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for not being here last month. I understand there were a couple of questions that arose, and someone should have been here to answer them.

Be that as it may, since that last meeting, I have been in almost constant contact with Alan Pilch and with Margaret Uhle. I did receive some comments from Mr. Pilch. I received actually five comments from a letter of his dated May 29th, 2015. We have addressed those comments to him, to the letter. We’ve also amended the site plan to reflect those changes in his comments. That was his first set of comments.

During the beginning of the week, I did receive another couple of comments from him for more clarity. One was a typo, which we took care of that. We had an elevation of 85.54 for the overflow elevation for the CULTEC infiltrators, that was changed to 84.54, which is the correct elevation and is shown on the plans. The other change or the last change was on our overflow on the southern part of the property we had a 6 inch drain line from a

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plan?

THE CHAIRMAN: No. We know the plan.

MS. MCGARVEY: Okay. He wanted to
make sure -- Alan Pilch wanted to make sure
that we had enough cover over that pipe, and we
do. The smallest portion of fill we have on
top of that pipe is 12 inches. That was his
first comment.

His second comment was the retaining
walls. I guess there was some confusion as to
how the retaining walls will sit from Mr.
Dubak's property. He will look at two
approximately 3 foot high retaining walls. It
will come up 3 feet from the existing grade, it
will step back 3 feet and come up another 3
feet, a little shorter than 3 feet to the new
elevation on the applicant's property at 1
Corwood. I did explain everything to Mr.
Dubak. I believe he's satisfied. I don't want
to speak for him. I'm sure he would want to
come up and say yay or nay to what he thinks of
the application.

For the record, we did increase the
size of the drain inlet in the back of the
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property. It was an existing 6 inch by 6 inch
yard drain. It was plastic. It had to have
constantly been covered up with leaves and
grass clippings, and so whenever it did rain it
would back up. We changed that to a 14 inch by
14 inch drain inlet with an 8 inch drain at the
bottom of that taking the water away. We have
shown a swale, a vegetative swale near the
southern property line to take any kind of
sheet flow that comes from the back of the
house towards the rear of the property. This
vegetative swale will intercept any of that
water and bring it directly into the drain. We
also have another emergency overflow should a
catastrophic failure happen, which we don't
expect, that we have a depression in the wall
that it would go over that wall and drain onto
California Road in a catastrophic failure.

There were some comments regarding the
proximity of the retaining wall to the rear
property line. We have pulled our retaining
wall back about three and a half feet so that
it will not impact the Dubaks' vegetative
garden that they have in the front of their
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1 Dubaks' garden.

2 I think another question was having

3 the CULTEC chambers on Corwood Road, whether

4 those would function appropriately because of

5 the site grade, and that's something that Alan

6 and Mr. McGarvey worked out to ensure that that

7 functions properly.

8 I think those were the major issues

9 basically.

10 THE CHAIRMAN: Overall, I mean, from

11 our point of view the drainage in the back is

12 towards that drain on the south side; correct?

13 MS. MCGARVEY: Yes, sir. I mean, it
go there now, that's the design point, and

16 we're not changing the design point. Actually,

17 we're not allowed to change the design point.

18 Actually, since we're filling the backyard, we

19 were actually leveling the backyard and we are

20 increasing the time of concentration that the

21 sheet flow would get from the front of the

22 house to the back property or the front of the

23 property to the back property, and by

24 increasing that time of concentration it gives

25 the water more time to percolate into the soil.

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1 stones that they dig out from the foundation.

2 THE CHAIRMAN: Okay. Got it. This is

3 still a public hearing. Let's see if there are

4 any comments from the public. This is still a

6 public hearing, so we're going to see if we

7 have any comments from the public.

8 MS. MCGARVEY: Absolutely.

9 THE CHAIRMAN: Comments?

10 MS. DUBAK: Good evening. My name is

11 Dennis Dubak, and I'm the adjacent property

12 owner on 561 California Road. I just want to

13 say a big thank you to Luigi and his entire

14 team and to Margaret and the town team. I

15 questioned -- had some concerns a few months

16 back. I let the town know, let Luigi know, and

17 everything is addressed and I'm appreciative of

18 that and look forward to getting that job done.

19 Thank you.

20 THE CHAIRMAN: You're welcome. Thank

21 you. I feel like we should clap. Your wife

22 did a good job last meeting on bringing it all

23 to our attention. There were some good

24 conditions that she brought forth, and I'm glad

25 she did. No more comments.

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1 and it also reduces the volume -- I'm sorry --

2 reduces the velocity of the water that comes

3 from the front of the property to the back of

5 the property. That coupled with everything we

6 have here as far as storm water improvements, I

7 don't see the Dubaks getting any water -- or

8 much water, if any. You could never say never.

9 THE CHAIRMAN: You said "any" and

10 that's almost never. Right. Okay. I

11 understand.

12 Any comments, guys?

13 MR. PULASICK: I presume that you're

14 going to have some weep tubes in the wall to

15 relieve any water that gets into the subgrade?

16 MS. MCGARVEY: No, sir. Weep holes?

17 No, sir. This is a drystone wall. It's like a

18 fieldstone wall. It just drains naturally.

19 You only have those weep holes if you had a

20 poured concrete --

21 MR. PULASICK: I did not realize it was

22 fieldstone.

23 THE CHAIRMAN: Both of those new walls

24 are fieldstone?

25 MS. MCGARVEY: Yes. It will be the

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1 I'll make a motion to close the public

3 hearing on Application 15-17, 1 Corwood Road.

4 MR. PULASICK: Second.

5 THE CHAIRMAN: All in favor.

6 (All aye.)

7 THE CHAIRMAN: Great. I think there's

8 nothing left to do. Good job. It's definitely

9 the solution that's going to keep the water

10 from going anywhere but staying on the

11 property. Thank you for all the efforts you

12 guys put in and cooperation you gave with

13 everyone involved in it.

14 That being said, I'll make a motion to

15 approve Application 15-17, 1 Corwood.

16 MR. PULASICK: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

19 THE CHAIRMAN: Thank you.

20 MS. MCGARVEY: Thank you all very,

21 very much. Enjoy you summer -- actually, I'll

22 be here for another application, but enjoy your

23 summer.

24 THE CHAIRMAN: Next application is


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MR. SOMMER: Good evening. My name is Steve Sommer. I'm a resident of Tuckahoe for the last 28 years. I reside on 423 New Rochelle Road, and the property that we would like to present to you is actually approximately 65 feet from my present backyard. It's a home that my wife Ann and I bought approximately six, seven weeks ago, and what we believe is an as of right property, we've respected all of the appropriate setbacks, all of the property lines, and I would like to introduce my architect, Louis Campana to present the scheme. Thank you.

THE CHAIRMAN: Thank you.

MR. CAMPANA: Good evening, Chairman, Board, Mr. King. If you guys don't mind, this is the first time we're being heard, I would like to stand at the drawings. So what I'll do, what I'll start with is a brief description of the existing conditions regarding the structure and also the site. Currently situated on the site we have a one and a half story single family residence with an attached garage partially beneath the

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second floor, along with an existing sun room off the west side, which is the rear. The front here we have an existing flagstone walkway that leads to an existing asphalt drive. You will see a series of retaining walls here. The neighboring home is situated much higher than our site. Our site is downgraded from there. Hence, the series of retaining walls. We have a half crescent shape masonry curb here; a manmade pond, which a lot of the sites in the rear here again set much higher drain into. The pond was expanded over the years, and you will notice that there's concrete and masonry walls around it. It's currently in disrepair, and right now we have plans over the next few months to correct that.

So I guess what we'll do is start with the existing structure and run through some of the modifications and alterations that we're proposing.

Here we have the existing first floor. You'll see here that the rear yard we have this enclosed sun room with a brick and masonry patio, which we plan on demolishing. We also

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have the existing front portico and steps that we will also be demolishing as well. A portion of the rear wall here, also garage doors, and a portion of the garage wall out front.

On the second floor, we'll be taking off this portion of the existing shed dormer off the rear of the house and again the same on the north end here. We also plan on taking away this portion of the second floor, which is going to make way for a new master suite which will land wholly above the attached garage. The roof plan you can see again, as I was explaining before, what will be demolished; front portico, roof over the garage, portion of the roof over the side and rear of house here and sun room.

The existing structure consists of vinyl siding and vinyl windows, which we plan on removing; slate roof, which we also plan on removing as well. We have faux stone veneer on the garage, which will be demolished. The rear sun room with Jalousie windows. Garage doors again will be removed. This portion of the shed dormer here will be demolished along with

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a good portion of this roof on the north side.

For the proposed additions and alterations, in the rear in place of the old sun room we're going to have a family room addition, which is going to increase the footprint slightly, along with an addition to existing bedroom, which is also in the rear yard. Towards the front, you'll notice that we have now a new airlock and portico with a sweeping roof that will land and be supported by a column and a masonry terrace.

On the second floor, you'll notice again the master suite. We are converting a one and a half story single family structure into a two story by adding this square footage here. We'll also be changing the principal ridge from over this section of the home to now this portion.

This is the roof plan. You'll notice here this is our one story addition out back again, another one story addition. Here is our second story addition with a sweeping roof going over the front portico, inset dormers, and a new roof over the garage projection.

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which is existing.
Proposed elevations. Again, you'll see here our existing ridge and now we're changing our principal ridge to be over the master addition there. In this zone, we are -- the allowable building height is 33 feet above average grade and what we are proposing is a height of 26 -- 26 feet approximately. Here again from the side elevation you can see the new family room addition. Again, family room addition here on the rear, second floor addition towards the rear yard, and that's for the existing structure.
What we'll do is move on to site improvements and sediment erosion control and drainage. You'll see here along the perimeter of the property where there will be a disturbance we have our construction fence and silt fence, which will be wrapping the perimeter. We have a construction pad here at the edge of the driveway. You'll notice that we're going to modify the existing retaining walls a bit to allow the driveway to -- a little more width on the driveway and also to introduce some paneling, recessed flat panels.

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next spring the homeowner will be spending much time on landscaping, especially screening along the south side here and also refurbishing a lot of the unkept shrubbery in the rear yard. I believe that's it.

THE CHAIRMAN: Great. Thank you. Can you tell us something about the exterior colors, things like that?
MR. CAMPANA: Yes, sure. The trim -- I'll go to the elevations quickly. So as far as the exterior trim, we're planning on using AZEK, which will be painted white, okay. This is a sample of the AZEK. For the siding we're planning on using HardiePlank lap siding, which is going to be a Monterey taupe. We're also proposing to use some profiles along the rear one story addition, which will be Interstate Lumber. This is just a sample of the profile here.

THE CHAIRMAN: Where is that on the elevation?
MR. CAMPANA: This is going to be right along here. We're also going to introduce some paneling, recessed flat panels.

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make it more accessible. Same thing here, we'll be modifying the existing retaining wall. We'll be also incorporating a new bluestone patio off of the rear terrace -- I'm sorry, the rear addition, okay, and at the front we'll have our new entrance and new walkway to the existing asphalt driveway, which will be repaved. Here along the rear of the property we have an existing brick patio which we're going to demolish and turn into lawn, and then we are going to remove this crescent shape curbing, masonry curbing. You'll notice that along the addition we will have liter drains. Those drains will be carried to the CULTEC recharger field here all on the south side of the property, which is the low point on the property, and also tied into that will be this 12 by 12 catch basin.

We have some existing trees on site that we're going to be looking to save. So we'll be incorporating tree protection as necessary. At the moment, the homeowner is gearing most of his efforts towards the home, but once construction has come to an end early

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column here with whitewash mahogany brackets to
a beam over the front entry. The windows will
all be Andersen windows 400 series white clad,
and the roofing will be Timberline, JAF
Timberline charcoal.

THE CHAIRMAN: What color?
MR. CAMPANA: Charcoal.

THE CHAIRMAN: Charcoal?

MR. CAMPANA: Yes. We're also
introducing gable vents here, which will be the
same AZEK material painted white. We'll also
be replacing the garage doors with an Exteria.
Exteria is a synthetic wood. It's primarily an
AZEK material also with insulated panel
between, interior and exterior finish, we'll
have glazing up top with a recessed panel V
groove.

MR. PULASKI: When those garage doors
are closed, do they give you a weather seal?

MR. CAMPANA: Yes, of course, around
the perimeter and underneath.

I did forget to mention that we are
going to have a light coated copper roofing
over the one story addition off the rear of the

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house.

MR. PULASKI: Inside the garage, how
do you -- the garage space is probably a cold
space; you insulate between the garage and --

MR. CAMPANA: Exactly, yes.

MR. PULASKI: -- the bedroom, the
master suite above, but is there any heat that
gets introduced in there so that bottom floor
of the master suite is comfortable?

MR. CAMPANA: We're going to be
implementing a Modine heater in the garage, and
also we're going to use spray foam insulation
in the floor of the second floor.

MR. PULASKI: So you are introducing
some heat?

MR. CAMPANA: Modine heater, yes.

MR. PULASKI: Okay.

THE CHAIRMAN: Can you just go back to
the site plan, please.

MR. CAMPANA: The civil plan or
architectural? Civil?

THE CHAIRMAN: Civil. Yes, that's
good.

MR. PULASKI: Being that you're

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rebuilding that stone retaining wall near the
front of the driveway, is there existing a
Belgian block strip, or have you thought about
putting a Belgian block strip in there? You
have the tracking pad right now.

MR. CAMPANA: Right. Right.

MR. PULASKI: I assume that you're
going to take that macadam out for the tracking
pad. When you go back, is that just going to
be patching in the asphalt?

MR. CAMPANA: The entire driveway
would have to be re-asphalt.

MR. PULASKI: Are you considering
doing Belgian block strip in there?

MR. CAMPANA: Yes.

MR. PULASKI: It will look very nice.

MR. CAMPANA: Running bond pattern.

THE CHAIRMAN: Where exactly is that
going to be?

MR. CAMPANA: It will be off the
driveway curb cut. The existing curb cut will
be reused, but we do have plans on using a
Belgian block running bond skirt along the
perimeter.

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MR. PULASKI: Do we have any AC units
on the site?

MR. CAMPANA: We do. We have two AC
units, which you'll see on the
architectural plan, A-100. They're to the
south side of the home. I'll show you.

They're within the setback here between the
chimney mass and the window well.

MR. PULASKI: When you go to
landscape, you'll put some bushes around
that --

MR. CAMPANA: Of course.

MR. PULASKI: -- to hide it and give
it some sound attenuation?

MR. CAMPANA: Yes.

THE CHAIRMAN: I guess that brings us
to the next thing, the landscaping plan.

MS. UHLE: For additions and
alterations we don't require it, and the
applicant indicated at the Architectural Review
Board meeting that down the road they
definitely plan to landscape the property but
their focus is on the home improvements now.

We don't typically require them for additions

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25
an alterations.

THE CHAIRMAN: What's there presently?

MR. CAMPANA: Currently on site the
owner is -- the tree isn't shown on the civil
plan here, but we do have an existing large
specimen out front here, which the owner has
taken some time to maintain and prune at the
moment. We also have I think two or three --
Steve, are they Dogwoods or -- I'm not sure
which they are -- which we'll maintain and
protect with tree protection.

THE CHAIRMAN: Okay. I think it's a
very handsome job.

MR. PULASKI: Do we have any feedback
from Alan on this?

MS. UHLE: No. He doesn't review all
the applications for additions and alterations.
We have our plan reviewer review those. So he
only reviews for the bigger projects.

MR. PULASKI: Okay.

MS. UHLE: That is reviewed. We have
a licensed architects that reviews the
drainage.

MR. PULASKI: This one we had no
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27
water management plan drainage analysis, they
do state that the system, the four CULTECs used
exceeds the 50 year storm requirement as the
town put forth.

THE CHAIRMAN: Good.

MR. PULASKI: That's fine.

THE CHAIRMAN: All right. This is a
public hearing, so we have to open the floor.
So give us a second, please.

I make a motion to open the public
hearing on Application 15-30, 39 Hathaway.
Second anyone?

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: I make a motion to
close the public hearing on Application 39
Hathaway Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Looks good to me. I
think it's a nice addition, and I'll make a
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28
problems with?

THE CHAIRMAN: The calculations are
probably on the drawings somewhere?

MR. CAMPANA: I'm sorry.

THE CHAIRMAN: I said the
calculations.

MS. UHLE: The storm water is reviewed
as part of the building permitting process for
additions and alterations, because a lot of
additions and alterations don't even come
before this Board if it's a rear addition. So
we have our plan reviewer evaluate that.

MR. CAMPANA: I do have storm water
management plan drainage analysis from Hudson
Engineers.

THE CHAIRMAN: Signed and sealed?

MR. CAMPANA: Signed and sealed.

THE CHAIRMAN: Good by us.

MR. CAMPANA: Is this something you
guys would like to see at this moment?

THE CHAIRMAN: No.

MR. PULASKI: No. I just wanted to
know that it was okay.

MR. CAMPANA: As noted in the storm
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<th>29</th>
<th>EASTCHESTER PLANNING BOARD - 6/25/15</th>
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<tbody>
<tr>
<td>1</td>
<td>homeowners that are with us this evening. They</td>
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<td>just purchased the property about six weeks</td>
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<td>ago. They bought it with the intention of</td>
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<td>renovating the second floor. They have four</td>
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<td>children. They have enough bedrooms as it is</td>
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<td>now, but not enough living space on the first</td>
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<td>bedrooms that were on the first floor, move</td>
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<td>them to the second floor, and use the remaining</td>
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<td>space as family room; family room, living room,</td>
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<td>dining room space basically just to live with</td>
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<td>the family. They haven't moved into the house</td>
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<td>renovations first and then they will hopefully</td>
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<td>move in. They would like to do so that their</td>
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<td>children could start school in September.</td>
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<td>If I could just walk you through the</td>
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<td>project architecturally very quickly. The</td>
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<td>house as it exists right now -- the way the</td>
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<td>house exists right now it's a cape, a one and a</td>
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<td>half story cape, so again the intention is to</td>
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<td>basically remove the entire second floor, we're</td>
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<td>going to keep the stub outs for the plumbing</td>
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<td>and try to use the location for the new</td>
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<td>bathroom to. On the first story right in the</td>
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<td>basically a deck there now. So the intention</td>
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<td>is to have the second floor built up and over</td>
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<td>that space. It will actually solve two</td>
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<td>problems. One, it will allow the homeowners to</td>
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<td>have a covered area to sit outside in the</td>
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<td>summertime and when the weather is better and</td>
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<td>eat outside with a covered area not getting wet</td>
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<td>with the sun and all that having issues. At</td>
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<td>the second floor, we are going to take that</td>
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<td>space as well as part of our addition and put</td>
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<td>it into the master bedroom as depicted in that</td>
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<td>drawing right there. So we're basically trying</td>
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<td>to work within the footprint as much as</td>
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<td>possible -- not as much as possible, we are</td>
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<td>working within the existing footprint. We</td>
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<td>haven't increased the impervious surface in any</td>
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<td>way, none of the coverage calculations have</td>
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the architectural pallet, interestingly enough
our color scheme is exactly the same as the
owner that just presented before us. We're
doing an AZEK white trim; Andersen 400 series
windows; we're going to do a Monterey taupe
HardiePlank siding; we're going to do a
charcoal roof, which we have a sample of as
well. This is an architectural asphalt roof
but the charcoal is that darker color. The
garage is existing, so the plan is to not
change it, the garage door. We're going to
leave what's there, paint that, and we're going
to paint the foundation. The landscaping stays
exactly as is. They will probably -- they,
being the homeowners -- will probably add
plants with time and dress it up and, of
course, add some character to the front of the
house.

This is a very simple rendering I did
just quickly to show you the color scheme and
how everything kind of goes together. The
shutters in the front door will be brown, so
again, just to kind of play off of the taupe
and the dark roof, and the brick is the
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EASTCHESTER PLANNING BOARD - 6/25/15

there, as well as the air conditioning units,
which we put both of those in there. So,
again, if there is anything I could answer, I'm
happy to do so.

THE CHAIRMAN: I think you said the
amount of impervious area hasn't changed;
right?

MR. FINELLI: Hasn't changed. It's
just we're taking away from one place and
placing it somewhere else.

MR. WEST: It's a covered patio or a
covered deck?

MR. FINELLI: The masonry patio or
deck was there already. So all we're doing at
this point is adding a column in the corner and
we're basically roofing it over with the
addition. So, again, impervious surface wise
the numbers are still exactly what they are.

MR. PULASKI: I think you've done a
very handsome job in how you've expanded the
height of the house to grab a full second
floor.

MR. FINELLI: Thank you.

MR. PULASKI: It makes that house far
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existing chimney will remain. We're going to
extend it so that way we'll have our code
clearances above the ridge. I believe that's
it. I know one question you asked the previous
applicant was air conditioning units. The
current AC units sit directly behind that
chimney. So if we do increase them, which I'm
pretty sure we're going to have to increase the
size to accommodate the new 400 plus square
feet of space that we're adding, that will be
done there in that location there. The front
pathway will be bluestone, again, to keep in
conformance with the rest of pretty much most
of Eastchester.

Beyond that, there's not much else I
could tell you architecturally about the house.
I'm happy to answer any questions. I'm sorry,
there was one comment that the ARB asked us.
It was an oversight on my part. On the bay
windows, we didn't have Mullions on the
windows. I added the grills in the windows. I
added those to the two double hungs on the
side. Those were missing in my presentation
last month. They did ask that we put those in
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<table>
<thead>
<tr>
<th>EASTCHESTER PLANNING BOARD - 6/25/15</th>
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<tbody>
<tr>
<td>1  MR. FINELLI: Yes, absolutely.</td>
</tr>
<tr>
<td>2  THE CHAIRMAN: We didn’t do the public</td>
</tr>
<tr>
<td>3  hearing, did we? Let’s do that. Make a motion</td>
</tr>
<tr>
<td>4  to open the public hearing on Application</td>
</tr>
<tr>
<td>5  15-31, 11 Lamesa Avenue.</td>
</tr>
<tr>
<td>6  MR. PULASKI: Second.</td>
</tr>
<tr>
<td>7  THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>8  (All aye.)</td>
</tr>
<tr>
<td>9  THE CHAIRMAN: Can’t comment on your</td>
</tr>
<tr>
<td>10 own house. Close the public hearing on</td>
</tr>
<tr>
<td>11 Application 11 Lamesa.</td>
</tr>
<tr>
<td>12 MR. PULASKI: Second.</td>
</tr>
<tr>
<td>13 THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>14 (All aye.)</td>
</tr>
<tr>
<td>15 THE CHAIRMAN: I don’t have any</td>
</tr>
<tr>
<td>16 additional comments. I second what Bob said.</td>
</tr>
<tr>
<td>17 It’s a nice addition, well done, and I think it</td>
</tr>
<tr>
<td>18 will benefit the neighborhood and all the</td>
</tr>
<tr>
<td>19 neighbors.</td>
</tr>
<tr>
<td>20 MR. FINELLI: Thank you.</td>
</tr>
<tr>
<td>21 THE CHAIRMAN: So then I make motion</td>
</tr>
<tr>
<td>22 to approve Application 15-31, 11 Lamesa Avenue.</td>
</tr>
<tr>
<td>23 MR. PULASKI: Second.</td>
</tr>
<tr>
<td>24 THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>25 That’s the garage, which we’re intending on</td>
</tr>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1  MR. FINELLI: Thank you very much.</td>
</tr>
<tr>
<td>2  Enjoy your summer.</td>
</tr>
<tr>
<td>3  THE CHAIRMAN: Thank you. You too.</td>
</tr>
<tr>
<td>4  The next the next application is</td>
</tr>
<tr>
<td>5  15-32, 5 Laurel Place.</td>
</tr>
<tr>
<td>6  MR. ABILAMA: Good evening. My name</td>
</tr>
<tr>
<td>7  is Tom Abilama, architect for the applicant.</td>
</tr>
<tr>
<td>8  We have here a second story addition to an</td>
</tr>
<tr>
<td>9  existing cape located on 5 Laurel Place.</td>
</tr>
<tr>
<td>10  The existing house is a non-conforming</td>
</tr>
<tr>
<td>11 structure which intrudes about 2 feet into the</td>
</tr>
<tr>
<td>12 side yard, the left side yard, but that’s okay,</td>
</tr>
<tr>
<td>13 we can always have a second floor addition as</td>
</tr>
<tr>
<td>14 long as we don’t go beyond the 10 foot side</td>
</tr>
<tr>
<td>15 yard. There’s an existing one story sun room</td>
</tr>
<tr>
<td>16 in the back that also is intruded into the side</td>
</tr>
<tr>
<td>17 yard, was never permitted before to be</td>
</tr>
<tr>
<td>18 enclosed, was an open structure. So we decided</td>
</tr>
<tr>
<td>19 to shift it to 2 feet to avoid having to go to</td>
</tr>
<tr>
<td>20 the Zoning Board for any variances. That’s the</td>
</tr>
<tr>
<td>21 only site work that exists really. The</td>
</tr>
<tr>
<td>22 impervious surfaces do not increase. Its the</td>
</tr>
<tr>
<td>23 same size structure.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>1  Let me run you by the existing house</td>
</tr>
<tr>
<td>2  here. This is how the existing house looks</td>
</tr>
<tr>
<td>3  like right now. There is also a detached one</td>
</tr>
<tr>
<td>4  car garage in the back, which we’re only trying</td>
</tr>
<tr>
<td>5  to renovate aesthetically, cosmetically.</td>
</tr>
<tr>
<td>6  We’re raising the second floor, which will</td>
</tr>
<tr>
<td>7  include three bedrooms and a master bedroom.</td>
</tr>
<tr>
<td>8  The existing stair remains. So the front would</td>
</tr>
<tr>
<td>9  look something like this where this is the</td>
</tr>
<tr>
<td>10 second floor. As you can see, the existing</td>
</tr>
<tr>
<td>11 roof didn’t change at this portion on the</td>
</tr>
<tr>
<td>12 left-hand. We introduced a portico with</td>
</tr>
<tr>
<td>13 diagonal brackets and two dormers on each side</td>
</tr>
<tr>
<td>14 with an oval window and a small eyebrow.</td>
</tr>
<tr>
<td>15 The finishes are going to be</td>
</tr>
<tr>
<td>16 HardiePlank. I have the samples here. The</td>
</tr>
<tr>
<td>17 trim will be white AZEK; windows will be</td>
</tr>
<tr>
<td>18 Andersen clad, white clad, and the roof will be</td>
</tr>
<tr>
<td>19 the architectural series. This is the</td>
</tr>
<tr>
<td>20 composite elevation, street. So the house,</td>
</tr>
<tr>
<td>21 even though we’re raising it another level,</td>
</tr>
<tr>
<td>22 will still be lower than the other roofs</td>
</tr>
<tr>
<td>23 adjacent to it somewhat close to this roof.</td>
</tr>
<tr>
<td>24 That’s the garage, which we’re intending on</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>1  just changing the siding on it with the</td>
</tr>
<tr>
<td>2  HardiePlank and the roofing.</td>
</tr>
<tr>
<td>3  If you have any questions, please.</td>
</tr>
<tr>
<td>4  MR. PULASKI: Air conditioning units.</td>
</tr>
<tr>
<td>5  MR. ABILAMA: There is an existing</td>
</tr>
<tr>
<td>6  patio in the back and there is space.</td>
</tr>
<tr>
<td>7  MR. PULASKI: Is it shielded or?</td>
</tr>
<tr>
<td>8  MR. ABILAMA: Yes, screened.</td>
</tr>
<tr>
<td>9  MR. PULASKI: Screened. Okay.</td>
</tr>
<tr>
<td>10 MR. ABILAMA: And in regards to the</td>
</tr>
<tr>
<td>11 front door, we changed it to a wood door.</td>
</tr>
<tr>
<td>12 (Inaudible.)</td>
</tr>
<tr>
<td>13 MR. PULASKI: It’s an Abilama house.</td>
</tr>
<tr>
<td>14 THE CHAIRMAN: It is. You sort of</td>
</tr>
<tr>
<td>15 make it easy. We’ve seen this before. Where’s</td>
</tr>
<tr>
<td>16 the chimney?</td>
</tr>
<tr>
<td>17 MR. ABILAMA: There is no chimney.</td>
</tr>
<tr>
<td>18 There was an old chimney but we took it out.</td>
</tr>
<tr>
<td>19 The heating will end up being a direct vent,</td>
</tr>
<tr>
<td>20 which doesn’t require a chimney.</td>
</tr>
<tr>
<td>21 MR. PULASKI: You took a house that</td>
</tr>
<tr>
<td>22 was simple and you’ve made it very</td>
</tr>
<tr>
<td>23 contemporary.</td>
</tr>
<tr>
<td>24 MR. ABILAMA: Thank you.</td>
</tr>
</tbody>
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DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 6/25/15

THE CHAIRMAN: I make an application
to open the public hearing -- I make a motion
to open the public hearing on Application
15-32, 5 Laurel Place.

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

(No comments.)
THE CHAIRMAN: Make a motion to close
the same public hearing on Application 15-32, 5
Laurel Place.

MR. PULASKI: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: I'm searching for
something to say, but I've got nothing. It
looks good. It's a nice addition, and the
applicants should be happy they hired you to
design their building, their house.

MR. PULASKI: The last thing I would
like to say is, again, like I said on the last
application, it needs some landscaping. I'm
sure that the applicant is going to do some
landscaping after investing what they're going

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basement.

We're also proposing construction of a
second story addition over the existing
footprint where the second story addition will
start the 30 foot setback line, and the portion
of the existing building, the non-conforming
portion that's in front of the 30 foot setback
line, will remain as a one story building.

We're also proposing a two story
addition at the rear of the existing residence
and then a small deck, I think it's six by ten,
at the side of the residence.

Here we have the existing floor plan
and existing elevations. The house is a one
story house. It's about 780 square feet with a
full basement, and about a third of the house
is non-conforming with respect to the front
yard setback. Here is the front elevation,
sides, and the rear.

The proposed elevations: This is the
area where we're going to remove the
non-conforming front porch and create the new
sloped driveway down to the basement with the
new overhead doors. This is the existing

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to invest in this house to just make it all
work better.

THE CHAIRMAN: Thank you, Bob. I make
a motion to approve Application 15-32, 5 Laurel
Place.

MR. PULASKI: Second.
THE CHAIRMAN: All in favor.
(All aye.)
MR. ABILAMA: Thank you.
THE CHAIRMAN: Congratulations. Have
a nice summer. See you September.

Last application is 15-40, 102
Woodruff Avenue.

MR. IANNACITO: Good evening. My name
is John Iannacito. I'm an architect, and I'm
representing Marchese Builders this evening.
We are proposing additions and
alterations to the existing single family
residence located at 102 Woodruff Avenue. The
proposed scope of work will include removal of
an existing -- partial removal of an existing
non-conforming porch at the front of the
residence, as required for a new overhead door
and new driveway for one car parking in the

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1 retaining walls for the driveway will be a
3 Unilock retaining wall system in a sienna
4 finish. For this application, I also created a
5 little sketch. (Inaudible) and then the
6 application was presented to the Architectural
7 Review Board on June 11th, and it was approved
8 with two recommendations. The first was to
9 show exterior lighting on the elevations, and
10 we added lights here at the front door, at the
11 overhead door, the rear door to the back yard,
12 and the side door. The second recommendation
13 was to show the air conditioning units on the
14 site plan. There will be two air handlers
15 located on the side of the property here within
16 the setback line.
17 THE CHAIRMAN: Could you go back to
18 the colors and the elevation, please.
19 MR. IANNACITO: Sure. It's a gray,
20 white, and black.
21 THE CHAIRMAN: What's the Yonkers
22 stone; is that faux stone or a real stone?
23 MR. IANNACITO: It's a real 6 inch
24 stone.
25 THE CHAIRMAN: Okay.

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1 MR. PULASKI: Second.
2 THE CHAIRMAN: All in favor.
3 (All aye.)
4 FEMALE SPEAKER: We live next door to
5 the property.
6 MR. PULASKI: Yes.
7 FEMALE SPEAKER: Actually, my parents
8 do. I'm here to speak on their behalf. They
9 don't speak English as well. I did speak to
10 Margaret -- thank you, nice to meet you --
11 about the tree in front of the house, and I was
12 assured that that was going to removed. We
13 also had additional questions regarding there's
14 like pine trees on the other side of the
15 property, not, I guess, in between our property
16 and the 102, but the other neighbors, and there
17 are three pine trees there, and we were just
18 curious whether those will be removed as well,

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1 walls on your driveway cut; how are they being
2 finished?
3 MR. IANNACITO: It's going to be a
4 Unilock retaining wall system in a sienna
5 finish.
6 MR. PULASKI: Okay. And the apron on
7 that, is that going to be bluestone?
8 MR. IANNACITO: You mean the cap?
9 MR. PULASKI: At the curb line. The
10 blocks that are -- the aprons that are typical.
11 MR. IANNACITO: The driveway is
12 probably going to be a blacktop.
13 MR. PULASKI: No apron.
14 MR. IANNACITO: There may be an apron
15 in the front. I'm not sure. Right now the
16 actual existing right of way on this property
17 is very large. I'm not sure if it's in the
18 budget to put an apron in there, but if it is,
19 they will.
20 MR. PULASKI: I think it will be a
21 nice enhancement. You've done a lot with that.
22 You're taking a one story house, you almost
23 never see any more one story houses, and now

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EASTCHESTER PLANNING BOARD - 6/25/15

definitely come down. Then on the side, the
pine trees, I'm not sure if they're on this
property. They might be on the neighboring
property.

THE CHAIRMAN: So the applicant can't
do anything about that.

MR. IANNACITO: We might be able to
prune them back a bit.

MR. WEST: You can't really tell from
this picture.

THE CHAIRMAN: So that's the pine
trees and the walls dividing the properties.

MR. IANNACITO: There's a wall that
runs along this side of the property here. We
were going to repair that wall and maintain it.
If it's beyond repair, we would replace it with
the same Unilock wall system that we're using
in the driveway.

MS. UHLE: So under any circumstances
you are planning to repair it?

MR. IANNACITO: Repair it, yes.

MS. UHLE: And possibly replace it.

THE CHAIRMAN: Is it shown in any of
the pictures, that wall? I don't see it.

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MR. IANNACITO: It kind of steps as
you walk down the side of the property, because
the property drops off towards the back.

THE CHAIRMAN: And it's just a
masonry --

MR. IANNACITO: I'm not a hundred
percent sure if that wall is even on this
property.

THE CHAIRMAN: There must be a survey.

MR. IANNACITO: We're having a new
survey made, so that will tell us a little more
about where the wall actually is.

THE CHAIRMAN: Whose is it? Is that
on the woman who gave the comments?

MR. IANNACITO: The wall is on this
side. Her parents' house is on this side.

THE CHAIRMAN: So we don't know whose
wall it is, is what you're saying.

MR. IANNACITO: Her parents' house is
on page three of the photographs, 108.

MR. WEST: 108.

MR. IANNACITO: And then the house to
the other side where the pines are is 100.

(Discussion between architect and
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EASTCHESTER PLANNING BOARD - 6/25/15

1 Typically we don't have too many problems, but
2 sometimes there have been construction sites
3 where people are concerned about the way that
4 contractors are parking, etcetera, and if you
5 could our department or the highway department,
6 we'll send somebody out there immediately just
7 to kind of straighten things out if for some
8 reasons problems are being created. As the
9 architect said, the dumpster is required to be
10 on the site, so it would just be the vehicles
11 parking.
12
13 FEMALE SPEAKER: Good luck. We're
14 happy that the property is being updated.
15
16 THE CHAIRMAN: Okay.
17
18 MR. IANNACITO: There is metered
19 parking around the block where the commercial
20 area is. I don't know how the contractors are
21 going to feel about paying for parking.
22
23 MR. PULASKI: I think sometimes the
24 problems come when you have a couple of
25 vehicles there and they sometimes get in the
26 way of another driveway or a car backing out of
27 a driveway. If they just use some common sense
28 as to where they leave their vehicle and they
29 DINA M. MORGAN, REPORTER
30
31 EASTCHESTER PLANNING BOARD - 6/25/15
32 pull it over, I think they could eliminate most
33 of the problems.
34
35 THE CHAIRMAN: Okay. Great. We just
36 have to do the public hearing quickly. Did we
37 do it? That is the public hearing. We have to
38 close it.
39
40 MR. WEST: The trees coming out, you
41 guys are digging down and putting the garage
42 underneath driving into the basement; is there
43 a basement there on this house today?
44
45 MR. IANNACITO: I'm sorry.
46
47 MR. WEST: Is there a basement in this
48 house today?
49
50 MR. IANNACITO: Yes. The existing
51 footprint, this portion of the house right here
52 has a full basement, which we will maintain.
53
54 MR. WEST: Then you're digging down,
55 coming up, exposing, put a wall on either side?
56
57 MR. IANNACITO: If you look at the
58 floor plan here, the walls here that do not
59 have a hatch is actually the existing footprint
60 of the building now.
61
62 MR. WEST: Is what?
63
64 MR. IANNACITO: The walls that don't
65 DINA M. MORGAN, REPORTER
66
CERTIFICATION

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 16th day of July, 2015.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER