EASTCHESTER PLANNING BOARD MEETING
MARCH 26, 2015

MINUTES OF THE
EASTCHESTER PLANNING BOARD MEETING

HELD AT:     Eastchester Town Hall
             40 Mill Road
             Eastchester, New York 10709
             7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
MARK CUNNINGHAM, MEMBER
PHILIP NEMECZEK, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
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DINA M. MORGAN, REPORTER

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THE CHAIRMAN: This is the Town of Eastchester Planning Board meeting of March 26, 2015. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

MR. NEMECEK: Should we do the National Anthem as well since we only have one application today?

THE CHAIRMAN: Students from Bronxville, welcome. This is the real thing. This is where it all happens at the Planning Board in the Town of Eastchester, and we're very happy to see you here. We welcome your comments on the application, and report back to the other students there what a great time you had this evening.

So now, that being said, the roll call. We do this every time. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Robert Pulaski.
THE CHAIRMAN: Jim Bonanno is here.

Bill West.

MR. WEST: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: We have one application. If you guys were here to talk about 151 Summerfield, we will not be talking about it today, but we will be doing Application 15-02, 62 Lake Shore Drive.

MR. SCHLOMANN: Good evening. My name is Sid Schlomann, architect on behalf of the owners, Mr. and Mrs. Cantreva (Ph.). The application before you is for the demolition of an existing split level home on Lake Shore Drive. The site is right on the lake. In fact, approximately two thirds of the property is in the water. So in terms of all the zoning calculations and requirements, the portion utilized is the portion above the water on land.

The proposal is for a single family residence modern in nature, flat roofs, very rectilinear and a lot of glazing taking advantage of the rear yard for recreation, patio, swimming pool, and views of the lake.
itself, as well as kayaking and other outdoor activities on the lake.

In terms of site placement, right now there is a single curb cut from Lake Shore Drive to the garage driveway. We are proposing a secondary curb cut for just a slight circular driveway, as well as a straight drive into the garage. The house placement will be at the requirement for the front yard setback as well as the side.

In terms of zoning requirements, we're compliant in terms of gross floor area, impervious surfaces, setbacks, and the I guess supplemental requirement of 50 feet from the water as opposed to the usual 32 feet, which is the rear yard setback for this zone.

We had a landscape architect, Bill Einhorn, put together a landscaping plan that we previously presented to the Architectural Review Board, which he's not here to speak of them, but basically an abundance of plants and mature plants all along the side for screening.

A lot of the plants were already 6, 8, or 10 feet tall for immediate screening and lots of colors. You have pictures in your presentation there of plantings throughout the
front island, in the front, along the sides. The rear portion would be all lawn leading towards the lake. The residence itself would be a two story with an unfinished basement just for mechanical equipment. They don't want anything in the basement. The intent of the house is to really utilize the outdoors and the views and the lake itself.

In terms of materials of the site, there's actually one tree, a small tree, approximately here -- I don't think it's listed on the site plan -- that would be taken down, and there are only three substantial trees and those would be maintained.

The site topography naturally slopes from the front toward the rear sloping down. So the house itself here, the finished floor elevation is about 2 feet above the driveway with a flat, and then a slight step down patio tiering back towards the rear grade. So, in essence, a swimming pool here would be mostly above the existing grade, would be constructed out of, you know, concrete retaining walls for the pool. So we're trying to minimize the disruption to the site as much as possible. The existing residence here would be a slight
excavation to enlarge the footprint of the
to enlarge the footprint of the
house toward the rear. The patio itself would
be framed out above grade with a flat stone
patio tiered down to the pool, steps down
working our way towards the rear yard.

The front driveway would be a series
of pervious paver stone and gravel allowing for
water to permeate through into the soil and
eventual storm water system. In fact, today
the consultant, Alan Pilch, met with the
engineer, Joe Iaropoli. They dug deep hole
tests, and from my understanding, you know, the
design will now be completed for the storm
water system, which would include CULTEC
rechargers in the front as well as in the rear,
accounting for all the impervious surfaces,
storm water from the roofs, and any other

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im pervious surfaces. So it's my understanding
that the digging of the hole and the witnessing
and the testing of the percolation went rather
well.

In terms of materials, the exterior
materials of the home are a cement fiberboard
panel that would be cut on site -- and I don't
know if you have elevations there -- I don't
know if you could see the score line, but it's

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a large panel. It's similar to a Hardie cement fiberboard. It comes in large panels, 4 feet by 10 feet, and they will be cut on site based on the geometry of the elevations, and it actually gets adhered to -- the house will be built wood frame, some steel beams, engineered wood, but it will be pretty much conventional framing and the panels along with some wood soffits, mahogany door, it's a combination of some cold grays and some warm materials to give it some street presence, yet not anything overwhelming and yet really focusing on the orientation towards the rear.

I'll talk a little bit about the materials. The feature is really a stone wall here, which would be on the exterior, and it actually carries into the interior and the glazing in the front here. So this is a two story, the door, and a wood panel above it matching the door and glazing as well on either side abutting against the stone wall. So the stone wall carries from the outside in. So a lot of the intent and theory on the inside and outside is just really indoor-outdoor spaces. This house really should be in California, but it's in Eastchester.
So landscaping to kind of layer and break up the facade, you know, some transom windows in the garage not only to let light in but to also detail up and break up the facade as well. Most of the, you know, fenestration is in the front and the rear. You could see the sides have windows, but minimizing the focus to the adjoining neighbors.

So the stone wall material is a gray stone that is -- keeps changing, but right now it's this. I don't know if you want to start passing it around. The panel that you have, the large one, that's actually just for -- the material color is actually a lighter gray.

It's going to be light gray panels with dark wood door and dark wood soffits and a darker brown metallic fascia banding wherever you see the dark brown here. Everything else is light colored here and is all the cement fiberboard.

The driveway is a pervious stone with gravel in between accounting for water into the storm water system. All the exterior lighting we're trying to do anything only on the ground and on the overhang down and up, nothing mounted onto the facade itself. We're trying to keep it really clean and simple, and also
the intent is to come up and to be able to see through to the lake behind.

I have a little sketch here also just to properly express and delineate the rear. I realized it wasn't clear on the rendering. The flat elevation doesn't really always show accurately. So the intent, as you can see, the pool in the center, infinity edge pool overflowing and then being, you know, pumped back up, but there are some voids on the sides there with the built up structure which would

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be utilized for the kayak storage, boating storage, patio furniture, and any mechanical equipment. Anywhere obviously where there is a ledge or any sort of drop off, all the railings are going to be glass railing. Not only for the modern look but also to not block any views that they're trying to create.

MR. NEMECEK: One of the voids is labeled "kayaks storage"; what is the other one on the opposite side?

MR. SCHLOMANN: It's additional storage. There are a few kayaks, there's some patio furniture. The intent is in the off season months to close it off so no animals move in there and live there. So we'll have a
cedar gate. You can see on the side here there's a wood slatted wall with landscaping. It's a little bit clearer over here. So the gate would be made of the same wood material hinge so it could be closed so no large animals take up residence. That's kind of the overall intent.

MR. NEMECEK: You have the infinity pool, which is the main pool.

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MR. SCHLOMANN: That's the main pool.

MR. NEMECEK: Then you have a -- two other --

MR. SCHLOMANN: There's a hot tub spa and a fire pit as well.

MR. NEMECEK: Fire pit. Okay. That's depicted --

MR. SCHLOMANN: Don't burn yourself.

MR. NEMECEK: That's the fire pit illustrated down on the lower right.

MR. SCHLOMANN: Correct, yes, a natural gas stone pit. The patio is partially covered for some dining underneath and then patio out in the sun, full southern exposure.

MR. NEMECEK: How does the structures or structure -- I don't know if you consider them one or more -- how do they line up with...
the adjacent homes?

MR. SCHLOMANN: The house itself, obviously if we start on the street -- starting on the street, obviously the elevation and the roof height is lower than both adjacent homes not only because it's not as tall, but it's a flat roof and the others are gables. So

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starting at the roof, we're lower. Then as we go toward the rear, I believe the house to the west has a lower patio. This would be considered a raised patio, so --

MR. NEMECEK: The west is right or left as you face the house?

MR. SCHLOMANN: If you're facing the lake, that's south, so the west would be to the right.

MR. NEMECEK: To the right, okay.

MR. SCHLOMANN: Right? Yes.

MR. WEST: North.

MR. SCHLOMANN: If the lake is --

MR. WEST: The lake is to the east. North would be the left.

MR. SCHLOMANN: So the house is to the west here. Let's start with the house to the east over here. It's taller and closer to the street. So by the time we get to the patio of
this house, the orientation -- the visibility
is toward the lake. There's probably zero
visibility between the houses from the patio.
It's already beyond the house. The house to
the other side, to the west, is set back a
(Indicating.)

MR. NEMECEK: If you look at this -- I don't know if you have this in larger form --

MR. SCHLOMANN: Where the pool is,

yes. They also have a lot of screening there and their orientation is towards, you know, the lake as well, but we're making every effort for privacy and screening and preserve that.

MR. NEMECEK: They're both pretty substantial homes on either side in terms of size.

MR. SCHLOMANN: Yes. Yes. Actually, on that street there are quite a few, yes.

THE CHAIRMAN: So all the pool equipment resides below the pool in those walkways or pathways?

MR. SCHLOMANN: The equipment?

THE CHAIRMAN: Yes.

MR. SCHLOMANN: Well, it will stop at the pool level. The void is basically just the depth of this back portion here, not all the
way. You have the pool, you have the hot

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the chairman: got it. so it's just right here.

(indicating.)

mr. schlomann: just for 8 feet deep or 9 feet deep, and i think the kayaks we'll try to get them a little deeper towards the end, but it doesn't go all the way in.

mr. nemecel: how deep is the pool at its deepest?

mr. schlomann: i think eight and a half feet. yes.

mr. pulaski: do you have any plantings or contouring of the landscape near the shoreline to keep runoff from going directly into the lake without some kind of a filtration or absorption?

mr. schlomann: i mean right now, and i don't know if i have photos, right now there's a whole line of bushes there already.

mr. pulaski: okay.

mr. schlomann: if they're not disturbed, they will be maintained, and they will do the job that they're intended to do
there. I think there is a small retaining wall there and a little dock. Lately, I've been there it's all snow, so it's been awhile, but the intent is to have that all screened if for whatever reason those plantings get disturbed the -- additionally, the storm water that lands on the patio will be routed through linear trench drains on the patio down to the CULTEC so there will be --

MR. PULASKI: On some of the those properties on occasion I've seen like an area drain even in the landscaped area so that water -- a lot of those properties slope quite a bit, and it gives a chance to catch some of that water and put it into the underground system rather than just shoot down --

MR. SCHLOMANN: Shoot down into the lake directly. I'm sure that is something that may come up with the consultant, Alan, and the storm water engineer.

MR. NEMECEK: Where did you leave things with Alan Pilch and the --

MR. SCHLOMANN: Well, they started a design that's here. So maybe 24 more CULTECs
were initially placed and designed with an assumption -- this was all in the middle of the winter -- with an assumption prior to any soil percolation testing, so that was done. So Alan was kind of involved and supportive and made a lot of comments at that point pending the results of today's percolation test. So now Joe Iaropoli, the engineer, has the criteria, is in touch with Alan, so the design may change slightly based on, you know, what happened today. I know it was all kind of positive that -- no show stoppers.

MR. NEMECEK: I'm assuming that the CULTEC units closer to the water are going to shallower?

MR. SCHLOMANN: They're shallower. In fact, that was one of the comments. In the front I think they're 330's or the 280's, and towards the rear the water table is higher, so they're going to be much shallower. I forget the model number, if it's 110 or something. So, yes, definitely shallower.

MR. NEMECEK: I notice on the landscape plan that there was -- and you had
pointed out certain of the existing trees that are going to be kept, and one is to be removed. In the lower sort of left-hand portion of the property, there is a tree that's being moved?

MR. SCHLOMANN: Transplanted from the rear. So this is the one that's being affected. So right now it's right here.

MR. NEMECEK: Okay. It's just being transplanted. Okay. Okay. Is that going to work?

MR. SCHLOMANN: I don't know how to do it.

THE CHAIRMAN: How big is the tree?

MR. SCHLOMANN: I think it's 10 or 12 feet, ornamental. I don't think it's a big diameter.

MR. NEMECEK: It might work.

THE CHAIRMAN: There's no emergency generator, is there?

MR. SCHLOMANN: No. We haven't -- no.

THE CHAIRMAN: I didn't see one.

Okay.

MR. SCHLOMANN: Would you like one?

THE CHAIRMAN: It's a beautiful house.

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The air conditioning units and exterior condensing units are going to be tucked in under the stairs over here behind the wall. So visually they will be screened, and they're also beyond the setback line, and we're looking at the decibel levels. I think we're fine with those. They'll be two condensing units on the outside.

(Indicating.)

The Chairman: There's nothing on the roofs, is there; they're flat roofs?

Mr. Schloemann: They're flat roofs, taper insulation. We're looking at the solar panel program, which may be something that we choose to do. As of right now, there is no commitment. I don't know if that needs to be presented here if we do decide to do one. They're looking into the economics of it right now. No mechanical equipment.

Ms. Uhle: You just need a permit for the solar panels. We don't require Planning Board approval.

Mr. Schloemann: I don't know if it will materialize.

The Chairman: But they would be angled up, wouldn't they?
MR. SCHLOMANN: They would be angled, so yes, 41 degrees.

MS. UHLE: It's a perfect roof.

MR. SCHLOMANN: It's a perfect roof and perfect sun. They would be visible.

MR. NEMECEK: On behalf of the Chairman, I want to remind our sizeable viewing audience that this Board is very firmly in favor of renewable energy.

THE CHAIRMAN: In particular, solar panels.

MR. NEMECEK: Or a giant windmill.

THE CHAIRMAN: Okay. Any other comments here?

MR. CUNNINGHAM: No.

THE CHAIRMAN: Okay. You guys have comments I'm sure, so hang on. This is a public hearing, so we're just going to do a public hearing, and then we'll come back to you.

So I make a motion to open the public

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(All aye.)

(No comments.)

THE CHAIRMAN: No. Okay.

MR. NEMECEK: This is normally if you have a disgruntled neighbor who doesn't want the project to go forward, this is where they're going to come up and read their laundry list of problems they have with it.

MR. PULASKI: These guys are from Bronxville. This is Eastchester.

THE CHAIRMAN: There is a process to come forth with your grievances, so now would be an opportunity.

MR. SCHLOMANN: I have the mailings and newspaper if you're wondering.

THE CHAIRMAN: Yes, I'm sure you did. You could give it to Jay.

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something after you close.

THE CHAIRMAN: May I close?

MR. NEMECZEK: You may. If Margaret is gesturing, I'm going to recognize her every single time.

THE CHAIRMAN: Hang on, Margaret.

Motion to close the public hearing on Application 15-02, 62 Lake Shore Drive.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Margaret, you were saying.

MS. UHLE: I have two quick comments.

One Mr. Nemecek reminded me of, and one Mr. DINA M. MORGAN, REPORTER

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Pulaski reminded me of. Minor things.

With regard to the landscape plan, I think as a condition of approval we should just put that the plantings within the town right-of-way are subject to the approval of the highway superintendent. We don't really have the authority to approve plants on the town's right-of-way.

MR. SCHLOMANN: Are they generally
well received?

MS. UHLE: Yes, if it's not some kind of hazard and if it doesn't --

MR. SCHLOMANN: Block views?

MS. UHLE: Block views, yes. If we put that in the resolution, it's just a way for us to remember to get his input on that.

Mr. Pulaski made a very good point. We actually recently for all new lake front properties have been requiring a landscape buffer adjacent to the water's edge to infiltrate storm water. So I think if the Board agrees, we'll have Alan Pilch, who is also a landscape architect and an engineer, coordinate with your landscape architect on that, if you guys agree.

MR. NEMECEK: Yes. We actually did this on -- I'm not sure if it's Lake Shore at that point, but we did about a year ago or --

MS. UHLE: We've doing that --

MR. CUNNINGHAM: On the house further down.

MR. PULASKI: We asked about a Biofilter.

MS. UHLE: Yes. It's attractive and it keeps geese from landing in your yard and
everything too. Just coordinate with the landscape architect. I would like to include those in the resolution.

MR. CUNNINGHAM: And Alan will report back to us?

MS. UHLE: We'll make that a condition of approval, that the storm water management plan is subject to his review and approval as well. He did stop by my office today and said everything on the deep hole testing went well.

MR. SCHLOMANN: The planting in the right of way, is that a formal application to the highway department?

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maybe that would be an alternative.

MR. SCHLOMANN: I guess we'll wait for Mr. Pilch's recommendations and then redesign appropriately.

THE CHAIRMAN: I think there is a stone wall there also?

MR. SCHLOMANN: I think so, yes. A little stone wall and shrubs in front of it and a few breaks in the wall, I think, to walk out to the dock.

THE CHAIRMAN: All right. We'll refer it to Alan.

MR. WEST: All those houses right there, they all have a wall.

MR. CUNNINGHAM: The wall there is a buffer to begin with.

THE CHAIRMAN: I think Alan can handle it. I'm not an expert on that.

All right, guys, I don't have anything more. It's a beautiful house. Great job.

MR. SCHLOMANN: Thank you.

THE CHAIRMAN: I think it's well done. We've never seen anything like it before. I'm sure your clients will be thrilled, and they should get started. So we'll help them by making a motion to approve 15-02, 62 Lake Shore
MR. NEMECEK: Subject to the three conditions that were just described. Do we need to state those right now on the record?

MR. CUNNINGHAM: And also the condition about approving the whole landscape drawing as --

MS. UHLE: Review and approval by the highway superintendent for any plantings in the

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THE CHAIRMAN: And final design of the storm water management based on the perc tests that are being done.

MR. NEMECEK: Subject to those, second.

MR. CUNNINGHAM: Don't you usually have the entire landscape package as drawn, that they sign off on the plantings and all that? Isn't that what you usually do?

MS. UHLE: Yes. The only reason I
didn't say that is because I think we looked at this one pretty clearly, but Alan could look at the entire thing.

MR. NEMECEK: I think we always require a certification at the end of the process.

MS. UHLE: Oh, that. I'm so sorry.

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MR. NEMECEK: The fourth and final condition is that at the conclusion -- is it before the permit?

MS. UHLE: We require before we issue the CO, that we get a letter from the licensed landscape architect certifying that the plantings that have been installed are --

MR. SCHLOMANN: As designed?

MS. UHLE: Yes. Thank you very much.

THE CHAIRMAN: Anymore?

MR. NEMECEK: No.

THE CHAIRMAN: So subject to those conditions, which Margaret will incorporate into the resolution, I'll remotion approval of Application 15-02, 62 Lake Shore Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)
MR. CUNNINGHAM: Very nice design.

Good luck.

MR. SCHLOMANN: Thank you.

everyone except Bob.

MR. NEMECEK: Subject to the minor revisions that I submitted.

THE CHAIRMAN: The affect and effect.

MS. UHLE: They've been changed.

She's very quick.

THE CHAIRMAN: Thank you, Dina, for those changes already. He does it on purpose, trust me.

All in favor.

MR. NEMECEK: Second.

(All aye.)

THE CHAIRMAN: I make a motion to close Eastchester Planning Board meeting of March 26th.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(MEETING ADJOURNED)
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 14th day of April, 2015.

____________________________
DINA M. MORGAN
Court Reporter

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