EASTCHESTER PLANNING BOARD - 9/24/15

Any minutes today because we do not have the right bodies who were at the actual May 28, 2015 and June 25, 2015 meetings in order to approve those minutes. So we'll get straight to business. We have, as I mentioned earlier, seven applications before the Board today, and we'll do them in the order in which they appeared on the agenda.

The order is, number one, the Elide Manor Apartments at 40 Jackson Avenue, which is Application 13-59. That is the one -- it states here it's the one item of old business, but I do see a repeat applicant in the Country Markets application, which is Application 15-49, which is 344 to 356 White Plains Road.

The third application is Application 15-08, which is 185 Summerfield Street. The fourth application is 15-50, 70 Lake Shore Drive. The fifth application is 15-48, which is 86 Waverly Avenue. The sixth application is 15-59, which is 95 (97) Montgomery Avenue. Our seventh and final application this evening is 15-47, which is 549 White Plains Road. If you're here for any other application, you can go home.
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through and we prepared a 3D visual rendering
that I'm going to start right now. You guys
could get an idea of where we're making the
changes. Here we are on Jackson Avenue going
down Jackson Avenue facing our proposed
building. That's our proposed driveway coming
in off of Jackson. The wall over there on the
left as we're coming up to it right now in the
previous application was proposed as a
segmental block. Right now we're proposing to
do a brick veneered concrete wall. As you can
see, it blends in with the building. We're
going to use the same brick as the building.
We hope it ties everything together.
The larger retaining wall that's right
there, as you can see as we're zooming out, is
kind of at the edge of the site. That's on the
western edge of the site running parallel to
Marbledale Avenue. We're zooming out right now
and we're going to be coming in onto Marbledale
Avenue, so --

ACTING CHAIRMAN NEMECEK: Marbledale
Road.

MR. CORDONE: Excuse me.

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ACTING CHAIRMAN NEMECEK: Road. Road
not avenue. Marbledale Road.

MR. CORDONE: Marbledale Road. I'm
sorry. As you can see right there, in the
summertime you're not going to see anything at
all. In the wintertime the only spots that
you're going to see any of this wall from
Marbledale is potentially going to be in
between the alleyways of the building.

That's our 3D presentation right here.

It's just going to keep looping so I'll stop
that if you guys don't mind.

ACTING CHAIRMAN NEMECEK: So it's only
this segment of retaining wall that you propose
to change from the approved plan?

MR. CORDONE: There are two segments.

This right here, the segment along the
building, and the second segment is down here.
That's along the western edge of the property
line. That was previously a segmental block
retaining wall such as a Unilock or something
similar. It's fairly impossible to construct
that way. We've had a number of structural
engineers look at it, and everybody has come

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Illustration of it approved. It actually was quite similar to this. The only difference between what was approved is it was a split face buff block. It's a similar color, but it's split faced as opposed to the two by four inch brick.

MS. UHLE: It was a buff Unilock retaining wall that was sort of stepped back slightly.

ACTING CHAIRMAN NEMECK: Bob, I know you were very --

MR. PULASKI: On the concrete wall, have you looked at some of the forms that they use to give you a decorative appearance on the concrete? You see it used all over the place on parkways where it gives you a faux stone. It ends up looking like a stone. You could paint it so it gives you different tones of stone but it's actually poured concrete. So that could become instead of a plain concrete wall with the holes in it for the ties, it could become something very aesthetic and decorative. Have you looked at that?

MR. CORDONE: We have. Unfortunately, DINA M. MORGAN, REPORTER

because of the size of this wall it's very difficult to utilize those.

MS. UHLE: Richard, could you just speak into the microphone. Thanks.

MR. CORDONE: The forms come in plates that are about four foot by eight foot and they have to be placed with a crane. Along something such as a road, you have a footing at the bottom of it that you could work off of. In this application, we're building this wall essentially on top of another wall. We don't have a lot of room to work at the face of the wall.

Another instance is these have to -- the walls have to cure for three or four days, and with those plates they're just not going -- it's not going to come apart cleanly. Even if you use a release agent, they're not made for that.

MR. PULASKI: They're difficult. I've used them. They're tricky. How tall is that wall?

MR. CORDONE: Generally it's -- generally it's about -- I want to say at the DINA M. MORGAN, REPORTER

lowest point it's about 6 feet and at the highest point it's up to 30.

ACTING CHAIRMAN NEMECK: We're talking about what I labeled as retaining wall B; correct?

MR. CORDONE: Yes, this is retaining wall B. This is the retaining wall on the west edge of the property running parallel to Marledale.

MR. PULASKI: What was the height again?

ACTING CHAIRMAN NEMECK: Between 6 and 30.

MR. CORDONE: Between 6 and 30.

MR. PULASKI: 6 and 30 feet.

MR. CORDONE: It will actually -- as it approaches Jackson Avenue, it actually goes to zero.

MR. PULASKI: The property that's below the wall, is that property that can be developed?

MR. CORDONE: Those properties are in Tuckahoe. Right now they're all zoned as commercial and industrial. It's a commercial DINA M. MORGAN, REPORTER

and industrial zone.

ACTING CHAIRMAN NEMECK: What is there right now? Is it just trees and dirt?

MR. CORDONE: Between where?

ACTING CHAIRMAN NEMECK: Moving further west from retaining wall B.

MR. CORDONE: From the retaining wall, there's some rock and some trees. There's trees, rock, and there's some dirt.

ACTING CHAIRMAN NEMECK: But the area immediately adjacent to retaining wall B is undeveloped?

MR. CORDONE: The area immediately adjacent to retaining wall -- well -- talking about the lots. I'm talking about the space that is immediately next to it.

MR. CORDONE: I understand.

Essentially, we are building retaining wall B on top of an existing wall and we're continuing that wall up. So from the foot of retaining wall B there really is no room to work. There is no room to finish it afterwards. We can -- it's very difficult to work with the forms DINA M. MORGAN, REPORTER
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1
there.

3
ACTING CHAIRMAN NEMECEK: What are you
proposing again for retaining wall B in terms
of a finish; is it just poured concrete?

6
MR. CORDONE: It's going to be a
poured concrete wall, yes.

8
MR. PULASKI: The problems that walls
like that have is that if anything happens to
the trees, which we can't tell what the future
holds, then you're looking at a blank concrete
wall. They are not very pretty.

13
MR. CORDONE: Understood. I do
understand that.

15
MR. PULASKI: That wasn't what was
initially approved. What was initially
approved was a decorative wall.

18
ACTING CHAIRMAN NEMECEK: And I
remember Mr. Pulaski specifically asked
question because that was one of the remaining
issues, lingering issues that we came back on,
and I remember a lengthy discussion as to that
particular retaining wall, which has now
acquired the name retaining wall B.

25
MR. PULASKI: Retaining wall A is a
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1
no-brainer. That blends well.

3
MR. CORDONE: I understand that and,
respectfully, I disagree. If we were to take
the trees out of here, the wall is lower than
the trees. You can't see past the buildings.

7
You won't be able to see the wall past the
buildings.

9
MR. PULASKI: I'm talking about if
you're down slope and you're looking up.

11
MR. CORDONE: That is down slope from
Marbledale. You're looking at two to three
story buildings from Marbledale that are right
on the property line. So when we stand on
Marbledale and look up --

16
MR. PULASKI: If that area gets
redeveloped some day and somebody now has those
retaining walls as their backdrop, they're
going to have to put some shrubs up or
something to help mask the look of the walls,
unless we do something here.

22
There are sometimes other types of
forms that you could use that are not all those
blocks. Sometimes they're just fluted and
they're totally vertical from base all the way
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only difference in the variation there. With
our 3D video, it's a little bit different
because the light can move with the camera. I
can show that if you want.

ACTING CHAIRMAN NEMECEK: All I need
to confirm is that you're proposing that
retaining wall A -- the brick on retaining wall
A would be identical to the brick in the
portion of the building that it adjoins.

MR. CORDONE: That's correct.
MS. UHLE: But there are two different
color bricks being used on the building. Do
you know, are you proposing to match the
main --

MR. CORDONE: The main brick.
MS. UHLE: The main brick, not the
accent brick. Okay.

ACTING CHAIRMAN NEMECEK: Is that
going to look monolithic or is --
MR. CORDONE: I don't believe the poor
is going to be monolithic. I'm not a
structural engineer, so I can't say --

ACTING CHAIRMAN NEMECEK: No, no, no,
I'm talking about the brick, the use of

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identical brick as opposed to using some sort
of contrast or highlight.

MS. UHLE: I think there is some
variation in the brick itself because that's
what's being used for the building itself.

ACTING CHAIRMAN NEMECEK: Okay.
MR. PULASKI: I think ultimately when
you're comparing brick to brick versus brick to
block, which is what it was, my sense is that
it's an improvement even if the brick isn't a
total match. Though, I would think that it
could be, you just buy some more pallets of
brick that look like that. So I don't have a
problem with wall A. But wall B, going back to
that, if you took that face of wall and shifted
it back four inches allowing yourself to build
a brick shelf at the bottom and then put cut
stone up against the wall or brick or some type
of a large square stone or whatever, then you
could cover all of that concrete.

ACTING CHAIRMAN NEMECEK: What other
options are there other than just poured
concrete? I mean, is there a way to gussy it
up, make it look a little nicer?
1 EASTCHESTER PLANNING BOARD - 9/24/15
2 is up. It goes down another -- certain areas
3 it goes down like another 25 feet.
4 ACTING CHAIRMAN NEMECEK: It's a
5 challenging property.
6 MR. SEMINARA: Up and down.
7 MR. PULASKI: I know. I understand.
8 Sometimes they get poured and you get two
9 different mixes or you get a joint. I could
10 show you walls all over Eastchester that have
11 that problem.
12 MR. SEMINARA: We don't know what
13 else. When we presented this originally, we
14 thought we were going to use those blocks, but
15 engineering wise everybody was like, it's not
16 going to work.
17 MR. JACK SEMINARA: My name is Jack
18 Seminara. At this point, we're at a tremendous
19 impasse. We don't know -- I mean, if you guys
20 don't approve this, then I really don't know
21 what we're going to do. It's virtually
22 impossible to see -- if you see the site, it's
23 just a cliff behind us.
24 ACTING CHAIRMAN NEMECEK: I know what
25 the site looks like.

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1 EASTCHESTER PLANNING BOARD - 9/24/15
2 MR. JACK SEMINARA: The first wall
3 that you see there, that's fine. We have a
4 shelf we could work on. We could make a shelf,
5 make it brick, it will look beautiful, but that
6 backside I'm working off a cliff. I mean, the
7 site is virtually impossible. The wall that we
8 thought about that we were going to do, it just
9 doesn't work on this site. I have grid
10 systems, and the minute I start putting in my
11 sewer lines, water lines, gas lines, I cut that
12 grid system, I mean, it will come down. It
13 won't come down right away, but in four or
14 five years that wall will come down. I mean, I
15 don't know what to say.
16 ACTING CHAIRMAN NEMECEK: I think one
17 of the concerns that Mr. Pulaski has and, quite
18 frankly, I share, is that this was an
19 application that was vetted quite
20 significantly, I know that the ARB was involved
21 as well in working meetings, and we did have a
22 robust discussion about these retaining walls.
23 You're basically coming before us now saying
24 it's quite a surprise to us that what we
25 promised you we were going to build we can't

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that from the distance that you would be seeing
this wall, we're talking from the roadway it's
a couple of hundred feet, that I don't think
anybody unless you had what kind of eyesight or
binoculars could say, oh, that's block wall or
that's concrete. I could understand if you
were 40 feet, 30 feet, but we're talking about
a couple of hundred feet that right now is the
trees, but even if the trees did come down,
it's just a shadow in the background, in my
opinion, from the distance that we're talking.
Believe me, we spent a lot of time on this.
Like my dad said, we don't want to come here.

ACTING CHAIRMAN NEMECEK: Understood.
Understood. These things happen.

MR. SEMINARA: We would have been
constructing already.

ACTING CHAIRMAN NEMECEK: This is not
a public hearing?

MS. UHLE: It's not.

ACTING CHAIRMAN NEMECEK: We have a
board of three, right, so it would have to be
approved unanimously in order for it -- and if
it somehow were not, it's simply rejection;

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right?

MS. UHLE: Well, then I think you
would have to ask them to come back.

ACTING CHAIRMAN NEMECEK: Do you want
to do this in two pieces or one? I think we're
all in agreement -- I haven't heard any
objection to retaining wall A, all right.
That's fine. I don't know that there are any
other options with respect to retaining wall B
that are viable.

MR. SEMINARA: We could paint it to
match the actual color of the brick. I mean --

ACTING CHAIRMAN NEMECEK: I think
you're creating problems up the road. Paint
doesn't stay forever.

MR. CORDONE: What about stucco?
MR. SEMINARA: All these finishes over
years, they all become the same, you know.
After 5, 10 years, it's all going to be dark,
you know, moss, whatever growing on there.

ACTING CHAIRMAN NEMECEK: In the
absence of alternatives and based on my belief
that this retaining wall is ultimately largely
invisible, I don't have a problem with

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functions, and you guys came in with a creative
plan to make very good use of this and that
plan was approved.

MR. PULASKI: What was the
complication of -- you said there's a double
wall there?

MR. SEMINARA: The complication with
the first retaining wall?

MR. PULASKI: This gentleman said
there was a double wall.

MR. SEMINARA: There is an existing
stone wall that's down there that's been there
for a hundred years.

ACTING CHAIRMAN NEMECEK: The Druids
built it; right?

MR. SEMINARA: Yes. Essentially that
wall is staying there, and we actually brought
it down to that level of the top of that, but
we're sitting on rock. Essentially we're
building it on rock and pinning it to the rock.

This retaining wall is the heart of the
project. This is where you drive in, drive
out.

MR. PULASKI: I understand where it
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MR. WEST: Amended site plan.

ACTING CHAIRMAN NEMECEK: Amended site plan to reflect these two changes to the retaining walls.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

MR. JACK SEMINARA: Thank you very much. Thank you.

ACTING CHAIRMAN NEMECEK: Thank you.

Next item of business, Country Markets, which is Application 15-49, 344 to 356 White Plains Road.

So far we're falling short on my speed round promise. So maybe Country Markets will get a thorough but rapid progression through this application.

MR. KLAIN: Hi. Marty Klain from Tuller McNealus & Feld. We're representing the owners of Country Market and the revitalization of the actual shopping center. Up on the screen right now we have the actual center itself. The location is on White Plains Road.

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MR. SEMINARA: That's correct.

MR. WEST: It's not homes, people driving through Marbledale, it's all lots, old quarries.

MR. JACK SEMINARA: It's all commercial industrial property behind it.

MR. PULASKI: I don't agree with that, though, because, A, a town could decide to re-zone --

ACTING CHAIRMAN NEMECEK: Or a village in this case, Tuckahoe.

MR. PULASKI: Or a village. There could be other uses to the property. I already said as far as I'm concerned if there doesn't seem to be another solution that's viable, they need to do this to keep going, I understand the predicament that they've gotten into. I wish they presented this differently, maybe we should review it differently when we see these applications, but I just assume we move this on.

ACTING CHAIRMAN NEMECEK: All right.

Under those circumstances, I move to approve I guess the application to change the approved --

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It basically is surrounded in the rear with residential and commercial along the strip. The project is to basically refresh the look. We're going to be repaving -- not repaving, resurfacing and re-striping all of the parking. We're going to be doing a stucco finish to the building. We are going to be going to a stucco finish to the building with a standing seam roof with a couple of small towers and arched parapet. We will be hiding all of the mechanical systems that are on the roof at the moment. We also have a stone veneer for the first 44 inches or 36 inches that protects anything from carts hitting it and continuing with the maintenance.

Part of this program also is cleaning up the rear of the building. Currently -- I'll go back to the photos for a moment -- in the rear of the building there were some complaints, violations having to do with how the rear of the building was dealing with the trash --

ACTING CHAIRMAN NEMECEK: How could there possibly be a complaint about that?
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1    EASTCHESTER PLANNING BOARD - 9/24/15
2    MR. KLAIN: I'm sorry.
3    ACTING CHAIRMAN NEMECEK: I'm being
4    factitious.
5    MR. KLAIN: I couldn't hear. So what
6    we've done is try to organize the rear of the
7    building. As we can show you within this
8    rendering at the moment, it used to be that
9    everything was towards the entry, which was all
10   the way over here. There are parking spots
11   that occur for the first 40 feet. After that,
12   what we're going to be doing is we're going to
13   be enclosing -- so during the day this would be
14   open. This is where the recycling bin or the
15   machine is. The machine actually
16   causes more refuse and things than almost the
17   garbage does because they have to open it up,
18   they take it out. What we did is we're going
19   to be placing that in an area that is actually
20   behind this area here. Let me just pull up the
21   plan. So we've created an area back -- I know
22   you've seen all of these things before, that's
23   why I'm concentrating on the back a little bit.
24   We created an alleyway back here, an open area
25   of alleyway so that they can take most of those
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1   EASTCHESTER PLANNING BOARD - 9/24/15
2   products plus a lot of the skids and delivery
3   carts, items like that, there will be a sliding
4   door in this location so they can place it back
5   here. We've also provided a dumpster location
6   for five dumpsters, which in the -- just to
7   review -- is basically for Country Market, the
8   dry cleaner, the hair, and the bank. So two of
9    them are for Country Market.
10   So within the system or how we're
11   going with deliveries, what the trucks will be
12   able to do, they'll be able to come in, front
13   load, lift it up, and pull away. Go back to
14   the -- we've also taken the walk-in cooler,
15   which are now two, it's going to be a little
16   bit wider, just about as deep, and it will just
17   be a single unit. It will also be enclosed
18   with a small roof. You'll be able to see the
19   door, but it will be an enclosed area.
20   ACTING CHAIRMAN NEMECEK: That's for
21   the deliveries?
22   MR. KLAIN: It's for deliveries.
23   Anything that's frozen, they have those items
24   outside there. Same thing with the small
25   storage shed, again, for some of the skids,
26   DINA M. MORGAN, REPORTER

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1   EASTCHESTER PLANNING BOARD - 9/24/15
2   they do have a lot of accessory use when things
3   are being delivered.
4   This just gives a different view of
5   the same side so you could see the sliding
6   door, which basically goes into the back area,
7   this is for the walk-in cooler, the recycling
8   machine, and the front door being all the way
9   over there where these people are happily
10   leaving from shopping. This is, again, the
11   area that we're looking to do.
12   So we also are planting. So this
13   corner of the site was approved once by
14   landscape and submitted. We're going to be --
15   the front photograph that we're showing does
16   show a lot of the plants that are considered
17   being planted in here. There is a single tree
18   and a bunch of low -- obviously not trying to
19   block anybody from seeing.
20   Last when we met, we had conversations
21   having to do with signage. 75 feet, which all
22   of these faces meet that criteria of being 75
23   feet from the street. We're allowed to have
24   18 inches of signage. All of the individual
25   stores will be filing for individual signage
26   DINA M. MORGAN, REPORTER

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1   EASTCHESTER PLANNING BOARD - 9/24/15
2   permits with you. At this moment, HSBC shows
3   an actual 18 inch sign. Same thing within any
4   one of these, they can be 18, they kind of
5   tried to keep some to 12, but this signage will
6   all be applied for separately. These are the
7   locations that we're looking to do, plus the
8   banner signs.
9   Pretty much we're here to hopefully
10   get approvals. I know that everybody has been
11   kind of waiting as it's been going on for
12   awhile. We're here to finally go through with
13   this and they would love to be able to --
14   they've gone through and preliminarily filed
15   for a building permit. We have some comments,
16   very small ones, and we would hope to be able
17   to start this first week of October so we could
18   get a good three or four months in before snow
19   freeze and blizzards.
20   ACTING CHAIRMAN NEMECEK: It's going
21   to happen this time?
22   MR. KLAIN: That's why we're here.
23   ACTING CHAIRMAN NEMECEK: Okay. This
24   is the third attempt, I believe, and we've
25   approved it twice.
26   DINA M. MORGAN, REPORTER
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MR. KLAIN: I can only say to Margaret everything I said we kind of kept our word of
starting and pushing and submitting.

ACTING CHAIRMAN NEMECEK: Anyone else have any questions on this?

MR. WEST: I like it.

ACTING CHAIRMAN NEMECEK: All right.

I'm going to make a motion then to open the
public hearing on this.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Any members of the public here who want to comment on
Application 15-49, Country Markets?

If you could state your name and
address for the record.

MS. MCDONALD: Sure. My name is Megan McDonald. I live behind Country Market on
Howard Avenue. I want to confirm nothing is going to affect the back wall of the building.

I didn't hear anything, but I'm here so I figured I might as well check.

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ACTING CHAIRMAN NEMECEK: Step up to
the microphone.

MR. PULASKI: Let's understand what
you mean by "the back wall"; the back wall of
the building or back wall like the fence line?

MS. MCDONALD: The fence of the
parking lot behind the building.

MR. PULASKI: Why is that a concern of
yours? What is your concern, that's what I
mean?

MS. MCDONALD: My backyard is the back
of this parking lot.

MS. UHLE: They're not proposing any
changes to what's happening at the back.

MS. MCDONALD: I didn't think so.

MR. PULASKI: I just wanted to make
sure we were addressing your concern.

MR. KLAIN: There are no changes.

MS. UHLE: I'm actually surprised
there aren't a couple of people, because there
were people who spoke at the Architectural
Review Board meeting and they raised some
concerns, which, unfortunately, I think some of
them can't easily be addressed, but I did

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1. EASTCHESTER PLANNING BOARD - 9/24/15
2. seems to be working. There was a complaint
3. from the people right behind the site. We
4. don't have the luxury of being able to put a
5. stanchion unless we lose parking, any kind of
6. stanchion or pole to face the lights towards
7. the building. So right now if you notice -- it
8. probably easier to see from the rendering --
9. the lights are above the building almost angled
10. in shooting down, but of course they do project
11. out because they're not just projected to light
12. the building, they're to light when people are
13. walking out to their cars and everything. So
14. they're going to face outward and unless you
15. lose parking, we can't put any poles in.
16. There's no space for it.
17. MR. PULASKI: For our information, is
18. there a code or ordinance as to what hours that
19. facility can operate?
20. MS. UHLE: No, there is not.
21. MR. PULASKI: So it could become
22. extended at some time?
23. MS. UHLE: It could.
24. MR. PULASKI: The lights are where
25. they are.

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EASTCHESTER PLANNING BOARD - 9/24/15

1. EASTCHESTER PLANNING BOARD - 9/24/15
2. think we've addressed all of the issues. Is
3. there anyone else from the public who wants to
4. be heard?
5. MS. UHLE: I have one more question.
6. You had talked about using the EIFS and we were
7. concerned about that or I was concerned about
8. that; are you doing something else now?
9. MR. KLAIN: As I mentioned last time
10. we were under review, we're going with a Sto
11. Powerwall product. It's a stucco. It's a real
12. stucco. Basically there is no Styrofoam, as I
13. mentioned last time. Either way, whichever way
14. we were going, there wouldn't have been a
15. Styrofoam behind it at all. This is just
16. basically just details having to do with the
17. Sto finish. You have metal girts or studs
18. that are going to be -- first we're going to
19. repaint the entire brick surface because if you
20. go and put stucco on something that's moving
21. it's going to crack. So we're going to repaint
22. the entire surface first. That's one of the
23. reasons when we first came along we wanted to
24. have a good substantial base. Then run metal
25. studs and girts throughout and place Gold

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MR. PULASKI: I think the last time we discussed something on the order of a rub rail where the carts are stacked, because the carts can sometimes rub up against that finish and mar the finish. I know we explored it. I don’t know if we ever put it to bed.

MR. KLAIN: I never heard or saw any notes on that that I was able to go towards.

MR. PULASKI: But you understand what I’m saying? If you have carts, you know, being pushed all about the same area and you have some finishes that can get marred over time, if you have something like a wood rail -- at that point those carts can rub against it.

MR. KLAIN: Obviously the stone does protect it, but we don’t want to get hit too often as well. We’ll take a look at that.

There are products out there.

MR. PULASKI: If you think the stone DINA M. MORGAN, REPORTER

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is fine, I know it’s a hard product. If that’s the owner that’s sitting there, it might enhance your property over time to have something that wears better.

MR. KLAIN: I like things that make things last. They don’t call me up as often.

ACTING CHAIRMAN NEMECZEK: There being no further comment from the public, I move to close the public hearing on Application 15-49, Country Markets.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECZEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECZEK: Any further questions for the applicant?

(No questions.)

ACTING CHAIRMAN NEMECZEK: All right.

That said --

MR. PULASKI: Before we wrap this up, I don’t see anything I could do about this, but the site looks -- from a flow standpoint it looks very tight, and I think one of the ways it’s able to function is by using Cypress Road.

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as a bit of a turnaround and to access this ATM drive through. I hope going forward it functions well and it keeps people coming to the market and enhances Eastchester, but it’s got traffic going in a lot of different directions and you have some stoplights around here that makes it difficult to get in and out.

Hopefully it works for.

ACTING CHAIRMAN NEMECZEK: I’ve been a lifelong resident of Eastchester, and I know there was an A & P here before and the configuration has worked for 50 years or more.

MR. PULASKI: Is there an ATM there now?

ACTING CHAIRMAN NEMECZEK: There was an A & P there.

MR. PULASKI: But is there an ATM? Do you have that drive through there now?

MS. UHLE: That’s across the street.

ACTING CHAIRMAN NEMECZEK: There is a drive through. It’s not a drive through ATM.

MR. WEST: It’s a drive through bank.

ACTING CHAIRMAN NEMECZEK: A drive through bank. All right. I move to approve DINA M. MORGAN, REPORTER
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the area and traffic with both a third party consultant and the town's engineer, and they came to a conclusion that there was sufficient parking in the area, and thus, granted the variance for insufficient parking.

When we presented originally to your board, there was a few questions that were asked, which we had taken into consideration and planned accordingly, particularly the trash dumpster where the trash was going to be stored for the restaurant. As part of our parking, we do have four spaces, as I mentioned; two are exterior, two are inside an existing three bay garage. One of the bays of the three bay garage can't be used because it's actually infeasible to use that because of the parking conditions outside. So it is actually going to be located inside of that empty bay which won't have parking and the dumpster will be located within that space hidden from the exterior and that dumpster will approximately be seven foot by six foot in size. Inside of the garage, as well, which has previously been presented, we also have a bike rack in there for any.

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very similar to today, less, as I mentioned, the trash storage area or the bicycle. We had always proposed -- there are actually those parking spaces there, it's just a matter of how they're configured legally with dimensions and striped areas and handicapped spot. Essentially, it's just an existing structure, the first floor becomes the restaurant, and at that time we did need a variance for the parking.

ACTING CHAIRMAN NEMECEK: You obtained that variance from the Zoning Board; right?
MR. HAYNES: Correct.
MR. WEST: How many tables do you have or will you have?
MR. HAYNES: How many tables? Well, I think there's going to be 40 -- there was about 40 seats, I believe -- almost I think it was 50 -- it was 40 seats, and then there is also areas allocated for standing in case there was some people standing around waiting for seats and tables. I believe on the plan right now we have seven total tables. They're shown right now as either four tops or six tops. Again,

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employees that they anticipate may come by bicycles, and they could store their bicycles inside of garage area as well.

Inside of the restaurant is proposed 57 occupants including employees. It's going to be a bistro style Italian food, very light fare, should be open hours 11 to 11 and that's pretty much it. Again, the structure is existing. No work to the exterior except for striping the parking area on the exterior where one of them has to be handicapped space, which we're going to have striping adjacent to it with signage. With that said, we're really requesting permission to do the striping for site plan approval, as well as a special use permit for the restaurant.

ACTING CHAIRMAN NEMECEK: Take me through the procedural history. I know you were before us in the springtime; right?
MR. HAYNES: Yes, it's been some time now. So our initial proposal was, again, just to familiarize yourselves with this and get a referral over to the Zoning Board.

Essentially, the presentation at that time was

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again, there's three bays, but the right two
bays are going to be actual parking spaces in	hose bays. The bay to the left, which is
obscured by the parking spaces on the exterior,
you can't have a spot in there, otherwise we
would have.

MR. PULASKI: I understand that.

MR. WEST: In the garage is customer
parking?

MR. HAYNES: I'm sorry, I couldn't
hear.

MR. WEST: The garage is customer
parking?

MR. HAYNES: No. It's factored for
employees.

MR. PULASKI: So three and four is for
employees?

MR. HAYNES: Correct.

MR. PULASKI: Because I was going to
ask the question: How does a potential
customer know that they could park there? What
invites them in? It looks like a difficult
spot to park in, particularly if you have
spaces one and two occupied, but if it's

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employees, they'll know how to do it. There's
a parking lot over here, if you could figure
out what I'm pointing to; was that area
considered in the parking allowance, or does
that lot belong to these buildings along White
Plains Road?

MR. HAYNES: No. There's a municipal
lot located to the right of our existing
building. There is also one, you know, a
couple of hundred feet down the hill on the
corner there, and there is also the lot off of
22 by CVS, and all of those lots were taken
into account with the parking study, and it was
determined that there was ample parking for --
again the occupancy is fairly limited in our
restaurant, unfortunately, due to the size.

ACTING CHAIRMAN NEMECEK: I think you
can see from the photographs that were attached
that parking is very much at a premium in this
location, but because you've already obtained
the variances you required and because I think
Mr. Grealy commented on the traffic flow as
well, it seems that those issues have been
addressed.

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2 p.m. So basically a store running from 11 a.m.
3 to 11 p.m. if the cars across the street
4 execute to 7:00 p.m., the only option this
5 restaurant is going to have for their customers
6 is to go down to the street where you have
7 indicated, which is at the bottom of the hill,
8 and on both sides of those streets, restaurant
9 side and the other side of the street, there
10 are no sidewalks. That hill in itself is a
11 major catastrophe. There is no striping on
12 that street coming over the hill going down
13 Summerfield. There's been three accidents
14 there in the last year or so because the vision
15 coming down that hill you cannot see people
16 crossing over the street.
17 I wish them no ill will in terms of
18 the restaurant, but the idea is that maybe we
19 should just make Summerfield a permanent
20 parking lot because with the amount of traffic
21 we're putting there, and it is a cut through
22 street, which everybody knows about, and you
23 know about the soccer, there's nothing left in
24 the north end, folks. There's nothing left.
25 At 5:00 in the afternoon Brook Street, Harney

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2 Road, Maple Avenue -- I know you're familiar
3 with the Maple Avenue situation -- it's almost
4 at a point of people wanting to give up.
5 Almost to the point they want to give up. How
6 much more can we stuff in to Summerfield? And
7 coming on down later in the meeting we have
8 another Summerfield issue.
9 All I'm asking you is to take into
10 consideration the total effort, the total
11 composition, what's going to go on with another
12 40 or 50 cars knowing that they're going to
13 have to find parking spaces because they're not
14 going to find it in front of the restaurant.
15 As I understand, the two spots that are in
16 front of the restaurant are no parking, that's
17 town property directly in front of it. So the
18 only options that the patrons or really the
19 restauranteurs are going to have is to go down
20 the hill, go to the corner, go to CVS, or cross
21 over Brook Street and use one of the other
22 lots. I think it's a tough call. I'm asking
23 for your opinions, but Summerfield is at the
24 point of total saturation.
25 I know they've done traffic studies,
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there's available parking. But they both
concluded that there was sufficient long and
short term available parking in the area to
accommodate the needs of the restaurant. They
looked at the traffic flow to the extent that
they didn't think it would have a significant
impact. They didn't really talk about
pedestrian safety issues, that kind of thing.

ACTING CHAIRMAN NEMECEK: You
mentioned earlier that the restaurant hours
were contemplated to be 11 to 11 roughly?

MR. HAYNES: Exactly.

ACTING CHAIRMAN NEMECEK: Do you also
contemplate being open seven days a week?

MR. HAYNES: I believe they are.

ACTING CHAIRMAN NEMECEK: Mr. Sweeney
commented on the need for spaces for
construction workers in the event that the
Summerfield Gardens application is approved,
but I don't think we're permitted to take that
into account because it's not approved. That
really is an issue for the Summerfield Gardens
application, not this one, but certainly we're
aware that there are challenges in terms of

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parking here and those were addressed by Mr.
Grealy on behalf of the town and by the traffic
consultant retained by the applicant, and it's
their informed view that this is an issue that
could be addressed and surmounted and that this
particular application isn't going to so
greatly affect the parking situation that it
should disqualify this application.

Do we have any other comments from the
public?

(No comments.)

ACTING CHAIRMAN NEMECEK: Margaret,
you had received some phone calls?

MS. UHLE: Yes. I had received a
phone call from a resident who, I guess, is
adjacent to the property, and who also said he
was speaking for another resident that was
adjacent to the property, who didn't seem to
object to the use itself but was very concerned
about potential issues related to trash, which
you addressed to an extent. Can you give us a
little more information in terms of how often
that it's picked up? I know it's in a
dumpster, but is it something that has a lid

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that's closed consistently and will it be
enclosed within the garage?

MR. HAYNES: Yes. It's actually going
to be in a fairly large, moveable dumpster. So
it's going to be stored in there within the
garage obviously screened from anyone's view.
Again, I don't know what the scheduling would
be for pickup, but it would be as necessary.

MS. UHLE: Okay. The dumpster has a
lid on it as well?

MR. HAYNES: Absolutely. It's one of
the large, blue, steel containers on wheels and
you can wheel them out.

MS. UHLE: Obviously the concern is
both odors but also potential for rodents and
things.

The other concern was --

ACTING CHAIRMAN NEMECEK: Exhaust?

MS. UHLE: The exhaust, yes. Maybe
the applicant could explain what kind of system
they're using in terms of mitigating any
potential odors that could be generated.

ACTING CHAIRMAN NEMECEK: They might
be very pleasant food odors but they're still

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odors.

MR. HAYNES: I'm sure it will. That's
more of a question for the consulting engineer
that we'll hire. I don't know if it goes
through a precipitator to minimize the smell or
something. I'm not sure what they had in mind
as far as the exhaust system, but it would be
compliant to codes. I can't say that you would
smell something in adjacent properties, I'm not
versed well enough to know about that, but
whatever the codes are we will comply with.

MS. UHLE: Unfortunately, again,
something I consulted with Mr. King on, other
than meeting those code requirements, Mr. King
was indicating the systems are good for
eliminating grease and that kind of thing, but
the odors to an extent, I'm not sure -- Is that
correct?

MR. KING: You're going to smell it.

MS. UHLE: You're going to smell it.

MR. HAYNES: We've proposed numerous
restaurants where they'll actually exhaust
right out the outside wall in city environments
and, you know, you don't have the smell. So

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there are precipitators that they could use
with the exhaust depending on how they're
designed that there would not be smell.

ACTING CHAIRMAN NEMECEK: Can we place
some qualification on this application that
they come back to someone in the building
department and demonstrate that they're going
to be using at least state of the art equipment
for that?

MS. UHLE: You can't hear?

ACTING CHAIRMAN NEMECEK: I'm sorry.

I tried to avoid the echo.

MS. UHLE: I know, it's complicated up
here. He was asking if there is some kind of
condition that we could impose where we could
work with the applicant to try to at least get
them to utilize the best system possible.

MR. KING: I'm not aware of something
that is possible, but maybe.

ACTING CHAIRMAN NEMECEK: Well,
whatever state of the art is.

MR. PULASKI: Maybe we could ask the
applicant to come back with some options or
what they feel will do the best job and with

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some data as to how it performs what it's
supposed to accomplish. I interpret that
comment being somewhat of the geography and the
height of that building. You go up to the
avenue where there are some restaurants and
they're higher up and they are away from
residential property. I believe the buildings
there are a little bit taller. This building
is lower down, not as tall and I believe right
behind it is residential, and I can understand
a concern. I don't know what kind of food is
going to be prepared, but I know that some food
when you prepare it you could smell it.

MS. UHLE: I mean, I think you could
make a condition that the applicant work with
us in good faith. We do have an architect as a
plan reviewer that maybe we could work with you
with regard to what the best options might be.

MR. HAYNES: Absolutely.

ACTING CHAIRMAN NEMECEK: That's, I
think, the way that I would prefer to handle
it.

MR. WEST: The kitchen will be in the
rear; right?

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enforceable in any way by the Building Department. Best practices, I mean --

MS. UHLE: I think it would.

MR. TUDISCO: If you're comfortable with it, Margaret, because it's your department.

MS. UHLE: I am because we're saying we're working in good faith. I don't think there's going to be a whole lot of different options, but I do trust that the architect and the applicant will work with us. Again, Mr. King knows more about this than I do. It's not only the type of system but maybe how it's vented or whatever and how it's directed. So there may be some just simple modifications that can be made that aren't an additional cost but that might have an impact one way or the other. So I think we can do that.

MR. PULASKI: Is the venting shown on the plans at the moment?

ACTING CHAIRMAN NEMECEK: No.

MR. HAYNES: It's not.

MR. PULASKI: All right. When it becomes, it sits a certain height above the

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highest point of the building?

MR. HAYNES: Correct, yes. It has to be a certain distance from windows, it has to be a certain height above the roof.

MR. PULASKI: Is that about 10 feet?

MR. KING: It depends where the exhaust is relative to the property line and adjacent buildings.

MR. PULASKI: Right.

MR. KING: It's not as easy as just a number.

MR. PULASKI: Okay.

MS. UHLE: Ultimately, there may not be a lot of --

MR. PULASKI: I assume since we're looking at this application, it's because this building exists in ARB zone, which permits restaurants?

MS. UHLE: That's correct.

MR. PULASKI: I guess that's the best that we can try to achieve is spotted by making sure that it complies with code as far as windows and property lines and height. I would encourage it to go as high as you can

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configured is an open issue and one that I trust if we approve this you'll work with the best solutions.

MR. HAYNES: Absolutely.

ACTING CHAIRMAN NEMECKE: So with all of that said, I move to approve Application 15-08, 185 Summerfield Street subject to the condition that the applicant work with our Building Department in arriving at a solution to the exhaust problem specifically related to odors and to install -- to act in good faith in an effort to install state of the art equipment that will mitigate the effect of odors on the adjacent properties. So subject to that condition, I move to approve Application 15-08.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECKE: All in favor.

(AAll aye.)

MR. HAYNES: Thank you all very much.

ACTING CHAIRMAN NEMECKE: We're going to take just a very short break.

(A short recess was taken.)

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on the back and the driveway is about the same.

It's a little bit larger driveway.

The drainage is designed by Hudson Engineer. The existing building doesn't have any drainage, and we propose a 13 CULTEC 330 system covering the entire building, including the driveway, with the drainage.

The building will be designed as a high performance building to pass for standard or just probably below it and will probably be a reduction in energy use by about 60 to 70 percent compared to a code compliant building.

MR. PULASKI: You have these elevation sheets in big plans?

MR. BENZING: Yes.

MR. PULASKI: Can you walk us through what's new and what's existing? It's a little bit difficult to tell from the plans. Is the darkened area the new?

MR. BENZING: So that's the west elevation.

MR. PULASKI: Yes.

ACTING CHAIRMAN NEMECKE: Excuse me, if you could grab the microphone.

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you are. The next application, the fourth out of the seven on our agenda, is Application 15-50, 70 Lake Shore Drive.

MR. BENZING: Good evening. My name is Andreas Benzing. I'm the architect for the proposed building and representing the owner for this project. The location is 70 Lake Shore Drive in Eastchester. It's an R-15 district.

We would propose a single family residence building, residential building, and we propose to keep the existing basement floor, reusing it, and extending the building towards the rear yard by about 20 feet. We would propose to raise the existing garage level to the existing first floor level, therefore, eliminating the existing building split level system and making it -- eliminating the slope five feet down towards the existing garage currently.

The existing impervious area is 3,492 square feet, and we would propose an increase for 4497. It's basically on extension.

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I'm not going to sing.

ACTING CHAIRMAN NEMECKE: Best Tony Orlando impression.

MR. BENZING: That's the existing building's footprint, so that's the existing basement floor. So we're adding on top of it almost the same height in the front as the existing building and that's the part we add to the building. We keep the basement floor but on pillars so the garden could flow into the existing basement floor.

MR. PULASKI: So you're adding a back to the building?

MR. BENZING: Yes. We're adding to the back of the building, yes.

MR. PULASKI: I see that on the proposed addition. You also said you're raising the garage?

MR. BENZING: The current garage is at that level, so you have to drive down from the street to get to that garage. In order to avoid that steep slope, especially into the garage, we propose to raise that garage to about like six inches below the level of

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1 first floor.
2 MR. PULASKI: So the new homeowner
3 wants it to be more level to come in?
4 MR. BENZING: Right.
5 MR. PULASKI: That's a nice way of
6 doing it, yes.
7 MR. BENZING: It also eliminates that
8 the split level.
9 MR. PULASKI: It also eliminates a lot
10 of the potential problems of water going down
11 the driveway and into the garage.
12 ACTING CHAIRMAN NEMECEK: But you're
13 also creating a steeper grade because you're
14 building up the area.
15 MR. BENZING: Right. The current
16 grade goes down here and slopes down toward
17 that side. Because we have drainage, we're
18 actually capturing more water now than before
19 because that slope is not there anymore.
20 ACTING CHAIRMAN NEMECEK: Where does
21 the garage door as proposed -- where does it
22 match up, the garage door, as it currently
23 exists?
24 MR. BENZING: The existing garage door
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1 would probably be here.
2 ACTING CHAIRMAN NEMECEK: Okay. So
3 you're not moving it up an entire floor?
4 MR. BENZING: No. It's a half floor.
5 It's the half level.
6 ACTING CHAIRMAN NEMECEK: So you're
7 really just leveling off the existing slope?
8 MR. BENZING: Yes.
9 ACTING CHAIRMAN NEMECEK: You're
10 filling it in basically.
11 MR. BENZING: Right.
12 MR. PULASKI: Now on this site plan
13 you have this one area looking like stone and
14 then this other area doesn't appear like stone.
15 Are you doing a quarter of the driveway?
16 MR. BENZING: So we have a stone apron
17 as a connection to the street. We have our
18 drainage on that switch to asphalt.
19 MS. UHLE: I think you might be
20 looking at the stabilized construction
21 entrance. Is that something that's shown on
22 the plan?
23 MR. BENZING: It's shown on Hudson
24 Engineer's plan.
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applicant was approved to build a new single
family home on this property or a redesigned
renovated home on this property a couple of
years ago, and as part of that original
approval the Planning Board required a
landscape buffer adjacent to the lake, which is
what we've been requiring for lakefront
properties recently. So this was part of the
original approval. It was reviewed by Alan
Pilch, our landscape architect and
environmental consultant. So they weren't
required to do a full landscape plan, but they
were required to do the plan adjacent to the
buffer.

MR. PULASKI: You've answered my
question. That's what I was concerned with,
that we had a buffer there.

MS. UHLE: They just simply used what
was previously approved by our landscape
architect.

MR. PULASKI: That's fine. That's
fine. Looks good.

ACTING CHAIRMAN NEMECKE: The notes
that were prepared for the Planning Board

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reflect that this application was before the
Architectural Review Board earlier this month,
and that the ARB made a recommendation to
approve this as proposed with a recommendation
that the two windows on the right side of the
front of the house be wider to appear more
appropriately scaled.

MR. BENZING: Right.

ACTING CHAIRMAN NEMECKE: The plan
that I'm looking at has a date of July 1st.
Have you done anything to address that
recommendation by the ARB?

MR. BENZING: We will fully comply
with that and make those two windows wider by
10 or 12 inches.

MS. UHLE: You said they will be
wider?

MR. BENZING: Yes, we'll make both
widows as recommended.

ACTING CHAIRMAN NEMECKE: But it's not
reflected on any of the --

MR. BENZING: No, because we submitted
the plans on Thursday and Monday was a holiday
and Tuesday was the next submission, so we had

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2  know if you could see it -- just to the left of
3  the driveway.
4  MR. BENZING: The driveway will be
5  about four feet higher than the existing one,
6  so that area grades down and back around the
7  building.
8  ACTING CHAIRMAN NEMECEK: Okay. But
9  will that four foot slope then become -- go
10  gradually downward as you approach the
11  neighbor's property?
12  MR. BENZING: Like it's lined out in
13  our --
14  ACTING CHAIRMAN NEMECEK: Which --
15  L-2?
16  MR. BENZING: L-2, yes.
17  ACTING CHAIRMAN NEMECEK: Here it is.
18  Okay, I see it.
19  MR. PULASKI: I think C-1
20  actually makes it a little more --
21  MS. UHLE: C-1 is easier to see the
22  grading.
23  MR. BENZING: On the engineer's
24  plan -- on this grade plan, the engineer helped
25  us, and it slopes down from the driveway and
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2  goes around the building.
3  ACTING CHAIRMAN NEMECEK: Okay. I
4  see.
5  MR. BENZING: We provide drainage to
6  direct the water on the property.
7  ACTING CHAIRMAN NEMECEK: I see the
8  elevation of the corner of the house is 205.86
9  and everything kind of gradually slopes
10  downward from that.
11  MR. PULASKI: I'm actually following
12  what you're saying, Phil. After you get down
13  past a lot of those new contours, you don't
14  really see that gully keeping that water
15  staying on the applicant's property. It kind
16  of gets a little flat. You could get some
17  runoff into your neighbor's property if you
18  don't try to create some kind of a berm going
19  there so the water stays on your property.
20  MR. BENZING: Well, we have that
21  trench on our property.
22  MR. PULASKI: I see it there, but as
23  you get more towards the lake as you get
24  towards the side of the building the contours
25  start to flatten out a little bit.
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2  MR. BENZING: But those are the
3  existing contours.
4  MR. PULASKI: I understand that, but
5  you might want to build a berm a little bit
6  kind of like along the property line so the
7  water stays on your property.
8  MR. BENZING: We could do that
9  along the --
10  MR. PULASKI: Just to make a positive
11  effort.
12  MR. BENZING: Yes, definitely.
13  ACTING CHAIRMAN NEMECEK: Do we want
14  to make that a condition?
15  MR. PULASKI: I think I would, because
16  you're going to have a little built of a steep
17  slope there and the water could get some
18  velocity, and we don't want any complaint from
19  a neighbor.
20  MS. UHLE: I think what you would do
21  is probably not do a berm but just kind of
22  continue the swale a little bit.
23  MR. BENZING: That swale we can
24  extend.
25  MS. UHLE: I think that's what it
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2  would be, extending the swale.
3  MR. PULASKI: If you like the word
4  swale, I'll take that.
5  ACTING CHAIRMAN NEMECEK: All right.
6  So subject to the modification of the two
7  windows, as recommended by the ARB, and subject
8  to creating the swale on the -- what part of
9  the property is that -- to the left of the
10  driveway as you look at the house, subject to
11  those two conditions, I move to approve
12  Application 15-50, 70 Lake Shore Drive.
13  MR. PULASKI: Second.
14  ACTING CHAIRMAN NEMECEK: All in
15  favor.
16  (All aye.)
17  MR. BENZING: Thank you so much.
18  ACTING CHAIRMAN NEMECEK: Next up is
19  Application 15-48, which is 86 Waverly Avenue.
20  MR. MAIORANO: Good evening, Board
21  members. My name is Adamo Maiorano from
22  Community Designs. I'm here on behalf of the
23  homeowner, Antonio Marola.
24  Basically what we're proposing is a
25  one and a half story addition to an existing
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1 residence. What's going to be inside the
2 addition is a one car garage, an extension to
3 the existing family room, and a small mudroom.
4 The actual footprint where the addition is
5 going there is an existing driveway there.
6 What we're actually doing is decreasing the
7 impervious surface, because we're taking away a
8 portion of the driveway behind and to the left
9 of the addition and then adding a small portion
10 to the front in order to get the car to go into
11 the garage.
12
13 Basically the materials of the house
14 is going to be consistent with what is existing
15 now. We're going to match the existing roof,
16 small portion of the vinyl siding over the
17 garage. We're going to also match the existing
18 stucco of the house. It has a kind of funny
19 texture to it and then it was painted white, so
20 we're going to try to mimic that same exact
21 style as well with the addition.
22
23 I'm going to move to the elevation.
24 As far as the street-scape, it also kind of
25 ties into the neighborhood. The house to the
26 right and left has a single car garage.

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1 ACTING CHAIRMAN NEMECKE: Is the new
2 portion of the building, which includes the --
3 I guess it's principally garage, right, the
4 biggest portion that's being built -- the
5 biggest consumer of space, of the new space is
6 the garage; right?
7
8 MR. MAIORANO: It's like an oversized
9 one car garage.
10
11 ACTING CHAIRMAN NEMECKE: But some
12 portion of it also is being used, I think you
13 said, as a mudroom and extension of the family
14 room?
15
16 MR. MAIORANO: Exactly, yes.
17
18 ACTING CHAIRMAN NEMECKE: How much of
19 the new addition is -- is all of the new
20 addition being built on what is now driveway?
21
22 MR. MAIORANO: Exactly. We're taking
23 away a portion as well.
24
25 ACTING CHAIRMAN NEMECKE: But you're
26 not extending beyond what is currently
27 driveway?
28
29 MR. MAIORANO: Exactly, yes. There's
30 a dotted line on the site plan. This dotted
31 line is showing and this dotted line here is

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1 the existing garage.
2
3 ACTING CHAIRMAN NEMECKE: I know when
4 I looked at this, I think it looks like a
terrific improvement. Given the fact that
5 you're actually decreasing impervious surface,
6 it does -- I really like the street-scape -- it
does show that this is absolutely consistent
7 with the house to the right and the house to
8 the left of it. I really have very -- I really
9 have no further comment on it. I'm perfectly
10 okay with this, but I think we do have to open
11 a public hearing. I don't know if before we do
12 so if either of my colleagues have any
13 questions for the applicant?
14 MR. PULASKI: I think it makes nice
15 use of the property. The property is there.
16 It gives you a garage. I think garages are
17 nice. I think it enhances the value of the
18 property by adding a garage.
19
20 ACTING CHAIRMAN NEMECKE: It's nicely
21 executed too.
22
23 MR. MAIORANO: What they're doing now
24 is parking the cars kind of perpendicular to
25 the house. When you see it, it kind of looks

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like a parking lot.

MR. PULASKI: And the houses to the
right and left of you have garages and they're
longer, and this will blend better with those
houses.

ACTING CHAIRMAN NEMECEK: All right.
I move to open the public hearing on
Application 15-48, 86 Waverly Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Anyone for
86 Waverly? Going once, going twice.

(No comments.)

ACTING CHAIRMAN NEMECEK: I move to
close the public hearing for Application 15-48,
86 Waverly Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: I don't have
any further issues with this application. I

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forth and demonstrate and so forth to win
accounts and to sell accounts. It's really
more for business development.

Our understanding is that we require a
special use to put this in, mostly to assure
the town that it will not be used for
commercial purposes for a restaurant or such.

That's essentially it.

ACTING CHAIRMAN NEMECEK: So what is
the -- you said you plan on using the kitchen
area twice a month, roughly?

MR. MEYER: It's a handful of times a
month.

ACTING CHAIRMAN NEMECEK: And it's for
demonstrating the equipment?

MR. MEYER: No, no, no. It's to
prepare the food. It's frozen food. So a
client comes in or they have a meeting with a
packer and they want to show what they're going
to sell at a food show or the packer wants to
show our salesman how to best prepare and
present when they're on the road and so forth.

ACTING CHAIRMAN NEMECEK: Identify
yourself for the record.

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move to approve Application 15-48, 86 Waverly
Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Thank you.
Next up is our sixth out of seven applications,
Application 15-59, which is 95 (97) Montgomery
11 Avenue.

MR. MEYER: Good evening. My name is
Michael Meyer. I'm here on behalf of Robert
Meyer, my brother, who is the owner of the
building. He recently purchased it.

Our company is a Sabin Meyer
Corporation. It's been around for -- it
started 62 years ago by my father, a food
brokerage business, institutional wholesale
representing different lines of mostly frozen
foods sold to distributors and such.

So we recently purchased the building
and it's being built out, but we are building a
test kitchen, which is what we use about twice
a month to prepare foods for clients and so

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something like that, but the law is very clear
if you are proposing a Type 1 hood, you need a special permit from the Planning Board.

MR. PULASKI: Okay. We agree this is not a restaurant, but it is a Type 1 hood.

MS. O'NEILL: It's the wow factor.

MR. PULASKI: You couldn't try a Type 2 hood?

MS. O'NEILL: It's the wow factor.

MR. PULASKI: Did you know about this before you bought the hood?

MS. O'NEILL: No. Actually, we found it out after we purchased the hood.

ACTING CHAIRMAN NEMECEK: How long have you been at this location?

MS. O'NEILL: We just moved in this location in July. We've been down this end of White Plains Road for maybe 10 years -- actually 15 years. 15 years. We just moved there in July.

MS. UHLE: They were in the process of trying to obtain a building permit, and during that review is when we discovered the kitchen.

So unfortunately for them we informed them they

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MR. MEYER: A handful.

ACTING CHAIRMAN NEMECEK: And what are your hours of operation?

MS. O'NEILL: The office?

MR. MEYER: 9 to 5 or 6.

MS. O'NEILL: 8 to 6, yes.

ACTING CHAIRMAN NEMECEK: And would any of these demonstrations occur after hours?

MS. O'NEILL: No.

MR. MEYER: Not usually.

ACTING CHAIRMAN NEMECEK: Let's open the public hearing. I move to open the public hearing for Application 15-59, which is, I guess, 97 Montgomery Avenue.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Come on up, Mr. Sweeney.

MR. SWEENEY: Good evening again.

Frank Sweeney, 22 Lakeview.

I just had a few questions as it relates to the position of where the kitchen is.

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meeting. Thank you.

ACTING CHAIRMAN NEMECEK: Okay. Thank you.

MR. PULASKI: Can you answer any of those questions?

ACTING CHAIRMAN NEMECEK: Take one at a time. How about the exhaust?

MR. MEYER: The exhaust goes through the roof.

ACTING CHAIRMAN NEMECEK: What floor are you on?

MR. MEYER: There are only two floors. It's on the second floor. So it goes straight out to the roof.

In terms of -- if I could recall in order -- the concern about odors and such, this is such limited time, as we were explaining, and often times it doesn't involve a lot of cooking. The quantity of food is really quite small. It's for people like yourself to make a presentation or demonstration. So really the odors and so forth will be minimal.

ACTING CHAIRMAN NEMECEK: Typically what is the range of individuals who would be DINA M. MORGAN, REPORTER

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present at one of these demonstrations?

MR. MEYER: From three to -- no more than, including our own staff and clients or possible customers, 8, 10 the most.

ACTING CHAIRMAN NEMECEK: What is your -- would your clients or customers or whatever terminology you use -- do they typically frequent your offices other than for these types of demonstrations?

MR. MEYER: No, not -- there may be sales meetings periodically, quarterly, but it's infrequent.

ACTING CHAIRMAN NEMECEK: How long does a demonstration typically last?

MS. O'NEILL: It can go anywhere from ten minutes to an hour and a half. I mean, it depends on how long the cooking time is and what we're doing.

To address the parking, we have plenty of parking on our property to cover it. We have a complete parking lot in the back and parking in the front as well that's our own parking, not street or meter.

ACTING CHAIRMAN NEMECEK: How many DINA M. MORGAN, REPORTER

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for Sabin Meyer Corporation.

MR. PULASKI: There is an existing building there. We didn't create a building.

There's a building. People were employed there. They parked there.

MS. O'NEILL: Yes.

MR. PULASKI: Parking is a problem in this town. It's a problem in a lot of towns.

At the same time, we need to maintain a viable town with businesses and tax base and places of employment for some of its residents. I think similar to the prior application in which we discussed odors, if we have a zoning code that lists this as RB and allows it to have restaurants -- and this is not a restaurant but it allows it -- then I think we, as a Planning Board, need to try to make it as nice of a facility and as integrating with the community a facility as it can. I think this facility, from the way I read the application, is a lot less of a degree, but talking about that neighborhood not too distant away on the corner of Maple and Brook there's an Italian pizza restaurant, Mezza Luna, that came and relocated DINA M. MORGAN, REPORTER
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1 from Scarsdale Road, and further down going
2 west you have a great bakery that I don’t think
3 anybody would complain about it’s odors, other
4 than they can increase the size of your
5 waistline. So we need to assess all of these
6 things in reviewing an application.
7
8 ACTING CHAIRMAN NEMECEK: What
9 business was there beforehand?
10 MS. O’NEILL: Borg Kreisler. They
11 were contractors.
12 MR. PULASKI: General contractor,
13 architect, engineer.
14 MS. O’NEILL: And the other businesses
15 are still there. The renters are still the
16 same.
17 MR. MEYER: We actually have, as Grace
18 had indicated, far future employees than they
19 had. So we really have surplus parking.
20 MR. PULASKI: I’m not trying to do
21 counts.
22
23 ACTING CHAIRMAN NEMECEK: I’m just
24 trying to get a sense that you didn’t
25 dramatically increase the need for parking. It
doesn’t sound like that’s the case, and it

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1 doesn’t sound like you’re putting on large
2 scale demonstrations for all comers. So I’m a
3 little less concerned -- and the frequency and
4 duration of the demonstrations sounds like it’s
5 going to make this a pretty minor problem, if
6 it’s a problem at all. That’s the sense I get.
7 The parking issue seems to be largely addressed
8 as well.
9
10 Did that address -- whether you agree
11 or not, Mr. Sweeney, does that at least address
12 the concerns? If you could come up.
13
14 MR. PULASKI: We love to hear you. We
15 just want you to be on the record. You got a
16 lot of people from your community, I’m sure
17 they’re watching you.
18 MR. SWEENEY: I think the plan is
19 fine. The only issue that we may have is the
20 stack on the top of the roof. It sits right
21 behind three homes at the same level that the
22 roof level is at. So maybe you could work out
23 something in terms of exhaust or whatever they
24 do. I wouldn’t want to have the three people
25 directly behind the building having sushi every

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1 MS. O’NEILL: Just so you know,
2 actually the roof is here, the roof line is
3 here, because on top of the roof is all of our
4 air conditioning and that stuff. So there’s a
5 blockage. There’s like a three foot perimeter
6 at the top of the building so that anything any
7 stack that would be --
8
9 ACTING CHAIRMAN NEMECEK: A parapet.
10 MS. O’NEILL: It’s covered.
11 MR. PULASKI: That’s good to know.
12 MR. SWEENEY: I don’t have a problem
13 with where it’s going to be. The idea is that
14 the homes directly behind the building could be
15 at the stack level, and that’s what my concern
16 would be and the residents would have some
17 concern. But if it’s aerated in some fashion,
18 I don’t think it’s going to be a problem. We
19 like new neighbors. The idea is there are a
20 couple of people on that street that basically
21 expressed some concern about aroma, if you
22 will.
23 MR. PULASKI: Thank you.
24 MS. O’NEILL: Thank you.
25 ACTING CHAIRMAN NEMECEK: Any other

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1 comments from the public?
2 (No comments.)
3
4 ACTING CHAIRMAN NEMECEK: I move to
5 close the public hearing on Application 15-59,
6 95 or 97 Montgomery Avenue.
7 MR. PULASKI: Second.
8 ACTING CHAIRMAN NEMECEK: All in
9 favor.
10 (All aye.)
11 MS. O’NEILL: Thank you.
12 ACTING CHAIRMAN NEMECEK: Not so
13 quick. We haven’t approved your application
14 yet. No, we just closed --
15 MS. O’NEILL: The acoustics.
16 ACTING CHAIRMAN NEMECEK: Does the
17 Board have any further questions?
18 MR. PULASKI: No.
19 ACTING CHAIRMAN NEMECEK: All right.
20 I move to approve the application, 15-59, which
21 is 95 or 97 Montgomery Avenue.
22 MR. PULASKI: Second.
23 ACTING CHAIRMAN NEMECEK: All in
24 favor.
25 (All aye.)

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MS. O'NEILL: Thank you.

ACTING CHAIRMAN NEMECZEK: Just try to work with the neighbors to reduce the possibility of the aromas.

All right. Finally, application seven of the evening, which is 15-47, 549 White Plains Road.

MR. FINELLI: Good evening, Mr. Chairman, members of the Board, Mike Finelli, the architect representing the owner. Thanks for seeing me tonight. Sorry we're here so late. We'll make it quick.

ACTING CHAIRMAN NEMECZEK: I'm actually a Jets fan, so I'm a happy guy right now.

MR. FINELLI: I would like to make it home for some Giant game, but we'll see what happens.

Thank you again very much for seeing me. So we were at the ARB earlier this month, and we proposed the project that is before you. Just to, I guess, orient you as to where the project is, this is an empty parcel of land that sits immediately to the right-hand side of the Audi dealership right on Route 22 across.

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from Eastchester High School. The current owner owns the property immediately to the right of this piece of property, which is 551 White Plains Road. This parcel is 549 White Plains Road.

This is an awkward shaped parcel, more trapezoid with a little flag that sits off the back right-hand corner. It is legally conforming in every way. We designed a home, a single family home just under 2,500 square feet, which is very much in keeping with the neighborhood. As a matter of fact, we took our cues for the design for the home architecturally as well as for the site from Apple Court, which is just a couple of hundred feet forward of this property. So again, our styling as far as the architecture goes from how the garage is designed sloping down under the house to the box bays to the material that we're using on the house to the roof pitches, we took a lot of those cues from the Apple Court houses. I took it a step further and took some of the material, the brick on the chimneys, for example, which I come to find.

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2       The material that we're using, we're
3       just trying to stay with a very simple pallet.
4       I have some samples here. Would you like me to
5       take them out and show them to you?
6
7       ACTING CHAIRMAN NEMECEK: Yes, please.
8       MR. FINELLI: So our brick, as I said,
9       is a hand molded brick and it's got a lot of
10      variation in it. As you can see, there's some
11      reds, purples, I think it's called burgundy if
12      I remember correctly. The stucco that we're
13      using is called bamboo in the beige family.
14      The roof sample, this is called slate. Our
15      stone, this is actually Tuckahoe granite, from
16      what I have been made to understand. So it's
17      locally sourced. It has grays, speckles of
18      oranges, tans. I think once you put these all
19      together, it forms a really nice color
20      combination. Like I said, being that we know
21      the brick was used in the adjacent house, we
22      just want to keep tying it all together. So we
23      don't want to just have the architecture stand
24      out and the views and the dormers and the
25      layered gables and we feel the materials will
26      be keeping with the neighborhood as well and
27
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2 what's going on in town.
3 I'm the only one here. Our landscape
4 architect did not make it nor did our civil
5 engineer, but I'm happy to walk you through
6 their drawings. I have them with us. If you
7 could just give me a second, I'll put them up.
8
9       ACTING CHAIRMAN NEMECEK: Go ahead.
10       MR. FINELLI: The top drawing is our
11       landscape architect's drawings, Anthony Zaino.
12 Basically he came in and did a very nice plan
13 for us. We're removing, I believe, five or six
14 existing trees which are just in the footprint
15 in the vicinity of the house. Everything else
16 is going to remain. So any large, mature trees
17 we're keeping. I have reasons for that, which
18 I'll go into in a minute. It's actually
19 specifically to address one of our neighbors
20 who sits right behind us. So I kept some of
21 the more mature trees. We're doing a lot of
22 planting at the foundation of the building,
23 again, just to help with not only the look of
24 the house but also with drainage, keeping the
25 water on site, large mulch beds and things of
26 that nature.

26

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2 runoff or any water issues. Being that our
3 property only slopes two feet front to back, at
4 his property line it takes off. So basically
5 at the property line to the front of his house
6 it drops about eight feet. So he was afraid
7 that we would actually be pitching water onto
8 his property. We are promising him that our
9 engineer designed system here will accommodate
10 a hundred percent of all increase in storm
11 water and will maintain it all on our property.
12 Anything we can do beyond that, we're happy to,
13 you know, speak to him and hopefully talk
14 about.
15 We went through the landscape plan.
16 One of his concerns also was the view from the
17 rear of the house, and I explained how I
18 designed the layered gables and how we're also
19 keeping the mature trees and a lot of the
20 plantings that are on the property line in
21 order not to change his view of what he's going
22 to see, you know, dramatically.
23 That being said, I also e-mailed the
24 drawings to him to let him actually look at the
25 house and how it was going to be laid out, and
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2 if they were any concerns, we would try to
3 address them. I hope we have. If there is
4 anything else we could do and any other
5 neighbor, we're always interested in helping
6 out and doing our part.
7 So beyond that, if there are any
8 questions, I'm happy to answer anything you
9 guys have.
10 ACTING CHAIRMAN NEMECEK: I have a
11 question about the garage. Is this a sunken
12 garage?
13 MR. FINELLI: It is. It's in the
14 basement, yes.
15 ACTING CHAIRMAN NEMECEK: On the storm
16 water plan I believe the proposed -- the
17 listing of the elevations for the proposed
18 dwelling I guess that first floor is 105?
19 MR. FINELLI: I see exactly what
20 you're talking about. I think it might be a
21 typo on the engineer's drawings.
22 MS. UHLE: This still does require
23 review by Alan Pilch. Also, our criteria is
24 for a 50 year storm event. This says 25 year
25 storm event. So that's very significant to
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2 point out.
3 MR. FINELLI: I will make it a point
4 to speak to Eliot Senor and have him fix not
5 only the elevation, the 50 year storm versus a
6 25. Yes, it does drop. I'm sorry that his
7 numbers were incorrect.
8 ACTING CHAIRMAN NEMECEK: So that's
9 going to be a number that's going to be lower
10 than 99 for the garage?
11 MR. FINELLI: No. I'm sorry, I'm
12 just trying to find that number on my drawings.
13 ACTING CHAIRMAN NEMECEK: It looks
14 like the highest elevation on the property is
15 on the lower right-hand corner where it's about
16 a hundred feet, I guess, and the first floor is
17 105. So if it's sunken, it's got to be --
18 MR. FINELLI: It's actually 8 foot 6
19 will be our garage height, so I add another
20 foot for floor systems, so about another nine
21 and a half feet down from the first floor.
22 Again, that was a typo on the engineer's
23 drawings. I'll point that out to him to fix
24 that.
25 ACTING CHAIRMAN NEMECEK: Okay.
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2 Margaret's comments on the need to do the 50
3 year storm as opposed to 25 is certainly
4 significant.
5 MR. PULASKI: Margaret, I'm trying to
6 understand the relationship between the
7 effective square rule and a house that has come
8 out trapezoidal.
9 MS. UHLE: The effective square is
10 simply a hypothetical or invisible square that
11 has to fit within the front portion of the lot.
12 In this case, you're in an R-5 zone or --
13 you're in an R-6, so it has to be 60 by
14 60 feet. The effective square just has to fit
15 in the front of the lot. So as long as it
16 could fit in the front, you could have an odd
17 shaped lot. What page are you on?
18 MR. PULASKI: It's this one here.
19 ACTING CHAIRMAN NEMECEK: The last
20 page.
21 MR. PULASKI: I thought one of the
22 purposes of that was to try to avoid houses
23 that weren't rectangular or square and you get
24 into these very thin, narrow houses that kind
25 of fit between things or this trapezoidal
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shape.

MS. UHLE: Yeah. I think it is to try
to have more regular shaped lots. Although, if
you look at this, the front portion of the lot
is a regular shaped lot and then it kind of
gets a little weird towards the back. I think
that, you know, it's to ensure that at least
within that 50 by 50 foot area or 60 by 60 foot
area you have a rectangular shape. Nothing in
the zoning law really addresses the shapes of
the homes themselves. The effective square,
that's always been my understanding that the
intent was to ensure more regularly shaped
lots, but that's not even clearly specified in
the zoning law.

ACTING CHAIRMAN NEMEZEK: We have
dealt with some -- even recently -- some
somewhat unconditionally shaped buildings.
MS. UHLE: If you think about this,
this would appear conventional from the street,
and that's why I think there's that provision
that the effective square has to fit within the
front portion of the lot.

MR. PULASKI: I just think that if we
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and getting approval to remove that portion --
I believe a sun room -- to remove that portion
of the house.

MS. UHLE: Yes, I understand what
you're saying, for the adjacent house to the
right. That was part of a re-division.
MR. FINELLI: I don't know if it was a
reapportionment. I'm not sure of the technical
term.

MS. UHLE: This is before we had in
our zoning law something called a merger clause
where you were permitted to, as long you
demolished a portion of the house to meet
certain setback and things -- I can't really
recall it, but --

ACTING CHAIRMAN NEMEZEK: Was it some
time ago this was done?
MR. KING: Six or seven years ago.
MS. UHLE: At least that. At least
that.

MR. PULASKI: Is there anything that
we, as a Planning Board, have to review
relative to the house on the other property?
MS. UHLE: No, because they're not
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did a lot of houses this way, it would start to
have an effect; one house here, one house
there. I think you've done a superb job in
trying to blend it. You have the back of the
parallel with that road and the front parallel
with the front road.

The other item is, apparently you're
taking a one story part of a house from the
neighboring property, you're taking that down?
MR. FINELLI: Yes. From what I
understand, they were before the Zoning Board,
they had approval to remove that, and I believe
that was part of the entire subdivision of the
lot and getting approval for this. But yes,
that has to be done before anything else
does.

MR. PULASKI: Okay.

ACTING CHAIRMAN NEMEZEK: When was
that done, Margaret?
MS. UHLE: Say that again. You lost
me there.

MR. FINELLI: If I remember correctly,

based on what I was told, part of the approval
for this lot was them having to go to zoning
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my property does sit significantly lower, and
my understanding, and I assume that it's going
to be reviewed, is that there is an area in the
back that's going to have tanks put in for
drainage and that that water will not -- he's
guaranteed me that will not move towards my
property, because my basement will be below
those tanks. So he says that the water
wouldn't travel that distance and I'm going by
that.

MS. UHLE: You know, I think I had
mentioned at the last meeting, we will have our
civil engineer review the plans, and I'm happy
to have you speak with him directly too so that
he could understand -- his civil engineer is
designing it hopefully with your concerns in
mind, and then our engineer that's reviewing
his work can review it with your concerns in
mind too, and I'm happy to have you speak with
him directly or meet him out at the site just
to give you a little more --

MR. LAURIELLO: How would I get in
touch with that person?

MS. UHLE: You could just give me a
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A retaining wall on the map that's semi buried.
That may be an old retaining wall. That's one
of the things that we had talked about just
now, whether it's on my property, the retaining
wall, whether it's on their property. I think
it's on both depending on where you are in the
distance of the retaining wall. So if you look
at the garage where it says "frame of garage,"
that area is lower and you could see actually
more of the wall. When you come into my area,
that wall I think was buried, so you only see
maybe the top foot or so. So I'm not sure
what's there.

ACTING CHAIRMAN NEMECEK: You're at a
lower elevation, so --

MR. LAURIELLO: Yes. It basically
drops down. I think we did a calculation when
we were in the highway just looking at the plan
even with the tank being six feet down my
basement would still be below it. So assuming
that the water doesn't travel in that
direction, I wouldn't have an issue.

ACTING CHAIRMAN NEMECEK: Mr. Pilch,
he's the town's consultant, or for purposes at
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least of this assignment he will be
representing the interest of the town, which
includes you. So if you get in touch with
Margaret, she will be able to put you in touch
with him, and I'm sure he'll be able to answer
whatever question you might have, because given
the slope of the property you are the
individual probably most directly affected by
any storm water management issues.

MR. LAURIELLO: Right. I appreciate
the extra effort my neighbor is making to deal
with it.

MR. PULASKI: From the looks of the
applicant's property, it doesn't look like his
property has a significant pitch, and if the
water goes into these units and they are
calculated right, the water should stay
underground and not come back out.

ACTING CHAIRMAN NEMECEK: That's what
Alan Pilch will be able to tell you.

MR. LAURIELLO: That's what my
understanding of how the system is supposed to
work. The way I look at it as a lay person is
that you now have a big drainage area that's
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1 becoming a small drainage area and the catch
2 basin for that is now being put to the back
3 closer to my property. So I sort of see it as
4 removing, moving it closer to me, and pooling
5 the water in that area to be drained down, and
6 I understand that they've done some tests,
7 which I really appreciate, and I assume that it
8 will be verified that I could feel a hundred
9 percent sure that I won't have a swimming pool,
10 you know, after the house is built.
11 I'm perfectly fine with the house, and
12 I appreciate what they've done and I appreciate
13 the shaping of it so people on Stewart Avenue
14 could have something that is not a box. So I'm
15 glad that that's being done. Mr. Finelli has
16 been great about it.
17 ACTING CHAIRMAN NEMECEK: Okay. Thank
18 you.
19 MR. LAURIELLO: Thank you.
20 ACTING CHAIRMAN NEMECEK: Should we
21 leave open the public hearing?
22 MS. UHLE: I think you're fine to just
23 as a condition of approval to say as a
24 condition of the building permit is final
25
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1 review and approval by the town's engineer.
2 ACTING CHAIRMAN NEMECEK: Including
3 updating the storm water management plan.
4 MS. UHLE: That's definitely part of
5 Alan's review and approval.
6 ACTING CHAIRMAN NEMECEK: Okay. All
7 right, that's fine. Then I am comfortable and
8 move to close the public hearing on Application
9 15-47, 549 White Plains Road.
10 MR. PULASKI: Second.
11 ACTING CHAIRMAN NEMECEK: All in
12 favor.
13 (All aye.)
14 ACTING CHAIRMAN NEMECEK: I will also
15 move to approve Application 15-47, 549 White
16 Plains Road subject to approval by the town's
17 consultant, Mr. Pilch or -- is Alan Pilch
18 officially the -- I could put that condition?
19 MS. UHLE: On this particular project,
20 yes.
21 ACTING CHAIRMAN NEMECEK: On this
22 project.
23 MS. UHLE: On storm water management.
24 ACTING CHAIRMAN NEMECEK: On storm
25
DINA M. MORGAN, REPORTER
CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of October, 2015.

DINA M. MORGAN
Court Reporter

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