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TRANSCRIPT OF THE TOWN OF EASTCHESTER

PLANNING BOARD MEETING

APRIL 23, 2015

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
GARRETT BURGER, ASSISTANT PLANNER

DINA M. MORGAN, REPORTER
25 COLONIAL ROAD
BRONXVILLE, NEW YORK 10708
(914) 469-6353

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 THE CHAIRMAN: Good evening. This is
3 the Town of Eastchester Planning Board meeting
4 of April 23, 2015. If everyone would rise for
5 the Pledge of Allegiance, please.

6 (Whereupon the Pledge of Allegiance
7 was said.)

8 THE CHAIRMAN: We have a full board.
9 What a treat. Mr. Phil Nemecek.

10 MR. NEMECEK: Present.

11 THE CHAIRMAN: Robert Pulaski.

12 MR. PULASKI: Present.

13 THE CHAIRMAN: Jim Bonnano is here.
14 Bill West.

15 MR. WEST: Present.

16 THE CHAIRMAN: Mark Cunningham.

17 MR. CUNNINGHAM: Present.

18 THE CHAIRMAN: Great. So we have one,
19 two, three, four applications today. The first
20 is 7 Hunter Drive, the next is 18 Interlaken,
21 the next is 102 White Road, and the last is 7
22 D' Ambrosio Way. The residences at Summerfield
23 Gardens have been adjourned, as has 195 Beech
24 Street.

25 So the first application is 7 Hunter,

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 Application 15-07.

3 MR. IANNACITO: Good evening. My name
4 is John Iannacito. I'm an architect, and I'm
5 representing Mr. and Mrs. Mike Provenzale this
6 evening.

7 We are proposing an addition and
8 alterations to the existing single family
9 residence located at 7 Hunter Drive. The
10 proposed scope of work will include a two story
11 addition at the front of the existing
12 residence, a second story addition above the
13 existing footprint, new bay windows at the
14 front and rear of the existing residence, a
15 covered pergola over the existing patio, a new
16 in-ground pool, and facade alterations.

17 This application was presented to the
18 Zoning Board, and area variances were granted
19 on March 10, 2015. The first area variance was
20 for the total gross floor area, second was for
21 the total impervious surface coverage, and the
22 third was for the side and rear setbacks to the
23 pool equipment.

24 Quickly go to the elevations. This is
25 the first floor plan. The addition towards the

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 front of the house will include a new living
3 room, powder room, expansion of the entrance
4 hall, new front porch, and the existing living
Page 3

5 room will become the new dining room, and at
6 the rear the existing dining and kitchen became
7 a new kitchen/family room space.

8 On the second floor, we have the two
9 story addition and the addition over the
10 existing footprint, which will include a master
11 suite including a bedroom, a sitting room, a
12 bathroom and two closets, and a small office,
13 and then these are the proposed bay windows at
14 the existing bedrooms at the front and rear of
15 the residence.

16 I have the existing and proposed front
17 and side elevations. Here's the existing
18 elevation and proposed two story addition with
19 the new front porch, second story addition over
20 existing, and the new bay windows in the
21 bedrooms. Side elevation showing the new
22 second story addition over the existing
23 footprint and the two story addition at the
24 front, existing and proposed rear and left side
25 elevation. Here's the second story addition

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 over the existing footprint, an existing deck,
3 a new covered pergola over the existing patio,
4 and here's the pergola from the side view.

5 On the exterior materials, the wall
6 surfaces will be a combination of HardiePlank
Page 4

7 in a Navajo beige finish and a stone veneer in
8 an old country stone finish supplied by New
9 England Stone. The roof surfaces will be
10 asphalt in a weathered wood finish over the
11 main portion of the house and then copper over
12 the front bay and entry. The windows will be a
13 vinyl clad in a white finish, the trim boards
14 will be painted AZEK in a white finish, the
15 gutters will be aluminum in a white finish, and
16 the front door will be a stained wood.

17 The application was presented to the
18 Architectural Review Board on April 2nd, and it
19 was approved with one recommendation that we
20 submit a perspective view or rendering for the
21 Planning Board. I've given everyone a copy.
22 Thank you for your time, and I'm happy to
23 answer any questions you may have.

24 MR. NEMECEK: Did you increase the
25 size of the chimney?

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2 MR. IANNACITO: The chimney on the
3 side will get taller, yes.

4 MR. NEMECEK: You're matching the
5 existing brick?

6 MR. IANNACITO: We're going to stucco
7 it. The existing front facade had a lot of
8 brick on it, so we're removing all that brick

9 and changing it to stone. So we're going to
10 have the chimney go up in stucco to match the
11 side of the house, and the exposed foundation
12 walls will be a stucco painted to match the
13 siding.

14 THE CHAIRMAN: Can you point that out?

15 MR. IANNACITO: This is the existing
16 chimney on the existing elevation, and this is
17 the new elevation.

18 (Indicating.)

19 THE CHAIRMAN: Like a tan stucco?

20 MR. IANNACITO: Yes, to match the
21 siding.

22 THE CHAIRMAN: And the cap is going to
23 be, the chimney cap?

24 MR. IANNACITO: The chimney cap will
25 also be a stucco finish.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 THE CHAIRMAN: It's very handsome.

3 MR. NEMECEK: The variance in the back
4 was for just the pool equipment? The pool
5 itself was within the --

6 MR. IANNACITO: The pool was okay.
7 The equipment we decided to put in the back
8 corner of the property here, so we needed a
9 setback requirement. It's going to be 5 feet
10 off the rear and the side property line, and I

11 believe the requirement is either 10 or 12. It
12 was 12 feet.

13 (Indicating.)

14 MR. NEMECEK: What's directly behind
15 the rear of the property; is that the cemetery?

16 MR. IANNACITO: No. This is another
17 residence.

18 MR. NEMECEK: Another residence.

19 MR. IANNACITO: On Innisfree.

20 THE CHAIRMAN: So you're changing the
21 ridge height on both roofs; right?

22 MR. IANNACITO: No. The ridge height
23 is only changing on -- everything here and on
24 this gable here is existing. So it's really
25 the second floor here that goes up higher.

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2 It's a split level.

3 MR. NEMECEK: So you basically have a
4 two floor split level.

5 MR. IANNACITO: Right. This is the
6 first floor and second floor. This here, the
7 lower floor is considered the first story
8 because it's above grade more than 6 feet.

9 THE CHAIRMAN: Any comments?

10 MR. NEMECEK: I really like the
11 rendering.

12 THE CHAIRMAN: We're sort of
Page 7

13 speechless. We really can't say very much.

14 MR. IANNACITO: That was a
15 recommendation from the Architectural Review
16 Board. They thought it would be easier for
17 everyone to understand the ins and outs of the
18 facade.

19 MR. NEMECEK: Then I'm also going to
20 commend the ARB for their excellent service.

21 MR. CUNNINGHAM: Very nice. Nice
22 lines.

23 MR. NEMECEK: It looks like it's
24 consistent with some of the improvements that
25 have been made in the neighborhood as well.

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2 MR. IANNACITO: Yes. If you look at
3 the photos I submitted, a lot of the other
4 split level homes on that block have had the
5 second story additions.

6 MR. NEMECEK: I think a minority, but
7 it is a significant enough minority that it
8 seems to be the trend.

9 MR. IANNACITO: Maybe it's 45 to
10 50 percent that have been converted.

11 MR. NEMECEK: This is a beautiful
12 improvement.

13 THE CHAIRMAN: So let's just do the
14 public hearing. I make a motion to open the

15 public hearing on Application 15-07, 7 Hunter
16 Drive.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19 (All aye.)

20 THE CHAIRMAN: Charlotte, anything?

21 Nothing?

22 (No comments.)

23 THE CHAIRMAN: I make a motion to
24 close the public hearing on Application 15-07,
25 7 Hunter Drive.

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2 MR. PULASKI: Second.

3 THE CHAIRMAN: All in favor.

4 (All aye.)

5 THE CHAIRMAN: Is there anything else
6 we need to talk about? Landscaping? Is there
7 landscaping or a site plan showing that?

8 MR. IANNACITO: The landscape is not
9 required because this is an addition -- a
10 landscape plan -- but we will be upgrading the
11 landscaping on this.

12 MR. WEST: With the pool you don't
13 need --

14 MR. IANNACITO: You mean screening?

15 MR. WEST: Yes.

16 MR. IANNACITO: Is that required?

19 THE CHAIRMAN: Thank you, Mr.
20 Iannaci to.
21 The next application is 15-09, 18
22 Interlaken.
23 MR. WILE: Hi. My name is Arnold
24 Wile. I'm the architect for this project.
25 What we plan to do is to add an addition, as

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 shown on this site plan. Something that's
3 significant from a planning point of view is
4 that this line -- you see this dotted line
5 represents the current driveway, which takes a
6 huge part of the site, but we're actually
7 reducing the total covered area by eliminating
8 so much driveway, and this addition only has a
9 short driveway coming in to the front of the
10 house.

11 This is the addition to the house,
12 which is made of brick and slate roof, and
13 we're matching the brick and we're matching the
14 slate roof exactly. We're also matching all of
15 the lines, and, architecturally speaking, we
16 expect it to look like it was born there. I
17 know that you have some photographs that we
18 submitted, but I would like to show you this
19 photograph, because what this does is it shows
20 the relationship of 18 to its neighbors. As

21 you can see, this is the existing and there's
22 lots of room over here, and there's actually
23 lots of room here too, and the addition is
24 here.

25 THE CHAIRMAN: That is brilliant.

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2 That's really good. I didn't mean to
3 interrupt. Continue.

4 MR. WILE: That's it.

5 THE CHAIRMAN: Okay.

6 MR. WILE: I have some papers.

7 MR. NEMECEK: Are there going to be
8 any issues with matching the brick and the
9 slate?

10 MR. WILE: No. The brick is a common
11 brick, and the slate is just a common
12 Pennsylvania slate. Very easy to match. I've
13 done it many times.

14 MR. NEMECEK: Can I ask: What is the
15 reason for this addition? I assume that the
16 owner wants the master bedroom and that's the
17 main reason for it?

18 MR. WILE: Yes. The first level will
19 be a garage and above that there will be a
20 master bedroom.

21 MR. NEMECEK: I think this is a
22 very -- I know this house. It's a very

23 beautiful house as is, and I certainly have a
24 resistance to changing it, but I understand if
25 there's -- my own personal opinion that this is

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2 a nice house doesn't stop progress. My concern
3 is that you do everything you can to maintain
4 the character of the house as it is, and it
5 looks like you've certainly done your best to
6 accomplish that.

7 MR. WILE: Everything is going to
8 match exactly.

9 THE CHAIRMAN: So we're just sort of
10 stretching it in that direction for the most
11 part. It's just going to be a larger,
12 beautiful house.

13 MR. NEMECEK: The roof line is going
14 to be straight, right, with the addition?
15 You're not really going to notice where the old
16 roof ends and the new roof begins?

17 MR. WILE: Exactly.

18 MR. NEMECEK: And the triangular
19 portico up on the top there --

20 MR. WILE: This portico?

21 (Indicating.)

22 MR. NEMECEK: I'm sorry, the other --
23 I'm sorry, the gable in the middle, is that
24 dead center on the new construction, or is that

25 a little to the right?

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2 MR. WILE: Is this dead center with
3 respect to the entire roof?

4 MR. NEMECEK: It's close.

5 MR. WILE: No. It's slightly off.
6 We've also added -- there's a shed roof here
7 right now, and we've added this part just to
8 emphasize the -- but if you look at some of the
9 photographs, you'll see that this is coming
10 forward, so it works pretty well.

11 THE CHAIRMAN: So we're leaving the
12 roof the same color as what's there; it's like
13 a gray?

14 MR. WILE: It's gray.

15 THE COURT: The new will be the same
16 gray; correct?

17 MR. WILE: Exactly. It's a standard
18 Pennsylvania slate. There's no problem at all.

19 THE CHAIRMAN: The garage doors are
20 going to be? The garage doors are going to be?

21 MR. WILE: We submitted a cut of the
22 garage door. It's a colonial four by four
23 panel door.

24 THE CHAIRMAN: White?

25 MR. WILE: Yes.

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2 MR. NEMECEK: The existing driveway in
3 the back, that's being -- it's being returned
4 to lawn, the portion in the back that's not
5 covered over by the addition?

6 MR. WILE: Well, what's happening here
7 is that the -- if you look at the existing
8 house, the existing house is actually a split
9 level, and this part is being changed so
10 that -- and it's very inconvenient to have a
11 split level -- just a family room that's split
12 level and that family room is being lowered to
13 this level. So the house will be a standard
14 colonial.

15 MR. NEMECEK: My question was, because
16 earlier you pointed out that one of the
17 interesting, from a planning perspective,
18 features of this proposed addition is that you
19 will reduce the amount of impervious surface on
20 the property, and that's done because you're
21 shortening the length of the driveway; right?

22 MR. WILE: Yes, we're eliminating it.

23 MR. NEMECEK: And you're eliminating
24 the driveway in the back part of the house
25 that's currently existing.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. WILE: Yes. This backyard is
3 taken up with a lot of pavement and that's
4 going to be grass.

5 MR. NEMECEK: That's going to be
6 restored to grass?

7 MR. WILE: Yes, exactly.

8 MR. NEMECEK: That's just a paved
9 driveway, there's nothing underneath it?

10 MR. WILE: No, it's just a paved
11 driveway. The pavement will be taken up and it
12 will be grass.

13 MR. NEMECEK: Okay.

14 THE CHAIRMAN: I just have to do the
15 public hearing, so standby. I just have to
16 open the public hearing, so don't go anywhere.

17 I make a motion to open the public
18 hearing on Application 15-09, 18 Interlaken
19 Drive.

20 MR. NEMECEK: Second.

21 THE CHAIRMAN: All in favor.

22 (All aye.)

23 (No comments.)

24 THE CHAIRMAN: Make a motion to close
25 the public hearing on the same application,

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1
2 15-09, 18 Interlaken.
3 MR. PULASKI: Second.
4 THE CHAIRMAN: All in favor.
5 (All aye.)
6 MR. NEMECEK: I've asked my questions.
7 MR. PULASKI: Nothing.
8 MR. WEST: Nothing.
9 THE CHAIRMAN: Are there any
10 condensers or anything for air conditioning
11 systems that you're adding as a result of this?
12 MR. WILE: No.
13 THE CHAIRMAN: No central air or
14 anything being added or if it is it's still
15 there?
16 MR. WILE: I think they have central
17 air now. That's going to be extended.
18 THE CHAIRMAN: So what's there stays?
19 So what's there remains as is?
20 MR. WILE: The existing system will be
21 expanded.
22 MR. CUNNINGHAM: If there is a new
23 condenser, it would be located -- if you're
24 expanding, it would seem like you would need to
25 beef up the system a little bit. There's an

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2 existing condenser outside now?

3 MR. WILE: There is someplace. Not on
4 this side of the house. I think on the other
5 side of house.

6 MR. NEMECEK: Is it anywhere on the
7 site plan?

8 THE CHAIRMAN: No, it's not.

9 MR. WILE: No, I don't see it.

10 THE CHAIRMAN: So you understand our
11 concern, just that if there's a condenser
12 that's in a new place, we would like to screen
13 them with some sort of landscaping. Can we
14 just make that a condition?

15 MS. ULE: Sure.

16 THE CHAIRMAN: If they move it or
17 increase it in size or anything, just screen it
18 with something to deaden the noise so the
19 neighbors aren't complaining it. I don't think
20 they have anything to complain about. It's
21 very well done.

22 Nothing else being said, I'll make a
23 motion to approve Application 15-09, 18
24 Interlaken, with the one condition previously
25 stated.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. NEMECEK: Second.

3 THE CHAIRMAN: All in favor.

4 (All aye.)

5 THE CHAIRMAN: Thank you very much.
6 MR. NEMECEK: Thank you.
7 MR. WILE: Goodnight.
8 THE CHAIRMAN: I think you're one of
9 the only people that still drafts by hand. You
10 still draft by hand. You're like the last one.
11 Next Application is 15-20, 102 White
12 Road.
13 MR. JUNCAJ: Good evening. My name is
14 Vasel Juncaj. I'm the owner of 102 White Road
15 representing.
16 Last time we were here, we decided we
17 wanted to do the HardiePlank on the house, and
18 we kind of changed our mind, and we would like
19 to go with a stucco instead. That was actually
20 our original plan first, but then we changed
21 and then changed it to original. Basically
22 structurally everything stays the same as last
23 time as we said. We have here stone on the
24 first floor it's going to remain. This is
25 existing. We're changing the second floor

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2 stucco, gable, side, also in the back. I have
3 some photos. These are the photos of the
4 previous house that was there. This is the
5 progress of what we did. We have some photos
6 of also some houses in the neighborhood in the

7 surrounding neighborhood that we submitted
8 already in the same block that have stucco
9 already. We're basically going to keep the
10 same stucco. This is the older house. I do
11 have some samples here of what we would like to
12 use there in terms of colors and design.
13 Basically, it's straightforward, no quoins or
14 anything, straight corners with fine finish
15 stucco. The colors are going to be basically
16 very neutral and a little touch on the molding
17 around the windows, the one that I have here
18 without the quoin on top.

19 MR. WEST: Are these houses on the
20 same block as your house?

21 MR. JUNCAJ: Yes. These are basically
22 the colors and this is around the windows, the
23 trim. The trim is going to be that lighter
24 color.

25 MR. NEMECEK: You're not proposing to

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2 put quoins on the --

3 MR. JUNCAJ: No.

4 MR. NEMECEK: Okay. Good.

5 MR. JUNCAJ: That sample that I gave
6 you over there for the trim that has a quoin on
7 top, basically we would like to use that trim
8 around the windows without the quoin.

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THE CHAIRMAN: Got it.

9
10 MR. JUNCAJ: And all the corners,
11 they're all going to be basically straight.

12 MR. NEMECEK: What was the impetus --

13 MR. JUNCAJ: Actually what we had
14 before what we decided before last time we were
15 here was something totally different. It was
16 dark blue HardiePlanks.

17 MR. NEMECEK: What was the impetus for
18 the change? Why are you before us? Is it just
19 a change in opinion as to what's going to look
20 nice; is it a cost issue; is it a little bit of
21 both? You tell me.

22 MR. JUNCAJ: I don't know, because the
23 HardiePlank that I wanted to use anyway
24 basically was the same cost as what I'm going
25 to be using right now with the stucco. I don't

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2 know if the cost was an issue. I'm a
3 contractor myself, and I've seen a lot.
4 Originally, I wanted the stucco, but then I
5 kind of had a second opinion because of the way
6 stucco gets and stuff like that, but then I
7 came to that for me it's probably much easier
8 to maintain than some other people because I'm
9 in that type of business. That's why I decided
10 to go back to stucco. I really like that

11 Medi terranean look in combi nati on wi th the
12 stone that we had here last time that remains.

13 MR. NEMECEK: So it's principally
14 aesthetic; you like it better?

15 MR. JUNCAJ: Yes. Structurally
16 nothing changes.

17 MR. CUNNINGHAM: This is going to be a
18 tradi ti onal stucco job, you're doing wire lath
19 and stucco on top, or are you doing EIFS? Are
20 you doi ng Styrofoam?

21 MR. JUNCAJ: Yes, Styrofoam. Inch and
22 a half Styrofoam and then stucco on top.

23 MR. CUNNINGHAM: Is there a break at
24 the center part right there?

25 MR. JUNCAJ: Yes, it is. We kind of

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2 went like two inches farther out to have that
3 nice match with the stone facade. We're going
4 to be coming straight flush with that.

5 MR. CUNNINGHAM: So it's not going to
6 be too tall?

7 MR. JUNCAJ: Right. Whether it was
8 the stucco or what we had there before.

9 MR. CUNNINGHAM: You got a control
10 joint right there anyway. These are AZEK or
11 that's going to be stucco trim too?

12 MR. JUNCAJ: Yes.

13 MR. CUNNINGHAM: That's going to be
14 all painted.

15 MR. JUNCAJ: As you see in the
16 picture, you can see actually the front, the
17 top the flashing all is done by AZEK already.

18 MR. CUNNINGHAM: Very nicely done
19 there on top. Very nice.

20 MR. JUNCAJ: Thanks. All the changes
21 are basically done on the principal of the
22 look, aesthetic look.

23 THE CHAIRMAN: I know we have that one
24 side elevation. The other side is? We have
25 the one side elevation over there on the

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2 left-hand side. The other side is similar or
3 what is the other side?

4 MR. JUNCAJ: It's basically the same
5 except on the other side we have two bathroom
6 windows and the garage windows, I'm sorry.

7 MR. CUNNINGHAM: That's going to be a
8 full height wall of stucco?

9 MR. JUNCAJ: Yes. But it's going to
10 be separated with a little depth or something
11 and not necessarily different colors just to
12 continue that stone line.

13 THE CHAIRMAN: That's what I'm trying
14 to understand, because that stucco wall is just

15 a big wall of stucco. You're saying it's
16 being --

17 MR. JUNCAJ: It's going to be
18 separated. As you see here in the picture
19 here, right here in front where the stone stops
20 we're going to continue on this side, make that
21 a line, but it's going to be the same color,
22 just a depth in the stucco. Nothing flashy
23 with different colors.

24 THE CHAIRMAN: So it's going to be
25 overhanging what's below; is that what you

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 said, a step?

3 MR. JUNCAJ: No. This is going to be
4 straight flush, but it's going to be a little
5 insert here.

6 MR. CUNNINGHAM: It's a control joint
7 there.

8 THE CHAIRMAN: How deep?

9 MR. CUNNINGHAM: You can't do a full
10 wall of stucco.

11 MR. JUNCAJ: It's going to be an inch
12 or inch and a half deep, the size of the
13 Styrofoam. We're going to cut that Styrofoam
14 on an angle a little bit there just to break
15 that wall.

16 THE CHAIRMAN: That's running around

19 MR. JUNCAJ: Yes, correct.

20 MR. NEMECEK: It's been built so far
21 exactly --

22 MR. JUNCAJ: It's going to remain like
23 that. This is according to the plans and
24 approvals that we had before, and we followed
25 that, and it's remaining like that. We're not

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 making any changes on the structure except that
3 aesthetic look.

4 MR. NEMECEK: You were very wise to
5 come to us before engaging in self help,
6 because we don't look very favorably upon that.
7 Since you come to us at the right juncture,
8 and, you know, given it's your home and this is
9 what you prefer, and I think it's going to look
10 quite nice, I don't have an issue with it.

11 MR. JUNCAJ: Thank you.

12 THE CHAIRMAN: Thank you Mr. Nemecek.

13 MR. NEMECEK: I speak also to our
14 sizeable viewing audience.

15 THE CHAIRMAN: Let me open the public
16 hearing on Application 15-20, 102 White Road.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19 (All aye.)

20 (No comments.)

21 THE CHAIRMAN: Close the public
22 hearing on the same application, 15-20, 102
23 White Road.
24 MR. PULASKI: Second.
25 THE CHAIRMAN: All in favor.

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 (All aye.)
3 THE CHAIRMAN: Guys, wake up. We're
4 almost done. Let's go. All right. Good. So
5 we think it's a handsome home. I like the
6 stucco. As you said, you'll keep it clean. I
7 understand the concern, but you just power wash
8 it every so often. Are there trees nearby?
9 No.
10 MR. JUNCAJ: There's nothing.
11 THE CHAIRMAN: It will be beautiful.
12 MR. CUNNINGHAM: You said you were
13 doing the lighter color as the mass of it and
14 the darker color was the trim or the opposite
15 way around?
16 MR. JUNCAJ: Actually, the trim is
17 going to be the lighter color.
18 THE CHAIRMAN: Did we approve this
19 yet? So I make a motion to approve Application
20 15-20, 102 White Road.
21 MR. PULASKI: Second.
22 THE CHAIRMAN: All in favor.

23 042315PB.txt
(All aye.)
24 THE CHAIRMAN: Good luck.
25 MR. JUNCAJ: Thank you.

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 THE CHAIRMAN: The last application
3 is --
4 MR. CUNNINGHAM: Is this where you are
5 now at this point, this far along?
6 MR. NEMECEK: When you look at the
7 prior, it's just amazing.
8 THE CHAIRMAN: Last application is
9 15-21, 7 D'Ambrosio Way.
10 MR. JUNCAJ: Thank you.
11 THE CHAIRMAN: You're welcome. Have a
12 good night.
13 MR. NEMECEK: While we have a break, I
14 want to thank the town and the NFL for not
15 scheduling the NFL draft on the same night as
16 the Planning Board meeting and vice versa, for
17 several years in a row.
18 MS. UHLE: As the applicant is setting
19 up, can I give you just a quick little
20 background on this?
21 THE CHAIRMAN: Sure.
22 MS. UHLE: I think Mr. Pulaski was the
23 only one that was here at the time that the
24 overall subdivision was approved. When the

25 subdivision was approved, it was approved as a

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2 cluster subdivision, which gave the Planning
3 Board some flexibility with regard to
4 establishing the front, side, and rear yards.
5 They did not have to be consistent with the
6 zoning. So in certain cases, the front yards
7 were less than what's required, in certain
8 cases they're greater than what's required. So
9 in the approved subdivision plat there was a
10 building envelope shown on each parcel.

11 On this Lot 4, if you see on this that
12 was given to you, the building envelope shown
13 on the subdivision plat actually ranged from 25
14 feet back to 45 feet back, and the house
15 technically was supposed to have been within
16 that building envelope. When the applicant
17 appeared before you recently and got approvals,
18 I think the architect misinterpreted that
19 between 25 to 45 feet to mean somewhere between
20 those two numbers, and so he showed a setback
21 of 30 feet. I did not pick that up myself in
22 the review of the application. Garrett did
23 pick up in looking at the design guidelines,
24 that he did mention that the garage extended
25 beyond the front of the house -- (inaudible) --

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 but this corner here that overlaps, that we
3 were not explicit that technically it should
4 have been set back that 45 feet.

5 That being said, what you approved was
6 at 30 feet. The applicant got a -- and this is
7 what kind of made us all aware of this -- had a
8 surveyor out there staking out the foundation
9 and discovered, first of all, that it wasn't
10 back 45 feet, and then they also discovered
11 that it's actually not back 30 feet. What's
12 shown on this plan is it's set back 25.67 feet.
13 But I think what the applicant is going to show
14 to you, if you look at the other plan that was
15 submitted to you, you can see that on the
16 subdivision plat the setback for the three
17 homes leading up to this home are all 20 feet,
18 and then all of a sudden for the next two lots
19 they're further back, and then across the road
20 they range from 12 to 20 feet. So I think when
21 the architect was placing the house, he placed
22 it in a way that he felt was appropriate for
23 the subdivision.

24 Anyway, they're here just to discuss
25 that. I think what they would like to do is

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 convince you that it's appropriately located
3 now, but that technically requires your
4 approval.

5 MR. WEST: They matched it to where
6 they built the other houses as opposed to --

7 MS. UHLE: To looking at that one
8 building, the building envelope that's shown on
9 this subdivision plan.

10 MR. ESPOSITO: If you look at the lay
11 of the land, the house is kind of cut this way
12 with the 25 foot setback on the curve, and
13 followed the actual curve of the road. When
14 you're driving up the road, you're going to
15 actually see the front of the house. If it's
16 cut back like this, you see the corner. Our
17 engineer --

18 THE CHAIRMAN: Could you state your
19 name for the record.

20 MR. ESPOSITO: Robert Esposito, 7
21 D'Ambrosio Way. When the engineer came up, he
22 said, the house is 15, 20 feet off, you need to
23 get a variance or you need to get the lines
24 adjusted.

25 MS. UHLE: Actually, luckily for the

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2 applicant, a variance isn't required, because
3 since it was approved as a cluster subdivision,
4 this is a 20 foot setback, 12 foot setback,
5 none of those comply with the underlying
6 zoning. That was established by the Planning
7 Board. So it's the Planning Board that can
8 essentially make those adjustments, which is
9 why they're here.

10 THE CHAIRMAN: So based on this plan
11 here, if we were to make it the 45, it would be
12 way, way, way back?

13 MR. ESPOSITO: When we originally came
14 to the Planning Board, their intentions were to
15 give us larger back yards. That's why all the
16 front yards are 20 feet and across the street
17 is 12. This way we bring the houses forward to
18 leave a little more buffer in between the
19 yards. If you look, it's 30 feet across the
20 whole back, but if I tilt it like this, I go to
21 49 here.

22 MS. UHLE: Because they haven't
23 started -- they don't even have a building
24 permit for the house yet, but they were trying
25 to lay out the foundation, etcetera, and I do

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 think the architect and the engineer worked on
3 orienting it somewhat differently, except for,
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4 I believe, there is a potential buyer for the
5 house already, and in order to fit stuff in the
6 backyard they would kind of prefer to go with
7 this orientation, if possible.

8 MR. ESPOSITO: This is the orientation
9 of the house. This is how it was on the
10 original plan. We're now going to tilt it this
11 way a little bit. It's only the little
12 triangle of the garage in that 45 feet.

13 MS. UHLE: Do you see where the
14 overlap is on the plan there, what he's talking
15 about?

16 MR. ESPOSITO: Right here. This right
17 here.

18 (Indicating.)

19 MS. UHLE: Otherwise, everything is
20 within the building envelope. It's just half
21 of the garage there.

22 MR. ESPOSITO: Across the street is
23 12 feet, to the right of it is 20 for the house
24 setback. Still even at 20 it's only a 30 foot
25 backyard on the house to the left. This way at

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 I least you open it up and you get a little more
3 green space.

4 MR. PULASKI: The house to the south,
5 is that built?

6 MR. ESPOSITO: (Indicating.)
7 MR. PULASKI: No, no, not that one.
8 MR. ESPOSITO: That's not built yet.
9 MR. PULASKI: That's got a big
10 setback.
11 THE CHAIRMAN: 40 foot 1.
12 MR. CUNNINGHAM: You're saying in that
13 illustration the house is actually turned more;
14 right?
15 MR. ESPOSITO: This would be the
16 45 feet.
17 MR. CUNNINGHAM: That's what I'm
18 saying, it's turned.
19 MR. ESPOSITO: Now it's cocked to the
20 right. When you drive up, you're not going to
21 just see the corner here, you're going to
22 actually see the front of the house also.
23 MR. PULASKI: I see what you're
24 saying, and I like it, but where my comment was
25 starting to go was that if you look at the last

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 house, that has quite a bit of setback, if the
3 house we're talking about at this meeting were
4 set back a little bit more than it is, it would
5 start to become more humored as you enter that
6 cul-de-sac. Otherwise, the house to the south
7 of you just is going to look like it's on a

8 different property.
9 MS. UHLE: When they come before the
10 Board, they may choose to move that one up a
11 little further as well. It's shown --
12 MR. CUNNINGHAM: It's almost as if
13 you're looking into the side of the house.
14 MR. ESPOSITO: This orientation of the
15 house is so far set back.
16 MR. CUNNINGHAM: But the other house
17 next to it is turned too. Basically your site
18 lines are right into the garage of that house.
19 It doesn't really flow.
20 MR. PULASKI: I don't think you could
21 take that south house and pull it back up.
22 MS. UHLE: That shows a pretty big
23 front driveway.
24 MR. CUNNINGHAM: It gives the
25 appearance like it's built behind it, from

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 looking at it like that.
3 THE CHAIRMAN: Where that south house
4 is shown, could you point it out?
5 MR. CUNNINGHAM: It's almost like the
6 front of the house is almost behind the other
7 house.
8 MS. UHLE: That's the driveway.
9 MR. CUNNINGHAM: That's the driveway.

10 THE CHAIRMAN: That's not the house.

11 MR. ESPOSITO: It's in the 40 and the
12 78.

13 MR. NEMECEK: So the 25.67 feet is the
14 closest that it gets to the curb?

15 MR. ESPOSITO: It basically follows
16 the same radius. Again, one of the reasons --
17 if we were to go to R-5 setbacks, we would have
18 the room to move the house. The architect
19 found it very difficult to fit this size house
20 in this shaped box. It wasn't until the
21 engineer laid it out, that he finally said, you
22 guys are off.

23 MS. UHLE: The architect didn't
24 realize that he potentially had a problem, and
25 we didn't pick up on it.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. ESPOSITO: So before we built it,
3 we said, let's come.

4 MR. NEMECEK: I seem to be hearing
5 from this Board that our main concern is with
6 the property to the south, because I think
7 that's really about the only concern here.

8 MR. ESPOSITO: That house may not look
9 like that. That's just a depiction of what it
10 possibly could look like.

11 MS. UHLE: That was done as part of

12 the subdivision approval.

13 MR. ESPOSITO: It could be something
14 totally different. So don't go by that house.

15 MR. CUNNINGHAM: But really there's
16 not much you can do with it. You can't pull it
17 all the way up to the front. I mean, it still
18 looks like it's behind it, and it literally is
19 behind it.

20 THE CHAIRMAN: This plan shows
21 40 feet, so you could pull it up to within
22 40 feet of the cul-de-sac and not have to come
23 back here; right?

24 MR. ESPOSITO: Right.

25 THE CHAIRMAN: So where would 40 feet

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 be on that plan.

3 MR. ESPOSITO: On this plan?

4 (Indicating.)

5 THE CHAIRMAN: Yes.

6 MR. ESPOSITO: Right here. If you
7 take this, they actually pretty much line up
8 with the curve of the road.

9 MR. NEMECEK: As you're proposing to
10 reorient it, you will actually have
11 approximately the same orientation as the house
12 to the south in that illustration that you
13 have, which just has the building envelope.

14 MR. ESPOSITO: Right.
15 MR. NEMECEK: The way you're proposing
16 to shift it, it actually would have the same
17 orientation, right, more or less?
18 MR. ESPOSITO: I agree.
19 MR. CUNNINGHAM: It's pretty tight.
20 THE CHAIRMAN: I imagine when the
21 south house goes up, you're going to be back
22 here saying you don't want to make it 40 feet,
23 you're going to want to put it closer?
24 MR. ESPOSITO: I don't know.
25 THE CHAIRMAN: Because if you don't,

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 it's going to be hidden behind this house.
3 MR. ESPOSITO: As the aesthetic of the
4 property, the road goes, I don't believe that
5 it would look good set back that far any way.
6 As you come around the circle --
7 MS. UHLE: Well, most people prefer a
8 bigger back yard than a giant front yard.
9 MR. ESPOSITO: That was the intention
10 of the Planning Board to do the cluster which
11 relaxes the front yard setbacks, because I
12 think R-5 is 25 minimum or 30?
13 MS. UHLE: 30 for the front yard.
14 MR. ESPOSITO: And none of them even
15 match that.

16 THE CHAIRMAN: So I guess my question,
17 Margaret, is: When the other Planning Board
18 I laid this out, it was more spacious at the end
19 of the cul-de-sac? They had bigger setbacks
20 for the final two homes and now we're sort of
21 moving everything.

22 MS. UHLE: There are a couple of
23 things. I'll be honest with you, when I was
24 looking at this, I have no recollection of why
25 those two particular lots with the advantage of

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 setting them back further when the other ones
3 were set back so much closer. I will say that
4 there's a huge difference when you're dealing
5 with conceptual blocks like that are shown on
6 that subdivision map there than when you're
7 actually designing actual footprints and trying
8 to fit them in. So I don't really know why
9 those two lots are set back the way that they
10 are compared to the other lots, especially
11 since that sets them back closer to adjacent
12 residences rather than closer to the internal
13 part of the subdivision plat. I don't recall.
14 I don't know if Mr. Pulaski recalls. Again, I
15 think, too, some of it is trying to make the
16 best decisions but you don't have actual
17 building footprints to work with at that time.

18 MR. NEMECEK: I think the proposed
19 orientati on actual ly looks l ike i t fi ts prett y
20 nicel y on thi s propert y i f you' re l ooki ng onl y
21 on thi s propert y. Si nce the Lot 5 i s at thi s
22 poi nt specul ative --

23 MR. TUDISCO: It' s real ly not before
24 the Board.

25 MR. NEMECEK: Al though --

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MS. UHLE: You' re tryi ng to understand
3 how i t fi ts.

4 MR. NEMECEK: Wi th thi s whol e cl uster
5 concept.

6 THE CHAIRMAN: They' re not separate
7 appl i cati ons.

8 MR. CUNNINGHAM: When you l ook at thi s
9 pl an, i t l ooks l ike the other two houses have
10 to be set back al most the same.

11 THE CHAIRMAN: We' re sayi ng that the
12 approval of thi s i s most l ike ly goi ng to shed
13 some i deas on what you can do on the l ast one.

14 MR. ESPOSITO: We have no pl ans -- we
15 have prel i mi nary, but we' re prel i mi nary.

16 MR. PULASKI: Do you want to see what
17 he' s got for prel i mi nary j ust to get a
18 comparati ve vi ew i f somethi ng l ooks feasi ble?
19 It' s not to say that they' re goi ng to bui l d i t

20 that way, but it may be more thought
21 perspective on this.

22 THE CHAIRMAN: So you're asking them
23 to do some blocking for Lot 5?

24 MR. PULASKI: I thought you just said
25 you had something.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. ESPOSITO: It's very -- we don't
3 even know what kind of house it's going to be
4 yet.

5 MR. PULASKI: I think it's going to be
6 a house where it's almost going to be like
7 probably the DeBenedictis house where the front
8 was a garage, very narrow.

9 MR. ESPOSITO: I don't think there are
10 too many options. I believe we could get a
11 three car garage on the approval of this house.

12 THE CHAIRMAN: This one or Lot 5?
13 (Indicating.)

14 MR. ESPOSITO: That's a 16,000 square
15 foot lot.

16 THE CHAIRMAN: If you were to -- I
17 know this is hypothetical -- which side would
18 you put the three car garage on?

19 MR. ESPOSITO: Probably over here.
20 (Indicating.)

21 MR. PULASKI: That would be a lot of
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22 facade that's garage door.

23 MR. ESPOSITO: (Indicating.)

24 THE CHAIRMAN: Oh, like that. Got
25 you. So you're saying with that you would be

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 set back further because most of the house
3 would be the garage, and then the body of house
4 would be set back more?

5 MR. ESPOSITO: Yes.

6 MS. UHLE: Rob, do you know, the house
7 on Lot 4 -- this isn't to scale, I don't think,
8 the drawing that we have -- 7 D' Ambrosio Way,
9 do you know how long it is?

10 MR. ESPOSITO: Over here?

11 (Indicating.)

12 MS. UHLE: No, just the house itself.
13 The width of the house.

14 MR. ESPOSITO: I believe it's 58 feet.

15 MR. CUNNINGHAM: So 58 and then you
16 have 12, so it's about 82 feet across that
17 line.

18 MR. PULASKI: The house I was
19 referring to was on Tuckahoe.

20 MR. CUNNINGHAM: We're trying to
21 figure out how big the one next to it is. If
22 this is 82 feet across there, at that same
23 point --

24 MR. ESPOSITO: 58 feet 2 inches.
25 MR. CUNNINGHAM: We're trying to

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 figure out how wide it is on 5. Can you
3 actually push the house up? If that house is
4 58 foot wide here and it's about 12 feet to the
5 property line, right, so this one here seems to
6 be a lot narrower, you would have to keep this
7 house back behind it. So that's what's
8 concerning us, because I've never seen it in
9 this perspective before with the house that's
10 on 4 is turned, is parallel to the road, it
11 makes sense where you're putting it, but when
12 you do that, you have to push the house on 5
13 back behind it, and it just seems peculiar when
14 that house gets build that it will be behind
15 the other house.

16 MS. UHLE: The only thing that I think
17 is the house on Lot 5, the one that everyone is
18 calling the southern just because it's the
19 bottom, if you think of it -- I mean, honestly,
20 it's only the corner of the garage that is
21 extending beyond that setback. So to me the
22 house on Lot 5 is -- the relationship of the
23 house on Lot 5 is going to be pretty similar to
24 the house on Lot 4 regardless of how you orient
25 the house on Lot 4. Do you know what I'm

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 saying? The house on Lot 5 is going to be
3 further back because of the configuration of
4 the building envelope regardless of whether the
5 house on Lot 4 is straight or slightly at an
6 angle. To me the relationship is going to be
7 the same regardless. Do you know what I'm
8 saying?

9 MR. PULASKI: But I think it --

10 MR. CUNNINGHAM: I think what you're
11 saying is all the houses --

12 MR. PULASKI: What I wanted to say
13 is --

14 MS. UHLE: That's regardless of what
15 you do with the house on Lot 4.

16 MR. PULASKI: Even though the road
17 makes a slight curve, the houses more or less
18 line up.

19 THE CHAIRMAN: The front facade of the
20 house lines up.

21 MS. UHLE: I think the front facades
22 of the first four lots are going to line up
23 the way that they're proposed now, and then the
24 one in the back is always going to be in the
25 back regardless of how you orient them just

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 because of that building envelope.

3 MR. PULASKI: Right, but the road
4 starts to curve away from the front of the
5 house, so that Lot 4 that house relative to the
6 road appears further back even though it may
7 align with the fronts of the other houses next
8 to it. That's going to make the last house
9 look a little bit more even.

10 THE CHAIRMAN: Unless Rob does what he
11 said, put a garage over here. Make this the
12 garage over here.

13 (Indicating.)

14 MR. PULASKI: I think the other thing
15 is that you're saying that the front of the
16 houses align, but yet this house on Lot 4 has a
17 rotation to it so that it parallels the road,
18 the bend in the road, and I think that also
19 helps to bring the house forward as opposed to
20 the Lot 5. Lot 5 is funky. I've seen houses
21 like this. To me, it comes from an old setup,
22 maybe like a farmhouse setup where people were
23 distant, and then they sold off the lots next
24 to it and the houses next to it are closer.

25 MS. UHLE: Kind of like High and

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 Avenue.

3 MR. ESPOSITO: The intention is to get
4 a larger backyard. Not too many people play in
5 the front yard. They put the swings, the kids
6 in the backyard. If you see these two houses,
7 30 feet is not a lot of space for a backyard.

8 MR. WEST: We don't have too much of a
9 problem on Lot 4, what you're doing on Lot 4 we
10 like, but you're impacting Lot 5.

11 MR. CUNNINGHAM: Absolutely, and
12 they're not going to have any backyard.

13 MR. ESPOSITO: That's a large lot.
14 That's a 16,000 square foot large.

15 MR. CUNNINGHAM: The problem is it's
16 narrow.

17 MR. ESPOSITO: Well, you can't change
18 the shape.

19 MR. PULASKI: But if you look at
20 the DeBenedictis properties on Tuckahoe, they
21 put up a very narrow house. They had a very
22 deep lot. They put a pool in the back. They
23 started off with a pair of garage doors and a
24 narrow front entrance.

25 MS. UHLE: One option is now that

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 we're understanding this particular potential
3 issue, when they come back for the house on Lot
4 5, just look at it in context more
5 appropriately with the other houses. Be
6 careful for Lot 5, and we'll all pay attention.

7 MR. CUNNINGHAM: It's just a lot
8 easier to see it in that illustration.

9 MS. UHLE: Actually, when you come in
10 for Lot 5, what I would do is actually show --
11 again, those were the conceptual just blocky
12 things -- I would show Lots 2, 3, and 4 as they
13 really are oriented when they're reviewing 5
14 and 6 and 7.

15 THE CHAIRMAN: That was my next
16 question. I was going to ask about 2, 3, and 4
17 or 2 and 3; they're not done, are they? Have
18 we seen them already, 2, 3, and 4? 2 and 3 are
19 on the same side of the street as 4?

20 MS. UHLE: Lots 2 and 3 are on the
21 other side.

22 MR. ESPOSITO: These here?
23 (Indicating.)

24 MS. UHLE: Those are done, correct.

25 MR. NEMECEK: Where are they relative

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 to the depiction on that, 2 and 3, as-built?

3 MR. ESPOSITO: (Indicating.)

4 MR. NEMECEK: Was it built basically
5 in the same building envelope that's shown in
6 here?

7 (Indicating.)

8 MR. ESPOSITO: Yes. These I think
9 have a 20 foot setback.

10 MS. UHLE: Again, that's not an
11 accurate depiction of the footprint. That
12 looks a lot clunkier because it's just the
13 conceptual.

14 MR. NEMECEK: It probably would have
15 helped if you came today with an accurate
16 footprint of 3 in particular for future
17 reference.

18 THE CHAIRMAN: Does 3 turn to sort of
19 parallel the road?

20 MR. ESPOSITO: 3 turns -- I believe
21 they seem to visually follow the curve of the
22 road. That's why when we got to 7 if you're
23 standing there you're looking almost through
24 the circle instead of following the curve of
25 the circle.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. PULASKI: I think that last house
3 is just going to be appear a bit differently.
4 You usually expect the front of the house to be
5 the wider section. I think the last house the

6 wider portion is going to be the depth.
7 MS. UHLE: When you're done with part
8 of the discussion, I have one other thing to
9 bring up.
10 THE CHAIRMAN: Sure.
11 MS. UHLE: I know you and your
12 brother-in-law are living in a couple of the
13 houses; right?
14 MR. ESPOSITO: Yes. We live here
15 right now currently. He is going to move out
16 and live here.
17 (Indicating.)
18 MS. UHLE: The others have been sold
19 already; right?
20 MR. ESPOSITO: Yes. This one is up
21 for sale. Anyone looking for a house?
22 MS. UHLE: The other thing I was going
23 to mention is this came to light I think some
24 time last week or so, and the applicant was
25 trying to see if maybe they could resolve the

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 issue by making some changes, etcetera, and
3 then ultimately decided to come before the
4 Board to discuss this. I did tell them that I
5 would allow them to proceed before the Board
6 without it being a public hearing since to me
7 that angle doesn't really affect residents

8 outside of the cul-de-sac. In order to have
9 something before the Board that's not a public
10 hearing, you have to vote, if the law does
11 allow you to hear applications that are not
12 public hearings. If you feel comfortable with
13 that. If you don't, I mentioned to the
14 applicant that you could say come back as part
15 of a public hearing. I at least wanted allow
16 them to -- I think I met with the applicant on
17 Monday, and then they submitted these materials
18 to us on Wednesday, and I said, well, come,
19 we'll add you to the agenda as a discussion
20 item, if the Board feels comfortable with it,
21 it is about the rotation of the house slightly,
22 then you could just move it along. Again,
23 that's your decision in terms of your comfort
24 level.

25 THE CHAIRMAN: I think we are

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 comfortable evaluating this on our own. As
3 we've all said, my only concern is the other
4 lot.

5 MR. NEMECEK: Yes, and since there is
6 nobody really who's going to -- there's no home
7 owner for Lot 5 who's going to show up at a
8 public hearing and complain --

9 MS. UHLE: That's the only -- I do

10 think you sort of made it clear to the
11 applicant when they come in with Lot 5, that
12 you're going to really want to see that in
13 context with the other lots. Hopefully they
14 have a creative architect that can come up with
15 something that looks like --

16 MR. CUNNINGHAM: That makes it all
17 flow. That's really what we're all looking
18 for.

19 MR. NEMECEK: I'll warn you: You're
20 the builders here, you're asking us to permit
21 you to change the orientation on 4, just be
22 careful, you know, that you're very prepared on
23 5, because you don't want to have completely
24 screwed up 5 just to help 4. You know, it's in
25 your interest to do that, and I'm sure you're

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 well aware of that.

3 THE CHAIRMAN: But you could go and
4 build 5 per the setbacks on this map and not
5 have to come back here; correct?

6 MS. UHLE: They have to come back for
7 the site plan approval anyway.

8 THE CHAIRMAN: But it abides by the
9 guidelines of these setbacks --

10 MR. CUNNINGHAM: You --

11 MS. UHLE: Yes, you could.

12 THE CHAIRMAN: Because it's not a
13 zoning thing.

14 MS. UHLE: I do trust that they -- I
15 think that they have done really good quality
16 homes so far, and I think they're not only
17 looking at quality materials, etcetera, that
18 they have been careful on how they're siting
19 them actually, even though this was kind of a
20 mistake on a bunch of our parts. I do think
21 they will -- I'm sure that they're going to try
22 to site the one on Lot 5 in a way that is
23 reasonable and makes sense. You could tell
24 them it should be a little forward or a little
25 more back.

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MR. CUNNINGHAM: To me it just seems
3 like it's in your best interest that it all
4 lays out properly.

5 MR. NEMECEK: And you live on the
6 street. So you don't have a very ornery person
7 you just sold 5 to.

8 THE CHAIRMAN: My concern is that you
9 drive down the street, you pass all the houses,
10 you get to the end and you don't see anything,
11 it's a big void of open space.

12 MR. CUNNINGHAM: It's like, what
13 happened to that one.

14 THE CHAIRMAN: Right. But as Margaret
15 pointed out, we'll say, move it so it's more
16 visible at that point.

17 MR. NEMECEK: I kind of like these
18 cluster developments, because it sounds like we
19 have much more leeway.

20 THE CHAIRMAN: Right. We don't have
21 to go to zoning.

22 MR. NEMECEK: It's like a star
23 chamber.

24 THE CHAIRMAN: So then what's the
25 correct protocol here?

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1 EASTCHESTER PLANNING BOARD - 4/23/15

2 MS. UHLE: I would just make a motion
3 to waive the requirement for a public hearing
4 and then --

5 THE CHAIRMAN: Make a motion to
6 approve the change in setback?

7 MS. UHLE: Yes.

8 THE CHAIRMAN: So then I make a motion
9 to waive the public hearing for the application
10 in front of us, 15-21, 7 D' Ambrosio Way.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.

13 (All aye.)

14 THE CHAIRMAN: Then I make a motion to
15 approve the change in setback for Lot 4 from

042315PB.txt
16 that depicted on the site plan to the 25
17 proposed by the applicant.
18 MR. NEMECEK: 25.67.
19 THE CHAIRMAN: 25.67. Second.
20 MR. NEMECEK: Second.
21 THE CHAIRMAN: All in favor.
22 (All aye.)
23 MR. ESPOSITO: Thank you.
24 THE CHAIRMAN: You're good. Thank
25 you.

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 So then we're done here. The only
3 other thing is minutes.
4 MR. NEMECEK: I reviewed the minutes
5 and I have no changes.
6 MS. UHLE: Are you serious?
7 THE CHAIRMAN: There was one
8 punctuation thing, but he looked at me on the
9 train and said, I'll just let that slide. He
10 said, that would be best, right.
11 MR. NEMECEK: It was a singular as
12 opposed to a plural and really you could not
13 detect it.
14 THE CHAIRMAN: Who was here? It's all
15 of us; one, two, three, four. That was a full
16 board as well. So then I make a motion to
17 approve the minutes of March 26, 2015.

18 042315PB.txt
MR. NEMECEK: Second.
19 THE CHAIRMAN: All in favor.
20 (All aye.)
21 THE CHAIRMAN: I make a motion to
22 close the Town of Eastchester Planning Board
23 meeting of today, April 23rd.
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25

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1 EASTCHESTER PLANNING BOARD - 4/23/15
2 MR. NEMECEK: Second.
3 THE CHAIRMAN: All in favor.
4 (All aye.)
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C E R T I F I C A T I O N

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of May, 2013.

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DI NA M. MORGAN
Court Reporter

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