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1. The minutes at the end of the meeting. There's one, two, three, four, five applications. It's a full agenda: 19 Hall Avenue, 675 White Plains Road, 89 Park Drive, 109 Siwanoy, and 783 White Plains Road. So we'll just get started.

2. The first application is Application 15-75, 19 Hall Avenue. We're going to have to adjust that.

3. M.R. WEST: For the record, I have a business relationship with Mr. Salerno.

4. THE CHAIRMAN: Okay. Before you get started, could you just move that up a little bit somehow?

5. M.R. SALERNO: This?

6. THE CHAIRMAN: Yes. Could you just raise it, and is there some way to adjust the height of it? We really can't see it. Great.

7. Thank you.

8. M.R. SALERNO: Good evening, Mr. Chairman, members of the board. I'm Rocco Salerno, attorney for the applicant, Joseph Nannariello, who proposes a simple two lot subdivision of the property located at 19 Hall Avenue.

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1. THE CHAIRMAN: This is the town of Eastchester Planning Board meeting of January 28th, 2016. Please all rise for the Pledge of Allegiance.

2. (Whereupon the Pledge of Allegiance was said.)

3. M.R. NEMECEK: Mr. Chairman, is that the right placement of the American flag?

4. Should it be in the middle or --

5. THE CHAIRMAN: It's always been to the left. I like it there. We'll leave it.

6. The full board is here tonight, so you're lucky. We'll do attendance. Mr. Phil Nemecek.


10. THE CHAIRMAN: Jim Bonanno is here.

11. Bill West.


13. THE CHAIRMAN: Mark Cunningham.


15. THE CHAIRMAN: Great. We'll approve.

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1. Avenue.

2. The property is located in an R-3 zone, consists of approximately 9,769 square feet, and is presently improved by a legal two family dwelling and detached garage. If approved, the proposed subdivision will result in one lot consisting of 6,000 square feet on which the existing two family residence is located, and a second vacant lot non-buildable parcel consisting of 3,769 square feet. It is the applicant's intention to merge this newly created vacant lot with an adjacent lot fronting on Morgan Street to create a -- suitable for a new two family dwelling.

3. THE CHAIRMAN: Okay.

4. M.R. SALERNO: Very simple. That's what this is all about.

5. THE CHAIRMAN: Could you just trace what you just said on the lot on the survey and summarize pointing it out to us and grab the mic too.

6. M.R. SALERNO: This is the existing parcel.

7. M.R. NEMECEK: If you could grab the DINA M. MORGAN, REPORTER
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mic as well. Grab the mic.

MR. SALERNO: Okay. This is the
existing parcel here, and what we're proposing
to do is to subdivide it right here. Again,
this will be a 6,000 square foot lot with the
existing house and detached garage, and parcel
B will be the vacant, landlocked parcel, which
again is not a buildable lot, consisting of
3,769 square feet.

THE CHAIRMAN: Great. You also said
the builder is proposing to merge that with
another lot in the future, but that's not
really part of this application; correct?

MR. SALERNO: No, it is not part of
the application. The applicant does not own
the adjoining parcel. The applicant intends to
either purchase that parcel or sell this newly
subdivided lot to the owner of that parcel.

THE CHAIRMAN: Right. So just for the
record, as you said, what you just stated has
nothing to do with the application in front of
us?

MR. SALERNO: That's correct.

THE CHAIRMAN: Good. Okay. Any
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questions?

MR. PULASKI: Very straightforward.

THE CHAIRMAN: Straightforward. So
we'll open the public hearing.

I'm going to make a motion to open the
public hearing on 15-75, 19 Hall.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Seeing there's no
comments, motion to close the public hearing on
Application 15-75, 19 Hall Avenue.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Seems pretty benign to
me. Unless there's comments from the board --
there is a comment from Margaret.

MS. UHLE: I just have one comment.

The subdivision regulations say that for any
newly created lot -- and it actually does not
say building lot -- for any newly created lot
an applicant has to either provide suitable

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MS. UHLE: That's okay. But if they were to put a swimming pool there or to put even a shed with a permanent foundation, that automatically merges the lot.

MR. NEMECZEK: It reverts back by operation of law?

MS. UHLE: Yes.

THE CHAIRMAN: Regardless if they appear here again or not, I guess. You could put a pool without coming back to the Planning Board.

MS. UHLE: They could put a pool without coming back to the Planning Board, but the subdivision would be nul and void.

THE CHAIRMAN: Nul and void. I understand. So then --

MR. PULASKI: At present is there a fence that goes around this whole property?

MR. SALERNO: Is there what?

MR. PULASKI: A fence that goes around the whole property?

MR. SALERNO: Let me take a look at the survey. Yes, there is a fence, a chain link fence, there's a stockade fence around the

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entire rear of the existing property.

MR. PULASKI: What my concern was when you mentioned that there were "remnants" of a previous structure there, once that property gets broken off, it kind of floats. It doesn't have some owner -- right now it has an owner that can look back in his yard and make a decision, do I want to look at those remnants or do I want to spend some money and remove them. Relative to other property owners if he has a fence, he's kind of hiding that from the other property owners. Once that gets spun off, so-to-speak, there's really nothing driving maintaining that.

MR. NEMECZEK: It's still owned by the same owner, though.

MR. SALERNO: It's still the same owner, and it's the still the applicant's backyard. So I don't think it's a question that he's going to let it go.

MR. NEMECZEK: It's kind of an artificial subdivision at this point. It's an invisible dotted line.

MR. SALERNO: It's a paper

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subdivision, correct. We're just creating a new tax lot, but the applicant would still own the entire parcel.

MR. PULASKI: That's right. That's right. I see that point now.

MR. NEMECZEK: So I guess if we memorize that language as to --

THE CHAIRMAN: I forgot it already.

I'm going to ask Margaret. Being there were no comments last time I asked if there were comments, anymore comments?

(The comments.)

THE CHAIRMAN: Then I make a motion to approve Application 15-75, 19 Hall Avenue subject to referral of the application for a recreation fee to the Town Board.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. You're good to go. Thank you.

MR. SALERNO: Thank you.

THE CHAIRMAN: Next application is 15-55, 675 White Plains Road.

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MR. ABILLAMA: Good evening. My name is Tom Abillama, architect for the applicant. This application is in regards to a one family dwelling on 575 (sic) White Plains Road. It's a vacant lot.

MR. NEMECZEK: What's going on there right now, Mr. Abillama?

MR. ABILLAMA: What's happening right now is --

MR. NEMECZEK: It's not quite vacant.

There's a crane on it.

MR. ABILLAMA: They were allowed to do some excavation. No foundation permit has been issued so far.

MR. NEMECZEK: Okay. Got it. Just excavation right now?

MR. ABILLAMA: Just excavation, yes.

MR. NEMECZEK: Good.

MR. ABILLAMA: The engineering plans for the storm water, we're proposing ten rechargers, 330 extra large HD rechargers, and to my understanding Mr. Pilch has approved these plans so far. We have a landscaping plan illustrating the new shrubberies, and there's

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The application here indicates that there is a driveway proposed that would pitch down to basement one car garage, and then from that driveway there's a pitch up towards the direct side of the property. I would like to run you through the floor plans. This is the first floor plan here showing the foyer with an open living/great room space including the kitchen and a dining room on the side. They'll be four bedrooms on the second floor.

So the house consists of -- in the front -- of stone veneer with a one car garage at the basement and some stucco gables in the front and sort of a Palladian window in the middle with a bay window on the side. The rest of the house is all stucco.

These are the typical sections. This is the composite view with the existing house on the left side and the other house on the right side. This is a nice house, actually, on

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Mr. Nemecek: I see here on the site plan -- I missed it before -- that these are all pavers in front of the between the street and the garage?

Mr. Abillama: Yes.

Mr. Nemecek: That's sufficient space for a car to turn around in?

Mr. Abillama: Yes. That's why we're trying to accomplish some kind of a K turn in here. Obviously if you go any further, we risk the fact that we might be asking for another parking space. So we just want to go this much, and then we could go out straight to White Plains Road.

Mr. Nemecek: Yes, because my concern would be if you're parking a car by going straight in and going down and then you have to back up to get it out, you have horrible visibility problems and you're creating a danger, but that should be alleviated by the fact that you could back out and turn and then....

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Mr. Abillama: I'm sorry.

Mr. Cunningham: There's a pole, utility pole in front of the driveway.

Mr. Abillama: So that we have applied with Con Ed. to get it removed, and they're in the process of taking it out. That pole is really holding up another pole.

Mr. Cunningham: Okay.

Mr. Abillama: So it can be resolved very quickly.

Mr. Cunningham: I hope so.

Chairman: If you just hang on, we'll do the public hearing. So I make a motion to open the public hearing on Application 15-55, 675 White Plains Road.

Mr. Nemecek: Second.

Chairman: All in favor.

(All aye.)

(No comments.)

Chairman: Motion to close the hearing on Application 15-55, 675 White Plains Road.

Mr. Nemecek: Second.

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Chairman: All in favor.

(All aye.)

Chairman: Where are the rechargers going to end up?

Mr. Abillama: There will be four of them in the back and six in the front. I'll show you. Four in the rear and one, two, three, four, five, six in the front. They'll be an overflow from the last one into a catch basin that we have right in front of our property.

Chairman: Directly into the catch basin?

Mr. Abillama: Yes.

Chairman: Okay. Any more comments? Just one more: The landscaping, all of those are arborvitaes and -- what height do they end up being? On the landscape plan?

Mr. Abillama: Well, right now they're probably about 4 feet high.

Chairman: So they're all existing?

Mr. Abillama: No, they're proposed.

Ms. Uhle: They're proposed to be...

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planted between 5 and 7 feet, which is a pretty
good to start.

THE CHAIRMAN: Okay, and they're
ringing the whole site. They grow and have to
be trimmed. All right, if there's no more
comments from the board --

MS. UHLE: I have three comments.

Sorry.

MR. NEMECEK: Margaret, we can't
impose the recreation tax.

MS. UHLE: This is just as conditions
of approval. I do believe that Alan Pilch has
reviewed the storm water management plan, but
still as a condition of approval we'll just ask
for his final confirmation of that. Also, I
was just going to point out that we need the
Highway Department to sign off on some of the
landscaping that's proposed within the
right-of-way. So that looks great and I'm
certain they won't have a problem with that,
but we would need permission from the Highway
Department. Then as we've been with all single
family homes before we issue the Certificate of
Occupancy, we'll ask for a letter from a

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2
landscape architect saying that the landscape
plan has been installed according to the
proposed plan.

THE CHAIRMAN: I guess the curb cut
that's existing remains exactly as it is;

MR. ABILLAMA: I'm sorry, the
existing --

THE CHAIRMAN: The curb cut that's
shown there is the same curb cut that's
existing at the site right now; correct?

MS. UHLE: No.

MR. ABILLAMA: There is no curb cut.

MS. UHLE: There is no curb cut. It's
a vacant lot. That's what he was saying, that
the pole is being removed. The highway always
has to issue a highway permit for a new curb

cut.

MR. ABILLAMA: By the way, we received
the DOT approval on the curb cut.

THE CHAIRMAN: Okay. So then I'm not
going to repeat Margaret's three conditions,
but with those three conditions applicable I'll
make a motion to approve Application 15-55, 675

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1
White Plains Road.

3
MR. NEMECEK: Second.

4
THE CHAIRMAN: All in favor.

5
(All aye.)

6
THE CHAIRMAN: Great. Thank you.

7
MR. ABILLAMA: Thank you.

8
THE CHAIRMAN: The next application is

9
15-67, 89 Park Drive.

10
MR. ABILLAMA: My name is Tom
Abillama, architect for the applicant.

11
This application is regards to an
existing house that we're intending to have an
addition in the back and on the left side of
the property. The white portion, the light
portion, is the existing house, and the darker,
hatched area is the proposed house. At
present, the existing driveway is along here
and we're proposing to have a new driveway, new
curb cut along this side here. We're proposing
for some landscaping all around that's
illustrated in this legend. This is the storm
water calculations here for the additional
impervious surface, which requires four plus
one in the front.

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1
So this is the existing house here,
and we shoved out a piece of it for the
portico. The issue is that the house itself is
only 25 feet, roughly, from the property line.
The required front yard is 30 feet. So any new
construction would not start from any point
beyond the 30 foot setback.

So we have the open floor area in the
back, open floor plan, and we have a mudroom on
the side with a one and a half car garage,
so-to-speak, and this is the existing basement
with an unexcavated portion for the garage,
which is on the first floor, and then we have a
playroom in the back.

The second floor will consist of four
bedrooms with two baths. The design in the
front is with -- on the first floor having
stone veneer, natural stone veneer, and then a
roof going back 5 feet to the second floor
where we have cedar shingles, and we have the
Tudor half timber design, and the HardiePlank
all around the back and -- the sides and the
back.

That's the composite elevation, the

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two houses here, and that's the existing house
with the driveway on this side and we're
expanding on the left, and these are the side
and rear elevations and these are the views of
the existing homes. That's the framing plan.
That's a cross section here. This is also the
material sheet showing the stone veneer and the
HardiePlank on the side. We have the cedar
shingle, stucco at the gable at the pediments,
and this is the roof. This is the railing. We
have a balcony here with a railing. This is
the AZEK, emulation of AZEK, and the garage
doors.

THE CHAIRMAN: Also very handsome.
What's the finish on the chimney; is that
brick?

MR. ABILLAMA: That's composite brick
and stone.

THE CHAIRMAN: And the actual cap on
the chimney, what's that?

MR. ABILLAMA: That's a terra cotta
cap.

THE CHAIRMAN: Oh, it's terra cotta.

MR. NEMECEK: Is the existing chimney
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right, stucco with whatever the AZEK is? Got
it. The door is?

MR. ABILLAMA: The door is a mahogany
look door by Thermatru, and the garage doors
will be the Clopay doors also emulating wood.

THE CHAIRMAN: Okay. Great. ARB.

MR. ABILLAMA: ARB, they love it.

THE CHAIRMAN: They love it. Of

course.

MR. ABILLAMA: I think they
requested -- I had a sample for the stone that
was more rectangular, and they requested to
have more round edge stone, which we acquiesced
by.

THE CHAIRMAN: Okay. Any comments?

MR. WEST: I like it.

THE CHAIRMAN: That's an applicable
comment.

MR. CUNNINGHAM: I think it's a nice
proposal.

THE CHAIRMAN: Great. I know you have
comments, Phil, we'll just do the public
hearing first. So I'll make a motion to open
the public hearing on Application 15-67, 89
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being removed?

MR. ABILLAMA: Yes.

THE CHAIRMAN: You were so kind to
bring samples for the other project, do you
have any for this?

MR. ABILLAMA: Yes.

THE CHAIRMAN: Great. Thank you.

MR. ABILLAMA: This is the AZEK trim,
shingles, HardiePlank, this brick is on the
chimney as well as the soldier course.

THE CHAIRMAN: Got it. What are the
finishes for the gables and the gables on top
of the front entrance?

MR. ABILLAMA: I'm sorry.

THE CHAIRMAN: The gables on top of
the windows, what's their finish going to be;

MR. ABILLAMA: They'll be an AZEK trim
emulating the half timber and some stucco in
between.

THE CHAIRMAN: Oh, stucco. At each of
them? At all one, two, three, four locations?

MR. ABILLAMA: Yes.

THE CHAIRMAN: Same at the entrance,
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1. house, the square footage of the house, but it
2. abuts on the golf course on the rear?

MR. ABILLAMA: Yes.

MR. NEMECEK: It doesn't look out of
3. place proportionately. I think it's certainly
4. an improvement.

THE CHAIRMAN: To what's there.

MR. NEMECEK: It certainly makes it a
5. lot larger house.

THE CHAIRMAN: I know you must have
6. something to say, Margaret.

MS. UHLE: No. Surprisingly not on
7. this one, no.

MR. NEMECEK: What conditions;
8. landscape plan?

MS. UHLE: Not for an addition or
9. alteration.

MR. NEMECEK: Even if it's more than
10. double?

MS. UHLE: If even if it's more than
11. double.

THE CHAIRPERSON: So then not to keep
12. you any longer, we will or will make a motion
13. to approve this application, 15-67, 89 Park

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1. driveway and add a new driveway along the
2. perimeter of the property 5 feet in with
3. turning space on the side, and there's a
4. mudroom in the back of the garage. We are
5. adding dry wells. So they'll have two 330
6. CULTECs in the front for the new driveway and
7. the new addition. The second story is just
8. going to be storage. We're putting in the
9. dormers just really for aesthetics. This is
10. also a new dormer at the existing master
11. bedroom upstairs. The windows are matching
12. existing. It's really in keeping with the
13. style of the existing house.

MR. PULASKI: So is the entire house
14. being re-sided?

MS. MARRONE: No. We're only doing
15. just the new addition and where we're filling
16. in where the brick is here where the garage
17. door was.

THE CHAIRMAN: So that piece is going
18. to be stone; correct?

MS. MARRONE: That will be brick
19. painted white.

THE CHAIRMAN: And on both sides it's

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1. Drive.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. CUNNINGHAM: Good luck. It looks
2. good.

THE CHAIRMAN: Congratulations. The
3. next application is 15-81, 109 Siwanoy

10 Boulevard.

MS. MARRONE: Good evening. I'm
12 Maggie Marrone. I'm the architect for Mr. and
13 Mrs. Bogetti at 109 Siwanoy.

14 They would like to convert their
15 existing garage, which you could see the
16 picture, into a family room, and then add on a
17 new two car garage to the side of the house.
18 All the materials are matching
19 existing, asphalt shingle roof, they're filling
20 in the brick. It's actually brick front
21 painted white in the front. They would fill in
22 here and use vinyl siding around the new
23 dormers and around the back of the house.
24 So there are no zoning issues, and the
25 new addition we would get rid of the existing

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white vinyl?

MS. MARRONE: This is brick existing.

This we would like to actually do in brick.

It's a question of money at this point and
whether it would be brick or the white vinyl to
match the upstairs.

MR. PULASKI: It would be nice in
2. brick.

THE CHAIRMAN: What's on the side
3. elevation?

MS. MARRONE: So the side elevation is
4. a one car garage with a mudroom in the back of
5. the house.

THE CHAIRMAN: That's new; right?

MS. MARRONE: That's new.

THE CHAIRMAN: That's the white vinyl
that's being proposed?

MS. MARRONE: It's going to be white
2. vinyl. The rear of the house right now is all
21 white vinyl and the side right now, both sides.

THE CHAIRMAN: Got it. What's the
23 trim, the roof trim; white AZEK?

MS. MARRONE: Yes, it's going to be
24 white AZEK.

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THE CHAIRMAN: That's what's there now. Okay.

MS. MARRONE: The roof is asphalt shingle. I have a sample. It's what's on the house now. The bottom. This piece.

THE CHAIRMAN: So with the driveway gone, that's going to be re-planted as grass?

MS. MARRONE: That's going to be grass, exactly, yes.

THE CHAIRMAN: Just all the way over to the new driveway I guess?

MS. MARRONE: Yes.

THE CHAIRMAN: Comments, guys?

MR. WEST: The existing garage is just going to be re-built into family room space, you're knocking it down --

MS. MARRONE: We're not knocking it down. We're actually just raising the floor about 9 inches. It's got a high ceiling right now, so it's just going to be a family room.

MR. NEMECEK: That's just going to be a single story?

MS. MARRONE: You're talking about the family room?

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MR. NEMECEK: What's now the garage.

MS. MARRONE: There's a master bedroom upstairs over that right now, and that's going to stay the master bedroom. We're adding the dormer because there is no dormer currently right here. So we're going to mimic these two dormers here and here.

MR. NEMECEK: The setback from the main portion of the building -- the existing house right now, from the existing house there's a slight setback to what's the current garage that would be the -- would now be living space, and then there's a further setback --

MS. MARRONE: Yes. This is about 3 feet and it's only going to be about a foot from the existing garage to the new garage.

MR. PULASKI: Margaret, this addition requires an increase in the dry well?

MS. UHLE: Yes, because she's increasing the impervious surface.

MR. PULASKI: Okay. All of that has been reviewed and accepted?

MS. UHLE: For additions and alterations, that's reviewed as part of the project.

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building permitting process. We get Alan involved on the bigger, new construction.

MS. MARRONE: We actually had the plans approved by the Building Department.

MS. UHLE: For the storm water management.

MR. PULASKI: Okay.

MR. NEMECEK: You said you're installing two CULTEC units?

MS. MARRONE: Uh-huh.

MR. NEMECEK: And right now you said there were none?

MS. MARRONE: None that we know of.

THE CHAIRMAN: The driveway material, that's just going to be blacktop?

MS. MARRONE: Excuse me.

THE CHAIRMAN: The driveway material; the new driveway.

MS. MARRONE: Blacktop.

THE CHAIRMAN: Blacktop. I guess it pitches towards the street; right?

MS. MARRONE: There's going to be a trench drain -- there will actually be two trench drains, one near the street to take the water to the dry well and one --

THE CHAIRMAN: By the garage?

MS. MARRONE: Right at the outside of the garage doors.

THE CHAIRMAN: Got it.

MR. WEST: What's the difference between the corner of the new garage and the property line?

MS. MARRONE: 16 feet. It's 16 feet to the new -- the property line. 16 feet.

MR. WEST: 16 feet?

MS. MARRONE: Yes.

THE CHAIRMAN: The driveway is set back 5 feet from the property line?

MS. MARRONE: Yes.

MR. CUNNINGHAM: Is there any screening required along there?

MS. MARRONE: No. We're going to do low --

THE CHAIRMAN: I'm sorry.

MS. MARRONE: We're going to do low Boxwoods along the property line.

THE CHAIRMAN: Right, between the driveway and the property line.

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MS. MARRONE: Right.
THE CHAIRMAN: You’re going to edge the driveway with block; is that right? I see the detail.
MS. MARRONE: What?
THE CHAIRMAN: You’re going to edge the driveway with the block?
MS. MARRONE: Yes.
THE CHAIRMAN: Very nice. Okay. Any more comments or if there are let’s do it after the public hearing. So I make a motion to open the public hearing on Application 15-81, 109 Siwanoy Boulevard.
MR. PULASKI: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Please, could you come up.
MR. HAFNER: Good evening. My name is Thomas Hafner, and I live right next door to the property in question at 115 Siwanoy Boulevard. My house sits -- it doesn’t sit square to the street, it sits on an angle, and with this addition -- I don’t have any problems.

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last meeting they said there’s going to be a light on the side of the garage facing my house, which means my bedroom, my dining room, everything else would be lit up on or off or however it would be. I just don’t see how this could possibly fit with the addition. I don’t have any issue with the addition at all but I do with the driveway.

MR. CUNNINGHAM: I have a question for you: So your house is basically in this picture right there?
MR. HAFNER: Yes. If you’re looking at the house, it’s on the right-hand side, yes.
MR. CUNNINGHAM: My first impression of it was exactly what you just said, the extension looks really nice --
MR. HAFNER: I’m sorry.
MR. CUNNINGHAM: I said my impression of it when I looked at it was pretty much exactly what you just said. I didn’t know that was your house, but when I looked at it the driveway is 5 feet away from the property line, it seems like it’s squeezing over onto, but I asked Margaret and she said it’s all within.

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with the addition. I know he has a young family, a growing family, and I wish him all the luck in the world with the addition. However, I have a big issue with the driveway. The driveway is -- like I said, my house sits on an angle, and I just don’t see how there is going to be room for the automobiles. They’re going to be right practically in my backyard. They’re going to be right -- the driveway will be right on the property line with the house, and it’s just going to hurt my property value tremendously, because right outside -- right outside of my kitchen and my dining room are going to be automobiles lined up and parked, whereas it wasn’t like that before.
I was hoping that my neighbors would reconsider and put the garage doors in the front of the house instead of on the side, which would have made this a non-issue for me. But it’s going to -- and I know you have plans, but if you came out and looked at it from my angle, I believe you wouldn’t see how it could possibly fit.
I’m going to have exhaust fumes. The

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zoning. I think a fair tradeoff may be to have screening there, for one. I mean, it just seems like they’re right on top of you with the driveway. So, like I said, the extension looks nice --
MR. HAFNER: Right on top is an understatement. My parents had put a porch on the side of the house back in the 1950’s, which I use a lot --
MR. CUNNINGHAM: Yes, I see it.
MR. HAFNER: -- And I’m going to be looking at the roof of automobiles. I mean, it’s going to diminish my quality of life a little bit. I mean, you know, but I know you have the plans, but I just don’t see how it could fit. Like I said, I was hoping it could have went the other way, but that wasn’t -- that’s it.

MR. NEMECEK: How many cars do your neighbors have? Have you lived in that house for much of your life?
MR. HAFNER: Yes, I have. My parents since 1954. Yes. I’ve been a lifelong resident of Eastchester, and I hope to stay

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here. Like I said, gentlemen, if you could --
I mean, a picture is worth a thousand words,
and I wish you really -- I mean, you’re welcome
to come to my house and take a look. Like I
said, it goes back and the property next to me,
and it narrows down, and I just don’t see how
it could possibly fit.
MR. NEMECEK: I think this --
MR. HAFNER: Yes, that’s my property
on the right.
MR. NEMECEK: Is that on your
property?
MR. HAFNER: It’s his. Most of it is
his or it’s his. I have to go out now and get
a surveyor. I have to wait until the snow
clears. You could see how it goes back on an
angle.
MR. WEST: What’s the benefit of
having the garage entry from the side of the
house instead of just moving the front?
MS. MARRONE: Well, basically it gives
them an area to have just a little more
turnaround space and get to the mudroom, which
is in the back of the garage. So when they

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pull in, they park --
MR. BOGETTI: When you --
MR. NEMECEK: Please identify yourself
for the record.
MR. BOGETTI: Scott Bogetti. That’s
my home. So if you look at the plans, right, the
mudroom -- the mudroom is on the back,
right. So if I pull in to here, right, we have
to come through the garage. The point of
having the mudroom is to enter the mudroom.
You could pull the cars here, you enter into
the mudroom and then enter the family room.
From here I would have to rearrange the whole
design of the house. If it’s not on the
property line -- I can’t fit a mudroom in
between because that would put this over. You
don’t want to put a mudroom in front of your
garage. I don’t have the ability to put it on
this. I mean, I own two cars. I hear Tom’s
point. I keep one truck and that’s it. I
mean, I’ll put up tall trees if he likes. I’m
going to put Boxwoods. Right now I have nice
Boxwoods going across the front of the house.
Landscaping wise, I’ll do whatever he wants.

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MR. BOGETTI: Here's the thing: If I'm within the zoning, why -- if I'm within the zoning, am I breaking zoning laws?

MR. CUNNINGHAM: No, no. Honestly, my first impression was it's a beautiful design, I think the house looks fantastic, but I think it definitely impedes your neighbor. So that's probably why this board is here just --

MR. BOGETTI: It's not a structure that we're looking at, it's a driveway. It's low to the ground.

MR. CUNNINGHAM: I understand, but it's still --

MR. BOGETTI: So the screened-in porch, right, there's not -- you still have your line of sight. It's not like I'm putting up monster trees blocking it. I'll put Boxwoods. The cars are going to be pushed up right. His porch is here, right. Who parks their cars here? We park our cars here. So how is this impeding line of sight?

MR. CUNNINGHAM: Well, you're driving right along the property line.

MR. BOGETTI: It's the driveway. He

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was -- his complaint was fumes, line of sight, and looking at cars. Cars are going to be here. His porch is here. So this driveway is flush with the ground. We're not obstructing anyone's sight.

THE CHAIRMAN: To his point, at any time you could park your car wherever you want and he has not control over that.

MR. BOGETTI: Right. So if I have guests coming, so probably every holiday, three times a year. My wife comes in with groceries and three kids --

MR. WEST: You don't have any friends that come more than three times a year you're telling me? We'll get you some friends and then you could have a party.

THE CHAIRMAN: We're going to come and visit you.

MR. CUNNINGHAM: You have more friends than that.

MR. BOGETTI: We're talking the family living here, the cars will be in front of the garage.

THE CHAIRMAN: I mean, not to diminish

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MR. BOGETTI: Listen, if I was breaking zoning laws --

THE CHAIRMAN: No, we understand.

MR. TUDISCO: I want to clarify that, Mr. Chairman, because if there are people at home that are watching --

MR. NEMECEK: A substantial viewing audience.

MR. TUDISCO: Correct. I think that the comment that was made that if I'm not breaking any zoning laws I could do whatever I want, the reason we have a Planning Board is because they have the ability to approve what your design is. So they do have the authority to review it and to consider what comes out at the public hearing and any other impacts to the community. So that's the whole reason for a Planning Board. I just want to clarify the record so that anyone watching at home knows that.

MR. NEMECEK: If it was just a matter of building within the zoning, then this board

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wouldn't need to exist.

MR. BOGETTI: I think aesthetically I think the addition -- I think the driveway I'm trying to maximize my lawn, okay, because, otherwise, you're back to a driveway in the front of the house and you still have a mudroom issue and a design issue. So the best way to build this addition was to move the driveway within my property line and if we -- I'm just trying to think if there is any other way to lay it out, but when you have a mudroom -- otherwise you're pushing the garage way over, right, if you're going to have a mudroom between them.

MS. UHLE: The only point I'm going to make, if you look at the elevation of 115 Siwanoy, the head-on elevation, just to be clear, typically driveways could be within 3 feet of the property line. If you're looking at houses that are all parallel to each other along the street, it's pretty common to have driveways within 3 feet of the property line. This is a little bit of a different situation because the applicant's property is kind of a

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unique configuration. So their side property
line is at a different kind of angle, but --
MR. HAFNER: Can I say one other
thing?
THE CHAIRMAN: You have to come back.
MR. HAFNER: I'm just going to repeat
myself: I have an open invitation for you to
come over and look. I'll even make you a cup
of coffee. If you look, the addition is going
to be set back from the original house, which
is going to make that corridor even narrower.
It's even going to have less space. I don't
believe that -- from the drawings -- I don't
believe there's room for the driveway, I really
don't. With the addition to the house and then
the driveway and then you're saying a 5 feet
barrier, there's no way.
MR. WEST: It's measured. It's
surveyed. There is room. It's just the
aesthetics and if we think it fits.
MR. HAFNER: Okay.
THE CHAIRMAN: What's your
building's -- you porch setback from property
line?

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that. I'm saying just from the property line
of your site to this gentleman's porch, what do
you think that distance is? They're you go.
You drew it by hand.
MR. PULASKI: This is it.
MR. HAFNER: If the garage doors were
in the front, he could have made the house --
made the addition even bigger, but that's
neither here nor there.
MS. MARRONE: It's about 16 feet to
the property line.
THE CHAIRMAN: Plus an additional 5.
MS. MARRONE: This is 26 feet plus or
minus.
THE CHAIRMAN: What's the 26 to the
edge of the driveway?
MS. MARRONE: From this house to the
property line.
MR. HAFNER: Is that going from the
front of my house or back? Like I said, it
goes back and it cuts off.
MS. MARRONE: At this point we're
closer.
MR. HAFNER: If you're measuring it

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from the front of my house, but, like I said,
the property goes like this and then his goes
like this and it becomes a triangle.
MS. MARRONE: The closest point is
16 feet to the property line, but that's on an
angle.
THE CHAIRMAN: So it's 16 feet to the
property line and then we said you measured --
MR. NEMEC: At the front of the
proposed new addition, it's 24 feet to the
property line, right, that's what you're
telling me?
MS. MARRONE: Right. The front is
40 feet. At this line across it's 40 feet.
It's 20 feet here.
MS. UHLE: Jim, you have this in your
package too, which is the elevation.
(Discussion among board members.)
THE CHAIRMAN: Any suggestions from
the board? What's the height of his addition;
what do you think that is? Since you scaled
that, what do you think -- how tall do you
think his --
MS. MARRONE: The height of the

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THE CHAIRMAN: Not your addition, the gentleman next door, his back porch. Can you measure that on the elevation that you drew?

MS. MARRONE: I'm sorry.

THE CHAIRMAN: That addition, if you were to scale from ground to top, his peak.

MS. MARRONE: About 18 feet.

THE CHAIRMAN: It's 18 feet. Right, so his window is probably 10 feet; right? I'm just trying to figure out what the gentleman's line of sight is. I mean, is it really down on the driveway? If you were to put up 12 foot arborvitae, you wouldn't see a thing, would you, out of his window? I mean, how tall is the tree that you drew there?

MS. MARRONE: About 16.

THE CHAIRMAN: You can't see through that, right?

MS. MARRONE: (Indicating.)

THE CHAIRMAN: My neighbor has huge trees in his backyard that blocks off our yard from his yard. They're big, they're trim, they're beautiful, and I can't see a thing. 

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THE CHAIRMAN: Hold on, we're like in the middle of -- let us --

MR. WEST: With the flood lights going down, no flood lights going out, provisions like that, trees like we did for the other places.

MR. CUNNINGHAM: The design of the house is really nice. It's encroaching on the property next door, make a compromise, put a line of trees down it.

THE CHAIRMAN: Do you have outside lighting shown anywhere?

MS. MARRONE: Just lights on the garage.

THE CHAIRMAN: But obviously they're not shining anywhere but down; right?

MS. MARRONE: Just one light here.

THE CHAIRMAN: That's nothing. So, Margaret, how would we go about making plantings --

MS. UHLE: Make it a condition that

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they put a row of -- I would say starting off with 6 to 8 foot high evergreens because they grow over time and they acclimate better.

MR. NEMECEK: Whose property do you want to put them on?

THE CHAIRMAN: Well, they have to be on the --

MS. UHLE: On the applicant's property.

THE CHAIRMAN: -- Applicant's property.

MR. NEMECEK: Could we make the applicant put them on the neighbor's property so they become the neighbor's trees? -

THE CHAIRMAN: Then he'll have to maintain them.

MS. UHLE: Then the neighbor would be required to maintain them. Put it this way, the neighbor always has the option to put trees on his property, his own property, but I think the condition has to be tied to the applicant's property.

MR. NEMECEK: Because the applicant can remove them after putting them in at any point; correct? There is no way of policing it.

MS. UHLE: Well, a couple of things.

You could, I guess, require it in perpetuity and hope that everyone remembers that. I think very few people go to the time and expense of installing an evergreen hedge like that only to remove it. I don't know why the applicant would have any incentive to remove plants once he's installed them.

That being said too, you could approve a driveway in a different location and they could come back in a year and ask for this very driveway and we would have no discretion to deny it unless you made it a condition in perpetuity that they couldn't do that.

Did I answer your question? In the past, you have required evergreen screening, but, you're right, technically that could be removed down the road.

MR. NEMECEK: Yes. I'm just -- I don't know if the neighbor would be agreeable to that, but I know, personally, I put arborvitae on my neighbor's property and I

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1 paid for them. Thankfully, my new neighbors
2 who moved in liked them.
3
4 MR. CUNNINGHAM: We did this at
5 Nature's Cradle and then he took the trees
6 down. I don't see why he would honestly want
7 to do that.
8
9 MS. UHLE: Also, I think there's a big
difference between you coming to an
10 understanding with your neighbor and the
11 Planning Board imposing that.
12
13 MR. NEMECEK: We can broker a deal,
14 any deal we want; right? If the applicant will
15 agree to plant them on the neighbor's and the
16 neighbor agrees that that will be fine, they
17 become the neighbor's trees. I don't see how
18 that --
19
20 MR. TUDISCO: Part of the problem --
21 legally part of the problem is that you are
22 then requiring the next door neighbor to lose a
couple of feet of his property line and --
23
24 MR. NEMECEK: He may not want that.
25 But what if he was agreeable to that?
26
27 MR. TUDISCO: What I would say is that
28 the applicant is the one making an application
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1 with respect to his property, I think you can
2 impose whatever conditions with respect to the
3 site plan of his property, which really I think
4 it would be a safer place to do it that way.
5
6 THE CHAIRMAN: Yes.
7
8 MR. HAFNER: I think it kind of went
9 off track with the trees. I mean, I believe
10 there's not enough room, period, trees or no
11 trees. I don't believe there's enough room.
12
13 We went from cement, now we're in the forest
14 with the trees. I don't believe there's enough
15 space for the driveway --
16
17 MR. NEMECEK: I believe the writing on
18 the wall here is the driveway is going to stay.
19
20 MR. HAFNER: I don't want to look at a
21 bunch of trees. I sit on my porch. It's solar
22 heated. I made my own panels up. I sit out
23 there. Today it was a hundred degrees on my
24 porch. I sit out there in the wintertime. I
25 can't sit out there at night because it's not
26 heated. Put up trees, I lose that. I lose
27 that if the trees are up there.
28
29 MR. NEMECEK: We're talking
30 arborvitae.

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his driveway and just do this, but then that
makes that a very tight turn there. I think
his position is it's a nice shape.
MR. WEST: Exactly. He needs the
swing.
MR. PULASKI: But I thought another --
but we could get his opinion without a doubt,
it's his house -- I think another thing is we
could ask him if he would put some lamps on the
side of the house as opposed to the spotlight.
Maybe even keep the spotlight, he may want it
times, but he could turn on lamps which will
give you a more of an gentle glow as opposed to
a spotlight and maybe that could suit his needs
most of the time, and then that might soothe
the situation a little bit. Maybe even spot
another light more out towards the mudroom and
the property line so that if somebody wants to
walk at night, it looks like they're back from
the street a bit so they're not going to get
the light from the street, there is some more
localized light like almost like a landscaping
light that comes on.

THE CHAIRMAN: I'm just trying to
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think if there's a way you can work with the
outline of the driveway such that we move it a
little bit further away from the property line
to get a few more feet there for trees to grow.
MR. NEMECEK: I don't think the idea
of trees was well received.

THE CHAIRMAN: I would love to ask the
applicant to change the driveway, but I think
that might be doing them a disservice too. I
mean, it's their property, you know, they have
an idea. I mean, we have to defend everyone
here. Anyone have any ideas other than that?
MR. NEMECEK: It seems to me that the
best we can do is to offer some form of
screening, you know, whether it be a fence or
some form of arborvitae or some other type of
evergreen plant, small tree that will take up a
relatively modest amount of space, because
there isn't a lot of space there, but will
provide a shield.

THE CHAIRMAN: Okay.

MR. NEMECEK: The fence, I guess, is a
to shield the headlights but
otherwise won't do a whole lot.

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feet, 10 feet?
MS. UHLE: They're 8 and 9 feet
actually.
MR. NEMECEK: We've got to make a
decision, so --
MR. HAFNER: I think if you came out
and looked at it --
MR. TUDISCO: Sir, you can't address
unless you're recognized, okay.
MR. NEMECEK: I think we have a pretty
good understanding. It's a close distance, but
that's also not your property.
THE CHAIRMAN: Is there anything that
we could do to the width of the driveway to get
a few more feet to let something grow
effectively there that would be dense enough to
shield anything? Would you give up a foot to
get 5, 6 feet? 16 is two cars with a big
space -- with a space in between.
MR. CUNNINGHAM: It runs parallel to
his property. It says 16 feet wide on the
plan.
MR. BOGETTI: What's a standard two
car driveway?

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(Discussion among board members.)
MR. BOGETTI: May I address the board?
THE CHAIRMAN: Yes, sure.
MR. BOGETTI: I guess I could move it
1 foot in like you said, but I don't even know
if Tommy wants trees. So if I'm going to move
it 1 foot -- I'm more than happy to put Leyland
Cypress, but they grow too wide.
MR. CUNNINGHAM: Arborvitae would
be --
MR. BOGETTI: Arborvitae is a pencil,
you could get 6 footers, they will grow to 12,
that's fine, trim them, top them, they don't
grow on the other person's property. I have
tons of green giants along my property and
Leyland, spent thousands of dollars. I'm more
than happy to put whatever he wants, but I
don't think that's going to do it. I would cut
back a foot, but I'm not going to cut back a
foot and then he says, I don't want trees
there.
THE CHAIRMAN: But at that point
it's --
MR. CUNNINGHAM: I see your point.

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THE CHAIRMAN: First I want something tall.
MS. UHLE: Okay. Say something similar to an arborvitae that's 6 to 8 feet tall.
THE CHAIRMAN: Beginning?
MS. UHLE: To plant.
THE CHAIRMAN: Right. If you go taller, you're saying it doesn't grow as well?
MS. UHLE: I think it's reasonable to say 6 to 8 feet to get something that's healthy.
THE CHAIRMAN: 6 feet would give adequate screening. We'll leave the driveway the way it is; right?
MR. CUNNINGHAM: They grow pretty quickly.
THE CHAIRMAN: You get like a foot a year?
MR. CUNNINGHAM: Basically.
THE CHAIRMAN: Planting spacing.
MS. UHLE: If you could just submit something like a quick sketch to the Building Department showing the proposed species and the
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applicant to submit a screening plan that shows 6 to 8 feet arborvitae, or something similar, planted within that 5 foot strip to provide screening to the neighbor's property.
THE CHAIRMAN: Yes.
MR. PULASKI: Yes, and it starts and stops along the length of the driveway.
THE CHAIRMAN: I guess it goes --
MR. PULASKI: If it starts at the corner of the house, you know, if you took the face of the house and extended it out and you took the back face of the house and extended it out, that stretch.
THE CHAIRMAN: Well, where's the adjacent --
MR. PULASKI: On this drawing, I don't know.
THE CHAIRMAN: So if you were to draw I would say like 5 to 10 feet beyond.
MR. PULASKI: Ultimately, we want to make sure it's effective. The other thing would be to say make it a 25 foot length or something and move it along the line according to where the other house is.
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spacing, then we'll look it over.
THE CHAIRMAN: And all lights are down lights. Are we moving that light?
MR. CUNNINGHAM: I think he needs a light in front of his garage. Maybe down lights, sconces.
MS. MARRONE: He has a light, but it's not a spotlight. It's a sconce. We're not intending to do any kind of spot lights.
MS. UHLE: Are you saying within that 5 feet or are you asking him to reduce the width of the driveway?
THE CHAIRMAN: In talking to you I sort of heard that making it wider doesn't really help. It will still grow and it will be healthy.
MR. TUDISCO: Mr. Chairman, I think you might still have a public hearing open.
THE CHAIRMAN: Well, in case the gentleman wants to come back. Let's just finish this and then we'll close it.
MS. UHLE: So the driveway can stay within 5 feet of the property line, however, as a condition of approval you're asking the
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<td>assuming the best you're going to do is to</td>
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<td>screen it in some way, do you have a preference</td>
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<td>for screening as to plants or a fence or --</td>
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<td>MR. HAFNER: Well, as Mr. Bogetti</td>
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<td>stated, he said if he's within the boundaries</td>
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<td>could even make his extension bigger. I</td>
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<td>MR. NEMECEK: Recognizing that this</td>
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<td>is -- and I do -- you've lived in the house</td>
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<td>a contractor bought the house next door and</td>
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<td>they knocked down every tree on the property,</td>
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<td>you know, nothing I could do about it, and</td>
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<td>because of a technicality it didn't even come</td>
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<td>before this particular board. You have the</td>
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<td>DINA M. MORGAN, REPORTER</td>
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<table>
<thead>
<tr>
<th>74</th>
<th>EASTCHESTER PLANNING BOARD - 1/28/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>benefit of being before us, and we're trying to</td>
</tr>
<tr>
<td>2</td>
<td>do something for you, and your neighbor also is</td>
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<tr>
<td>3</td>
<td>willing to do certain things, okay. He's</td>
</tr>
<tr>
<td>4</td>
<td>willing to explore and follow through on a</td>
</tr>
<tr>
<td>5</td>
<td>screening option. We've been speculating -- I</td>
</tr>
<tr>
<td>6</td>
<td>was talking about putting it on your property</td>
</tr>
<tr>
<td>7</td>
<td>so you could control it. I don't know that</td>
</tr>
<tr>
<td>8</td>
<td>that's a good idea. If the two options were to</td>
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<tr>
<td>9</td>
<td>put some sort of arborvitae on his property in</td>
</tr>
<tr>
<td>10</td>
<td>the 5 foot area between the proposed driveway</td>
</tr>
<tr>
<td>11</td>
<td>and the property line or to put some sort of</td>
</tr>
<tr>
<td>12</td>
<td>fencing, because you did mention that you don't</td>
</tr>
<tr>
<td>13</td>
<td>want trees -- we're not talking about big trees</td>
</tr>
<tr>
<td>14</td>
<td>that are going to block the sun from you, we're</td>
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<tr>
<td>15</td>
<td>talking about something that will be a</td>
</tr>
<tr>
<td>16</td>
<td>screen -- do you have a preference between</td>
</tr>
<tr>
<td>17</td>
<td>those two options?</td>
</tr>
<tr>
<td>18</td>
<td>MR. HAFNER: No. Right now, no. I</td>
</tr>
<tr>
<td>19</td>
<td>didn't state before, you know, between my porch</td>
</tr>
<tr>
<td>20</td>
<td>and the property line I have grass, very --</td>
</tr>
<tr>
<td>21</td>
<td>probably about this wide, a little bit wider</td>
</tr>
<tr>
<td>22</td>
<td>maybe, and, you know, just came to thought now</td>
</tr>
<tr>
<td>23</td>
<td>if you put these trees up, all my grass along</td>
</tr>
<tr>
<td>24</td>
<td>that side of the house is going to die. It's</td>
</tr>
<tr>
<td>25</td>
<td>DINA M. MORGAN, REPORTER</td>
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<tr>
<th>75</th>
<th>EASTCHESTER PLANNING BOARD - 1/28/16</th>
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<tbody>
<tr>
<td>1</td>
<td>not going to get any sun whatsoever. It's all</td>
</tr>
<tr>
<td>2</td>
<td>going die. If the trees were on my property</td>
</tr>
<tr>
<td>3</td>
<td>line, that would give me between the trees and</td>
</tr>
<tr>
<td>4</td>
<td>porch I would hardly be able to walk through to</td>
</tr>
<tr>
<td>5</td>
<td>my backyard, that's how much I would lose.</td>
</tr>
<tr>
<td>6</td>
<td>MR. NEMECEK: We're talking about</td>
</tr>
<tr>
<td>7</td>
<td>putting them on his property.</td>
</tr>
<tr>
<td>8</td>
<td>MR. HAFNER: I understand. I</td>
</tr>
<tr>
<td>9</td>
<td>understand. Like I said, it's going to kill my</td>
</tr>
<tr>
<td>10</td>
<td>grass and everything because it's not going to</td>
</tr>
<tr>
<td>11</td>
<td>get any sun. It seems like he's going to do</td>
</tr>
<tr>
<td>12</td>
<td>what he's going to do, and it seems like there</td>
</tr>
<tr>
<td>13</td>
<td>isn't anything I could do about it. I came up</td>
</tr>
<tr>
<td>14</td>
<td>here and stated my grievances and I was</td>
</tr>
<tr>
<td>15</td>
<td>hoping --</td>
</tr>
<tr>
<td>16</td>
<td>THE CHAIRMAN: Let's make the best</td>
</tr>
<tr>
<td>17</td>
<td>with what we're faced with today. We're</td>
</tr>
<tr>
<td>18</td>
<td>unfortunately the arbiters between you and your</td>
</tr>
<tr>
<td>19</td>
<td>neighbor and someone has to do and we're trying</td>
</tr>
<tr>
<td>20</td>
<td>to do our best.</td>
</tr>
<tr>
<td>21</td>
<td>MR. HAFNER: I appreciate it.</td>
</tr>
<tr>
<td>22</td>
<td>THE CHAIRMAN: Margaret, were you</td>
</tr>
<tr>
<td>23</td>
<td>thinking something?</td>
</tr>
<tr>
<td>24</td>
<td>MS. UHLE: No.</td>
</tr>
<tr>
<td>25</td>
<td>DINA M. MORGAN, REPORTER</td>
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</tbody>
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<thead>
<tr>
<th>76</th>
<th>EASTCHESTER PLANNING BOARD - 1/28/16</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>THE CHAIRMAN: So then do we have to</td>
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<tr>
<td>2</td>
<td>specify at this point a length of screening?</td>
</tr>
<tr>
<td>3</td>
<td>MS. UHLE: The only thing that I'm</td>
</tr>
<tr>
<td>4</td>
<td>concerned about is you have a neighbor --</td>
</tr>
<tr>
<td>5</td>
<td>you're imposing a condition on the applicant to</td>
</tr>
<tr>
<td>6</td>
<td>appease a neighbor who's saying that's not what</td>
</tr>
<tr>
<td>7</td>
<td>he wants. So I'm not sure that's a good</td>
</tr>
<tr>
<td>8</td>
<td>condition. I don't think you have to feel</td>
</tr>
<tr>
<td>9</td>
<td>obligated to impose a condition especially when</td>
</tr>
<tr>
<td>10</td>
<td>the neighbor has already indicated they don't</td>
</tr>
<tr>
<td>11</td>
<td>even want that condition imposed.</td>
</tr>
<tr>
<td>12</td>
<td>MR. NEMECEK: That was the point of my</td>
</tr>
<tr>
<td>13</td>
<td>question.</td>
</tr>
<tr>
<td>14</td>
<td>MS. UHLE: I think Mr. Nemecek spelled</td>
</tr>
<tr>
<td>15</td>
<td>out what the options were. There are actually</td>
</tr>
<tr>
<td>16</td>
<td>three options: One is to approve it as</td>
</tr>
<tr>
<td>17</td>
<td>proposed; approve it with trees planted, which</td>
</tr>
<tr>
<td>18</td>
<td>the applicant is willing to do but the neighbor</td>
</tr>
<tr>
<td>19</td>
<td>has indicated that he's not that comfortable</td>
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<tr>
<td>20</td>
<td>with that; and the other is to put in a fence,</td>
</tr>
<tr>
<td>21</td>
<td>which would be a 4 foot high fence.</td>
</tr>
<tr>
<td>22</td>
<td>MR. NEMECEK: Or the other is not to</td>
</tr>
<tr>
<td>23</td>
<td>approve it, but it doesn't sound like that's</td>
</tr>
<tr>
<td>24</td>
<td>the way this board is going.</td>
</tr>
<tr>
<td>25</td>
<td>DINA M. MORGAN, REPORTER</td>
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<tr>
<td>Page 77</td>
<td>1</td>
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<tr>
<td>---</td>
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</tr>
<tr>
<td>2</td>
<td>MS. UHLE: I think you would have to come up with a justification for that.</td>
</tr>
<tr>
<td>4</td>
<td>THE CHAIRMAN: Sort of a catch 22.</td>
</tr>
<tr>
<td>6</td>
<td>THE CHAIRMAN: With the screening</td>
</tr>
<tr>
<td>11</td>
<td>think the neighbor is saying it doesn't matter.</td>
</tr>
<tr>
<td>13</td>
<td>MS. UHLE: I think the neighbor said he would prefer not to have trees.</td>
</tr>
<tr>
<td>15</td>
<td>MR. WEST: He sits here and he's looking at all that grass and it's his.</td>
</tr>
<tr>
<td>17</td>
<td>THE CHAIRMAN: Then I make a motion to close the public hearing on Application 15-81, 109 Siwanoy Boulevard.</td>
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<tr>
<th>Page 78</th>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 1/28/16</th>
<th>78</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>MR. NEMECEK: Second.</td>
<td>3</td>
<td>THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>4</td>
<td>(All aye.)</td>
<td>5</td>
<td>THE CHAIRMAN: So then we are going to make a motion to approve the application as drawn. Any conditions other than -- there aren't any conditions; right?</td>
</tr>
<tr>
<td>6</td>
<td>MR. WEST: Not anymore.</td>
<td>7</td>
<td>THE CHAIRMAN: Then I make a motion to approve Application 15-81, 109 Siwanoy.</td>
</tr>
<tr>
<td>8</td>
<td>MR. PULASKI: Second.</td>
<td>9</td>
<td>MR. NEMECEK: You're not going to leave that beautiful garage door?</td>
</tr>
<tr>
<td>10</td>
<td>THE CHAIRMAN: All in favor.</td>
<td>11</td>
<td>MR. IANNACITO: No.</td>
</tr>
<tr>
<td>12</td>
<td>(All aye.)</td>
<td>13</td>
<td>MR. NEMECEK: Kind of a no-brainer here.</td>
</tr>
<tr>
<td>14</td>
<td>THE CHAIRMAN: Thank you.</td>
<td>15</td>
<td>MR. PULASKI: I think it's a very simple change and it's fine.</td>
</tr>
<tr>
<td>16</td>
<td>MS. MARRONE: Thanks a lot.</td>
<td>17</td>
<td>THE CHAIRMAN: Public hearing. I make a motion to open the public hearing on Application 15-82, 783 White Plains Road.</td>
</tr>
<tr>
<td>18</td>
<td>THE CHAIRMAN: The next application is 15-82, 783 White Plains Road.</td>
<td>19</td>
<td>MR. NEMECEK: Second.</td>
</tr>
<tr>
<td>19</td>
<td>MR. IANNACITO: Good evening. My name is John Iannacito. I'm an architect, and I'm representing the owners of the subject property this evening. We are proposing facade alterations to the existing one story commercial building located at 783 White Plains Road. Here we have DINA M. MORGAN, REPORTER</td>
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<tr>
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<tbody>
<tr>
<td>2</td>
<td>a site plan showing the footprint of the existing building, along with a small planting bed at the front and an existing parking area to the side. Here we have existing and proposed front and side elevations, the two elevations that are viewed from the street.</td>
<td>3</td>
<td>The proposed scope of work will include removal of an existing overhead door and the installation of new storefront to match existing, removal of the existing aluminum siding band at the top at the front and the side and installation of a new stucco finish, removal and replacement of the existing fabric at the entrance canopy, and repair of and refinishing of the existing stucco on all of the facades.</td>
</tr>
<tr>
<td>5</td>
<td>We have photos of the existing building along with a small rendering and samples of the finishes. The existing stone veneer on these facades here will remain as existing. The new stucco finish will be a classic cream finish by Parex, which is this here, and the new canopy will be a true brown finish by Sunbrella. We are also proposing to DINA M. MORGAN, REPORTER</td>
<td></td>
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<thead>
<tr>
<th>Page 80</th>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 1/28/16</th>
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<tbody>
<tr>
<td>2</td>
<td>clean out the existing planting bed at the front of the building here and install new sod and some low plantings. On the lighting, all existing lighting under the existing overhang and the existing entrance will remain as existing.</td>
<td>3</td>
<td>The application was presented to the Architectural Review Board on the 7th of January, and it was approved as submitted with no additional comments or changes.</td>
</tr>
<tr>
<td>5</td>
<td>Thank you for your time, and I'll be happy to answer any questions you have.</td>
<td>6</td>
<td>MR. NEMECEK: You're not going to leave that beautiful garage door?</td>
</tr>
<tr>
<td>10</td>
<td>January, and it was approved as submitted with no additional comments or changes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Thank you for your time, and I'll be happy to answer any questions you have.</td>
<td>12</td>
<td>MR. NEMECEK: You're not going to leave that beautiful garage door?</td>
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<tr>
<td>13</td>
<td>MR. IANNACITO: No.</td>
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<td>14</td>
<td>MR. NEMECEK: Kind of a no-brainer here.</td>
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<td>MR. PULASKI: I think it's a very simple change and it's fine.</td>
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<td>THE CHAIRMAN: Public hearing. I make a motion to open the public hearing on Application 15-82, 783 White Plains Road.</td>
<td></td>
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<tr>
<td>17</td>
<td>MR. NEMECEK: Second.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>THE CHAIRMAN: All in favor.</td>
<td>19</td>
<td>DINA M. MORGAN, REPORTER</td>
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EASTCHESTER PLANNING BOARD - 1/28/16

(All aye.)

(NO comments.)

THE CHAIRMAN: Close the public hearing on Application 15-82, 783 White Plains Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Any comments?

MR. PULASKI: Very simple change.

MR. NEMECEK: Simple and sensible.

MR. PULASKI: It was aluminum before and now it's stucco.

MR. CUNNINGHAM: Big improvement.

MR. NEMECEK: Looking at the picture, I don't know why you would want to mess with that beautiful planting bed but --

THE CHAIRMAN: So then I make a motion to approve Application 15-82, 783 White Plains Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. IANNACITO: Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/16

MEETING MINUTES OF DECEMBER 3RD, 2015.

MR. PULASKI: Second.

THE CHAIRMAN: If something else needs to be done, I'll make a motion to close the public hearing --

MR. NEMECEK: You have to vote. It was seconded but not voted.

THE CHAIRMAN: All in favor.

MR. PULASKI: Aye.

THE CHAIRMAN: Aye.

MR. CUNNINGHAM: Aye.

MR. WEST: Aye.

THE CHAIRMAN: I then close the town of Eastchester Planning Board meeting of January 28, 2016.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. Thank you.

MEETING ADJOURNED.

DINA M. MORGAN, REPORTER

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 11th day of February, 2016.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER
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