for you guys but as far as aesthetics I would just like to, you know, full disclosure that about it being open until midnight, we'll be in that house right behind there for 20 years, and I could name on one hand alone.

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even in the past six years that there have been armed attempted robbery attempts at the gas station so far as the police coming to us and then rummaging through our garden for discarded weapons. So I think that that makes that area with all the bright lights visually attractive to perhaps not the right crowd of people. So that's the other thing, that it could encourage crime. So thanks.

MS. MARTIN: I just want to try to address at least some of the comments, those are pertaining to the purview of this board. I do not believe the operation hours are the purview of ARB, but it is something that Margaret and I have discussed in the past and we will figure that out.

MS. UHLE: Just to clarify that, the applicant initially did indicate ideally they would like to be open 24 hours. The Zoning Board made it very clear that nobody would permit a 24-hour operation. I consulted with the police department as well and they said they would not sign off on a 24-hour operation.

Other than that, then the applicant

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1 2 designing the building.
2 3 MR. MCINTYRE: I just think your north
3 4 arrow on the plot plan is pointing the wrong
4 5 way, because the particular individual who
5 6 lives at 19 Hillcrest did make reference that
6 7 they would like to see the condensers moved to
7 8 the west side of the building and if you're
8 9 looking at your north side, it should be
9 10 pointing to the right.
11 12 MS. UHLE: I think it's correct on the
12 13 larger scale plans. I think it's rendering.
13 14 It looks like John Meyer Consulting just used
14 15 the typical title block, unfortunately, with
15 16 the north being up.
17 18 On this plan I believe it is correct. If I
18 19 need to submit that plan again, I will have
19 20 that fixed, but that's certainly something that
20 21 we're open to moving the condensers if that's
21 22 something that's going to make everyone happy.
22 23 That would, of course, change the landscaping
23 24 in that area. As long as everyone is okay with
24 25 that, that's fine by me.

As far as the operational aspect, I'm
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1 2 not personally involved in the operational
3 4 aspects, but I can certainly take those
3 5 concerns to those who are. We have not owned
4 5 it for the entire time that it has been here.
5 6 We are relatively new owners of this site, and
6 7 know that they have been making an effort, as
7 8 you said there is some recent landscaping, but
7 9 I will make sure that I mention that and try to
8 10 keep those efforts up. Same with the dead
8 9 branches and the pruning of the hedges, I will
10 11 pass that information along.
11 12 The traffic concerns, again, those
12 13 we'll wait for another time.
13 14 MS. UHLE: The traffic engineer -- I'm
14 15 repeating myself a little bit -- but he will be
15 16 at the Planning Board meeting and certain
16 17 things like the relocation of the crosswalk was
17 18 specifically to address pedestrian safety
18 19 concerns and in his professional opinion that
19 20 was a better location than where it is. He did
20 21 tell me subsequent to the other meeting, that
21 22 based on some of the comments about issues on
22 23 Hillcrest Road that he thought there were
23 24 modifications that could address that. So he
24 25

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think as a condition of the Planning Board approval they could make it very clear that there could be significant consequences if the property is not maintained properly on a regular basis.

MR. DECHANSE: In the past, I've gone down to the station personally and spoken to the manager and he said they would take care of it. Margaret, before you got here, we went an nothing was ever done. You come to a point when you say --

MR. MCINTYRE: We're looking to put it in a place where it should be.

MS. UHLE: Also, if you ever hear that the Building Department is not responsive, give me a call. It's important that we are responsive. Years ago, the department did not have a code enforcement officer. Right now we have one, and he's a busy guy, but he's very responsive and he will go out there.

Unfortunately, unlike some other communities, we don't have code enforcement officers that are patrolling the streets looking for things so a lot of it is complaint.

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driven but if we receive a complaint, it's really important for us to be as responsive as possible. So feel free to call.

MR. MCINTYRE: Again, I'm only making comments based on a photograph of the back of the building that was submitted as part of your application, and it looks untidy to me.

MS. UHLE: It does.

MS. MARTIN: The plan is to clean that up and to keep it clean.

THE CHAIRPERSON: Then I know you mentioned something about a sign, but are you coming before the --

MS. MARTIN: No. The sign that exists is to remain. We are not changing the signage.

MS. UHLE: I think there was a complaint about a number of stores in that neighborhood putting up additional signage. So Steve went down there to make them take it down.

MS. MARTIN: It was a temporary sign that was like -- I think it was zip tied to the light pole or something like that. That's since been removed.

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THE CHAIRPERSON: So this sign here that says, "food mart coffee shop," that's what's going to be there or that's there already?

MS. MARTIN: No, that is currently not there. The sign that is there that is to remain is the price sign on the corner of Hillcrest and New Rochelle. That sign is to remain.

THE CHAIRPERSON: The monument sign.

Okay.

MS. MARTIN: The monument sign, yes.

It will get some landscaping and lighting and things like that, but the sign itself will remain.

MS. UHLE: Then you would have to come in for a sign permit for anything that's going on the building.

MS. MARTIN: Correct. At this time, we show the sign on the architecturals. Right now it is more of a placeholder because our actual design is not complete yet. So as it's built, that sign would not be put up without coming back for a sign permit and that's

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MS. MARTIN: Here, correct?

MR. DECHANCE: Yes. There is no fence there.

MS. MARTIN: We can certainly add the fence to go to where the shrubbery is here.

MR. DECHANCE: I'm talking in the back.

MS. MARTIN: Okay. Currently it's shown as an existing wooded area to be managed and maintained, but we will make sure that there is enough.

MS. UHLE: I think maybe what you could do for the next time, whether it's coming back to this board or the next board, maybe do a larger scale landscape plan and really detail it out with regard to where you're proposing fences, what the style of fence is, the height, the style, the location, if there's areas that -- you know, including things that are going to be screened from the rear of the building, or if there is any supplemental planting that will facilitate screening. I would just have a more detailed plan.

MS. ROSAMONDA: If I can address all DINA M. MORGAN, REPORTER

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MR. MCINTYRE: We would ask you to come up to the microphone.

MS. ROSAMONDA: The pedestrian crosswalk that I am referring to, if you look at the picture, the bolded new pedestrian crosswalk is closer to the light that I am making reference to. We live in a very residential, very family oriented neighborhood. Many families use that crosswalk to cross over to the park that's over by the firehouse, okay.

Again, that traffic light and the way the drivers come through that light, that's where my concern is that someone is going to be seriously injured or even worse fatally injured because of the move of that crosswalk. At least with the crosswalk the way it is now, there's enough footage should a car have to stop, but that is very, very close to that traffic light. So just as an extra precaution.

Also, I am very interested in knowing about the exit of all of that so-called convenience store traffic coming out onto Hillcrest Road. Thank you.

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MS. URBINA: As you were explaining some of the details, so in the back currently there's a very large, square, white light that faces our house, perhaps that's an attempt to increase security back there, however, it is definitely not attractive and, you know, it's really bright. It shines right into our house and it's on all night. And again, yes, as far as the trees go or, you know, what you were mentioning that there's been an improvement in some of the way it looks visually, and pardon my cynicism but every time I've gone down there to be polite and appropriate, it has been met with doing nothing, including ten times this winter where I politely said, you need to shovel that walk.

MS. UHLE: And we did contact the police department about that. Again, so it needed to get to the point where the police department was contacted in order to tell them that they had to shovel the walk. So this is something I'm aware of as well.

MS. URBINA: Any aesthetic improvement there along the curb, what I noticed is someone DINA M. MORGAN, REPORTER

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just went in and chopped the bottom of those trees, which looks awful, and then to clean up the weeds and the dandelions or whatever debris, their leaf blower guy comes along and blows it up to our very nice, manicured garden. So frequently I sweep it up myself and I bring it down to him, which makes it pretty easy to deposit somewhere. However, it's not nice to have that not nice neighborly relationship. So we're a little cynical. So we would definitely like to be a part of the solution. Thanks.

MS. UHLE: Can I say one other thing?

At the Zoning Board meeting and here at this meeting it seems like a lot of the concern about the project has been the owner or whoever is occupying the site right now just not being a good neighbor. I mean, that's probably delayed the project more than anything else at this point. I think you do need to express that that's a big issue.

MS. MARTIN: Not a problem.

We can show the lighting plan if you do want to look at the lighting for the back of the building if that's something you like to be DINA M. MORGAN, REPORTER
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1. seen.
2. MS. UHLE: Do you have any comments about the facade or the building material, the design?
3. MR. MCI TYRE: No.
4. MS. UHLE: It does seem like most of the issues are the landscaping, site features.
5. MR. MCI TYRE: Site maintenance, good housekeeping.
6. MS. UHLE: You may want to ask them to come back here with regard to the style of the proposed fencing, the height of the proposed fencing. Those are site plan issues but they're also ARB issues. I think that, again, the issues about the crosswalk, hours of operation, that kind of thing is really the Planning Board, but I do think it's fair to say, give us a much more detailed landscape plan at a larger scale that really shows some of the other site elements, the location of the proposed fencing, more detailed location of any proposed screening, the relocation of the condensers units, which may give you an opportunity to do something else at the back of

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1. the side.
2. MS. UHLE: So it's perpendicular to the building, is that how that's mounted? That image is kind of hard to see actually. Is it mounted perpendicular to the building so that the light is directed down?
3. MS. MARTIN: Correct.
4. MS. UHLE: That's something different than what's there now.
5. MS. MARTIN: Let me see, do I still have the photos? I'm not sure if you get a good view of that. Is the light you're concerned about on the other side of this trailer?
6. MS. UHLE: It looks like there is one on the right-hand corner too. Is that a light on the back?
7. MS. MARTIN: Is this it here?
8. MR. MCI TYRE: Right above the meter it's like a spotlight.
9. MS. MARTIN: This right here.
10. MS. UHLE: One thing that might be slightly beneficial to you is that if you see in the elevations that that wall is not going

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THE CHAIRPERSON: I'm sorry.

MS. MARTIN: Is there anything else that I could present to you that will help answer any questions that you have at this point in time?

THE CHAIRPERSON: I think that's about it.

MS. UHLE: Do you want them to come back with the details that we had talked about?

MR. MCINTYRE: Yes. I think there are enough items that we talked about tonight I think that would warrant a subsequent review with regard to the fencing at the back, possibly the addition of fencing on the west side of the property, the site maintenance that we talked about, the sort of demonstration by the operator possibly owner that they're going to be cognisant of their neighbors and their pretty basic request to maintain the property as it should be maintained.

MS. MARTIN: Understood.

MR. MCINTYRE: The addition of adequate landscaping to ensure that the adjacent neighbors' concerns have kind of been

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heard and listened to. I certainly think that that's something we would like to see addressed and have more specificity in terms of the type of fencing and the height of the fence.

MR. LUCA: A more solid fence. I know this is what you show but --

MS. MARTIN: That's specifically for the dumpster enclosure.

MR. LUCA: Okay. I think it would help also the homeowners -- it looks like their properties are higher -- if you draw a cross section so you could visually figure out how high the fence really should be. Maybe a 4 foot fence -- visually they're looking down, the higher the fence --

MS. MARTIN: I'm just thinking off the top, is there a restriction on how high a fence can be?

MS. UHLE: There is. I believe 6 feet but confirm with me tomorrow. It's in our zoning law. It depends on which district you're in.

MR. MCINTYRE: Obviously you've been to the site; right?

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MS. UHLE: So I think there's the two issues.

MS. MARTIN: If they get moved from behind this area, they would have their own enclosure.

MS. UHLE: I think it's up to you to come back to the board with a proposal and maybe more detailed explanation of what the consequences of that are.

MS. ROSAMONDA: May I just add one more thing?

MR. MCINTYRE: We would can you ask you to come up again because people at home might not necessarily hear you.

MS. ROSAMONDA: Thank you for recognizing our concerns and our opposition. With the previous -- and no disrespect intended -- with the previous Zoning Board of Appeals an entire community came out and spoke against this project, and it seems like because this gas station owner has endured hardship because of the situation with the gas station, he knew what he was getting into when he purchased it. So for an entire community to be
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the deadline, I would hope so, yes. (Whereupon, Ms. Rosamonda was speaking from the audience.)

MS. UHLE: If you would like to follow-up with me tomorrow, I will let you know what I did.

MS. ROSAMONDA: Thank you, Margaret.

MS. UHLE: You're welcome.

THE CHAIRPERSON: I guess that's it.

I would like to make a motion to adjourn the Architectural Review Board meeting.

MR. MCINTYRE: I second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: The meeting is adjourned. Thank you and good night.

(MEETING ADJOURNED.)

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against this project and for it to be passed through, we appreciate the fact that you are at least listening and understanding our concerns and reconsidering many of the issues that we have. Thank you very much.

MR. MCINTYRE: So do you have any questions?

MS. MARTIN: Not at this time, no.

MR. MCINTYRE: Okay.

MS. MARTIN: Margaret and I will speak off line, and we'll be back with a new plan to address your concerns.

MR. MCINTYRE: So hopefully we'll see you back here as soon as possible with the answers and maybe some additional information that can address some of the things you've heard.

MS. UHLE: You can anticipate they'll be on the agenda in June. If for some reason they're not, it will be noted as adjourned and as you know I'll e-mail you and let you know.

I'm assuming you're planning to be back in June?

MS. MARTIN: As long as we could make
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CERTIFICATION

STATE OF NEW YORK )
 ) Ss.
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of May, 2016.

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