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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
JANUARY 25, 2018

TOWN OF EASTCHESTER
Building and Planning Department

FEB 08 2018

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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White Plains Road, which is a standalone parking lot shown on the diagram. It services 329, which is right across the street, which is where the Value Drugs is and Lawrence Hospital Physical Therapy and Dr. Binder.

MR. NEMECEK: It's listed on our program as 326.

MR. BLANDFORD: I'm sorry, 326. Thank you for the clarification, it's 326.

The reason we're here, we are applying to put some light fixtures in. There's currently no light poles in the parking lot. It's come up as a safety concern with the tenant. Their employees generally park over there. They're concerned when they walk over at night there is no lighting, and they feel it's a safety issue. So they asked us to come to town and see if we could get permission to add a few lighting fixtures.

Our initial submission a couple of months ago -- I don't remember the date -- we were originally trying to do four lighting poles. Jan, your lighting consultant, looked at it and suggested we do six so we get better

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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of January 25th, 2018. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Do the roll call here. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno, present. Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Bill West could not be here tonight.

The first and only application is Application 17-59, 326 White Plains Road. If you could approach and give us a rundown.

MR. BLANDFORD: My name is Mark Blandford with Diamond Properties. We're the owner of the property that's being discussed tonight.

The specific application is for 324

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coverage. Is it okay if I flip through?

MS. UHLE: Sure.

MR. BLANDFORD: So basically -- Jan pointed this out when our -- we kind of did this the last minute, so they -- the last two poles they put the wrong wattage bulbs in, which will be corrected. So the light levels are going to show a little bit higher than they're actually going to be. We spoke about it before, we could make a note on the plan. There was no purpose, it was just a typo.

MR. NEMECEK: Is it a hundred watts instead of 150, something like that?

MR. BLANDFORD: Something like that, yes. I told Jan before I started, I'm going to look at him because he knows a lot more about this than I do. But anyway, so this is the lighting, you know, a visual representation of the lighting chart.

THE CHAIRMAN: The sixth is all the way at the end there? I count five.

MR. BLANDFORD: One, two, three, four, five, six. This may be a little clearer. So it just shows the six lighting poles.

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1 Originally, when we had -- we said four, and
2 then the last two were added at the request of
3 your consultant. Like I said, the lighting is
4 a little off because the last two have the
5 wrong -- have the brighter fixtures in them.

6 That's kind of the extent of what
7 we're asking for. We submitted it, we got a
8 memo from Jan. I think we've addressed all of
9 your concerns. If there are any other
10 questions. We're just asking for permission to
11 put the six lighting posts in.

12 THE CHAIRMAN: Right. So we're going
13 to let Mr. Johannessen come up and -- Jan --
14 sorry, can I call you by, your first name? Can
15 you give us a second? Can we just ask a few
16 more questions of the applicant before you come
17 up?

18 So can you back to I guess what's the
19 best thing that you could understand what the
20 site looks like.

21 MR. BLANDFORD: Sure.

22 THE CHAIRMAN: What do we have there?
23 Maybe the Google map is the good one. Yes,
24 that's good. I like that. That's good.

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1 MR. BLANDFORD: So the building that
2 the lot services is right here and this is the
3 parking.

4 THE CHAIRMAN: So where do you intend
5 on actually putting the light fixtures
6 themselves?

7 MR. BLANDFORD: Along this back row
8 here. The Con Ed. feed is coming in right
9 here. They have to put a new pole in. It's
10 better to show it on here.

11 THE CHAIRMAN: Okay.

12 MR. BLANDFORD: So, you know, they're
13 going to start in -- I don't know the exact
14 dimension, but it starts here and they're
15 evenly spaced to here.

16 THE CHAIRMAN: So the real question
17 is; they're going on the pavement?

18 MR. BLANDFORD: Yes, so it won't take
19 away from parking.

20 THE CHAIRMAN: That's what we want to
21 try and understand. So if you draw the
22 pavement, the edge of pavement is edge of
23 parking spot; is there a curb? I don't even
24 really know.

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1 MR. BLANDFORD: There is not a curb at
2 that part.

3 THE CHAIRMAN: Right. So the parking
4 spot goes to edge of pavement. So the light
5 stand is going to be in between parking spots,
6 I guess?

7 MR. BLANDFORD: Yes, we'll place them
8 so we don't lose -- obviously, we don't want to
9 lose any parking.

10 THE CHAIRMAN: Right, I mean, that's
11 our concern also.

12 MR. BLANDFORD: On the Building
13 Department application, we will show exactly
14 where they are.

15 MS. UHLE: I think some of the concern
16 is not only taking up a parking spot, but are
17 you going to have this post taking up a portion
18 of the parking spot. You need to have a 9 by
19 18 parking space, so are the posts going to
20 encroach within the parking space at all as far
21 as you know?

22 MR. BLANDFORD: As far as I know, no.
23 When we lay it out, we'll be certain. Like I
24 said, when we apply for the building permit, it

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1 will be very clearly laid out.

2 MR. NEMECEK: Do we have a site plan
3 that shows all of this?

4 MR. BLANDFORD: I don't, actually.

5 MR. NEMECEK: Margaret, is that
6 something we could request?

7 MS. UHLE: Yes. You could either
8 request to see it at the next meeting or you
9 could say as a condition of the approval just
10 to confirm the location of the post. They've
11 already confirmed that they are going to be
12 located within pavement, but that they're not
13 going to be encroaching within the parking
14 space.

15 MR. NEMECEK: That site plan could
16 show the striping as well?

17 MS. UHLE: Yes.

18 MR. BLANDFORD: Yes.

19 MR. PULASKI: Are you taking into
20 account the very large diameter trees? They're
21 very mature trees. Is the lighting going to be
22 able to fit between it or not be hidden by the
23 branches? I walked over there and some of the
24 trees just looked large diameter.

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1 MR. BLANDFORD: I would honestly have
2 to look at that. I didn't look at that
3 particularly. There might be some trimming of
4 trees, but we're not suggesting taking any
5 trees down, that's for certain.

6 THE CHAIRMAN: Where is property line?

7 MR. BLANDFORD: Pardon.

8 THE CHAIRMAN: Where is property line;
9 does anyone know?

10 MR. BLANDFORD: I didn't bring the
11 survey.

12 THE CHAIRMAN: I think we do have it
13 here somewhere. You can't really tell. We
14 have the survey but it doesn't help you because
15 it doesn't show the pavement.

16 MS. UHLE: This is fairly accurate.
17 Yes, this is accurate.

18 THE CHAIRMAN: Does that accurately
19 represent property line?

20 MS. UHLE: Yes.

21 MR. CUNNINGHAM: My question would
22 be -- you're basically showing this overhead
23 shot here as your blacktop, cars are basically
24 able to go to the edge of that blacktop, so

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1 these light poles could be on that area, so to
2 me there has to be -- I would like to see a
3 drawing that shows me the trench that brings
4 the power into it, shows the footings that are
5 holding up these light posts, and just, you
6 know, trying to define this. From what I see
7 here, the cars are backed up right to the edge
8 of the blacktop, and if the post is on the
9 blacktop, then that runs the risk of the car
10 hitting the post. I see that as being
11 incomplete.

12 MR. JOHANNESSEN: They made a
13 representation in their submission that the
14 foundation would be off the edge.

15 MR. CUNNINGHAM: Correct.

16 MS. UHLE: So do you want to hear from
17 our lighting consultant that's reviewed it
18 pretty thoroughly and also worked with other
19 people from Diamond Properties?

20 THE CHAIRMAN: Yes.

21 MR. CUNNINGHAM: One other comment.
22 The red box on this illustration here is
23 showing me the full length of the parking lot?
24 I'm just wondering why the lights are off. It

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1 seems like there's still a dark corner there.

2 THE CHAIRMAN: Kind of at the end.

3 MR. CUNNINGHAM: This illustration
4 shows six posts, it shows this area here, which
5 to me is probably about another 20 or 30 feet
6 in this scale; is that really their property
7 line and why wouldn't those lights be pushed
8 further to -- you know, basically equally
9 spaced across the property, is what I'm saying,
10 for proper displacement of light?

11 MR. BLANDFORD: If you want the lights
12 spaced differently, we're open to readjusting.
13 As I said, we relied on our lighting consultant
14 and your lighting consultant for the placement
15 of those to get the proper coverage. We're not
16 married to them being one way or the other.

17 MR. NEMECEK: Was the intention to
18 have them equally spaced?

19 MR. BLANDFORD: I think aesthetically
20 we just thought that things that are
21 symmetrical tend to look better.

22 MR. NEMECEK: Because it's unclear
23 whether they're equally spaced or not.

24 MS. UHLE: We put this together. This

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1 wasn't submitted by the applicant. This was
2 for illustrative purposes.

3 THE CHAIRPERSON: This is the only
4 application so this is all we looked at so
5 you're getting a lot of comments.

6 MR. NEMECEK: I did see is a reference
7 of the hours of operation of the lighting
8 fixtures. I think it --

9 MR. BLANDFORD: We suggested 11:30, I
10 believe.

11 MR. NEMECEK: I thought it was dusk
12 until --

13 MR. BLANDFORD: Dusk until 11.

14 MR. NEMECEK: That will be done on
15 timers?

16 MR. BLANDFORD: It will be a timer so
17 they go off at 11. Whether the light sensor
18 turns them on and the timer turns them off.

19 THE CHAIRMAN: Oh my gosh, are we
20 going to talk about timers?

21 MR. NEMECEK: We have a very large
22 viewing audience at home and many of them may
23 be residents of Tuckahoe Avenue.

24 THE CHAIRMAN: I say that because we

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 2 had issues on other jobs and it's always
 3 confusing as to what happens with daylight
 4 savings and who's responsible for changing and
 5 all the rest of that. It has to be identified
 6 somewhere. I guess Diamond Properties --
 7 MR. BLANDFORD: We manage the property
 8 as well. We have a bunch of buildings and
 9 different lights everywhere and they adjust
 10 them.
 11 THE CHAIRMAN: The people across the
 12 street pay attention to that, I guess?
 13 MR. BLANDFORD: Yes.
 14 THE CHAIRMAN: So The only other
 15 question -- can you put back up the
 16 photometrics, because that was actually a good
 17 representation of what Mr. Cunningham was
 18 showing. The other side. The one that shows
 19 the shadows and the lights. Right. So I think
 20 what he's saying is that corner at the very end
 21 gets sort of dark; right?
 22 MR. CUNNINGHAM: Yes.
 23 MR. BLANDFORD: Like I said, we can
 24 shift them out more. We were just, like I
 25 said, just -- we were sensitive to not over

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 2 lighting the parking lot for the neighbors, so
 3 it's always that, you know, balance. We could
 4 make it look like daylight if you want, but I
 5 don't think the neighbors are going to want
 6 that. So we were sort of trying to find a
 7 happy medium.
 8 MS. UHLE: I have a feeling, you know,
 9 they proposed the four lights, and it was at
 10 the fairly last minute that he asked for the
 11 additional two lights, so they probably just
 12 added them, spacing them evenly without
 13 necessarily centering them on the property.
 14 MR. BLANDFORD: Like I said, we'll
 15 have to be subject to your lighting consultant
 16 for the precise location.
 17 THE CHAIRMAN: So the only other
 18 question that I have is, the base of the
 19 lights -- right, you have cut sheets on the
 20 light, is there something that shows the base
 21 in here? Oh, that's the base, right?
 22 MR. BLANDFORD: I believe the answer
 23 to that question would be on the submission for
 24 the building permit.
 25 MS. UHLE: That's going to be the

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 2 construction detail, but the aesthetic detail,
 3 the cut sheet was provided to them.
 4 THE CHAIRMAN: So I guess the question
 5 is -- this was submitted by you guys; right?
 6 MR. BLANDFORD: Yes.
 7 THE CHAIRMAN: The base rests on the
 8 pavement and then what's the base; is that
 9 metal or sheet metal? It's a plastic base
 10 cover?
 11 MR. BLANDFORD: It looks like it says
 12 square steel light pole.
 13 THE CHAIRMAN: That's the pole. The
 14 base is plastic. It's on page 6.
 15 MR. BLANDFORD: Okay. There we go.
 16 Yes, correct. Okay.
 17 THE CHAIRMAN: Actually, a car can't
 18 get near that; right?
 19 MR. BLANDFORD: Right.
 20 THE CHAIRMAN: If a car gets near it,
 21 it's going to hit the pole before it hits the
 22 base; right?
 23 MR. BLANDFORD: Right.
 24 MR. PULASKI: One of my question was,
 25 can the pole take a strike from the vehicle?

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 2 MR. BLANDFORD: No, I don't think any
 3 light pole can.
 4 MR. PULASKI: The pole is going to be
 5 in the area of the vehicle.
 6 MR. BLANDFORD: Right.
 7 MR. PULASKI: You have to assume that
 8 at some point it will probably get tapped. How
 9 hard it gets tapped --
 10 MR. JOHANNESSEN: The light pole is
 11 going to sit on a concrete foundation that's
 12 18 inches in diameter that could withstand a
 13 hit.
 14 MR. PULASKI: It is above the grade?
 15 MR. JOHANNESSEN: 2 feet. They will
 16 hit that and not the pole.
 17 MR. PULASKI: That's what I think
 18 we're driving at.
 19 THE CHAIRMAN: Why don't you come over
 20 and join us.
 21 MR. CUNNINGHAM: It also says it's 2
 22 feet from the edge of the curb.
 23 MR. BLANDFORD: I'm going to turn it
 24 over to someone more competent than I am.
 25 THE CHAIRMAN: You've done a very good

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1 job. You fielded all of our questions
2 adequately and very well.
3 MR. JOHANNESSEN: Good evening. Jan
4 Johannessen from Kellard Sessions.
5 So we've reviewed three different
6 submissions. The first submission that was
7 provided to the board a couple of months ago,
8 showed the four light fixtures along the
9 eastern portion of the parking lot. Those were
10 the 150 watt LED's, and we felt at that point
11 that that portion of the property line, the
12 easterly property line was over lit. They had
13 about 17 foot candles on the property line. We
14 felt that was too intense, and we recommended
15 them backing down to a hundred watt fixtures.
16 That raised the foot candles down to about 10
17 foot candles right immediately below the
18 fixtures, and it stretches out to about 2 foot
19 candles in the main drive aisle, which is kind
20 of right where you want to be. They're 15 foot
21 tall. They're going to be a 12 foot pole
22 mounted on a 2 foot raised 18 inch diameter
23 foundation. So that foundation is supposed to
24 be 2 feet off the edge of the pavement.

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1 The applicants indicated that there is
2 no tree removal, although there will be likely
3 be some pruning. So the pole is protected by
4 the bollard, and that's going to be situated
5 off the edge of pavement so as not to obstruct
6 any of the existing parking spaces.

8 As indicated, the four poles that were
9 proposed we felt didn't adequately light the
10 northern portion of the property line or the
11 parking lot, so they added the two additional
12 poles. Some of the photometrics in the last
13 submission are a little out of whack, so we're
14 going to ask them to update the photometric
15 plan and bring it back in line to the previous
16 submission, which was about a 2 and a half foot
17 candle average, 10 or 12 foot candle max. So I
18 think what you're going to find is that it's
19 going to provide a safe condition but not over
20 light the parking lot, and it wouldn't impact,
21 in my opinion, the public on White Plains Road
22 or the adjacent residential properties.
23 They're also outfitting the fixtures with what
24 we call backside shields. So there's an actual
25 plate on the backside of the fixture that helps

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1 prevent light spillover on the backside. So
2 there's really very minimal spillover on the
3 easterly property line. It zeros out, pretty
4 much, at the property line, so there's really
5 no impact to the residential neighbor to the
6 east.

8 MR. PULASKI: I think that's going to
9 be very important because this parking lot
10 looks like way back when somebody brought in
11 some fill and so the lot is level with White
12 Plains Road, but then in the back of the
13 parking lot it just drops down by 4 or 6 feet,
14 and so the house that you see off to the east
15 is up --

16 MR. JOHANNESSEN: Yes. You have that
17 shield in the back and you got a wooded buffer
18 there that I think will help.

19 MR. PULASKI: I think also they'll
20 need to provide some over length Sonotubes to
21 take care of where the actual slope off of that
22 grade is.

23 MR. JOHANNESSEN: The intention would
24 be to install the foundations at that upper
25 elevation and not on that slope.

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1 THE CHAIRMAN: Well, it's going to be
2 on the pavement.

4 MR. JOHANNESSEN: It's going to be 2
5 feet off the edge of pavement.

6 MR. PULASKI: 2 feet off.

7 MR. CUNNINGHAM: It says 2 feet off to
8 the back of the curb.

9 MR. PULASKI: I think they got to be
10 in the drop off.

11 MR. JOHANNESSEN: Okay, we could take
12 a look at that.

13 MR. PULASKI: But I think a longer
14 Sonotube takes care of it. It's just that you
15 can't make a 12 foot pole longer, so you make
16 the Sonotube longer.

17 MR. JOHANNESSEN: Right. We also had
18 them spec a mounting bracket that's
19 non-adjustable so that the lights would never
20 be able to go up on an angle which could
21 provide some glare to White Plains Road.
22 They'll be permanently affixed in a downward
23 position. So we think that will be
24 beneficially.

25 THE CHAIRMAN: So back to the
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2 Sonotubes, the Sonotubes are not going to be on
3 the pavement, they're going to be tangent with
4 the edge of pavement; correct?

5 MR. JOHANNESSEN: They're going to be
6 2 feet off the edge of pavement I think was the
7 objective. I think we have to take a look at
8 the slope. The intention is that the Sonotube
9 would be 2 feet off the edge of pavement so
10 there's enough overhang for your bumper.

11 THE CHAIRMAN: Center line of Sonotube
12 is where from edge of pavement; 2 feet off?

13 MR. JOHANNESSEN: 2 feet.

14 THE CHAIRMAN: How big is the
15 Sonotube?

16 MR. JOHANNESSEN: 18 inches in
17 diameter.

18 THE CHAIRMAN: So the Sonotube is not
19 going to touch edge of pavement?

20 MR. JOHANNESSEN: Correct.

21 THE CHAIRMAN: So the cars, it doesn't
22 matter where they are, it's not going to effect
23 parking?

24 MR. JOHANNESSEN: Right. The 2 feet
25 is intended for the bumper overhang. So if

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2 your tire is hitting the edge of pavement, your
3 bumper is 2 feet out, you're not hitting it
4 unless you're aggressive.

5 THE CHAIRMAN: You think most people
6 would just stay away from it. Okay, got it.

7 The only other question -- I don't
8 know who can answer it -- how far away is the
9 residence? Do we have a dimension to the
10 residence to the east?

11 MR. JOHANNESSEN: The aerial that I
12 provided is 30 scale, 1 inch equals 30 feet, so
13 approximately 60 -- maybe 80 feet from the edge
14 of pavement.

15 THE CHAIRMAN: 60 to 80 feet, that
16 far.

17 MR. JOHANNESSEN: Also, to answer
18 another question, the applicant indicated that
19 the separation between the poles was an even
20 consistent 30 feet. We could take a look at
21 that northern portion. If the board feels
22 that's a little dark, we could modify that
23 location. Right now they're showing about 3
24 foot candles at the very northern end of the
25 parking lot, which is probably adequate but

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2 there's no reason why we couldn't extend that
3 pole a little bit further down and light that
4 up a little bit more.

5 THE CHAIRMAN: Not only is the
6 residence that far away, it's also down?

7 MR. JOHANNESSEN: The residence is
8 further down, and you got about a 15 to 20 foot
9 wooded buffer between the edge of pavement and
10 the lawn area.

11 THE CHAIRMAN: What's the difference
12 in elevation between the residence and the
13 parking lot?

14 MR. JOHANNESSEN: I couldn't say. I
15 would guess it's less than 10 feet.

16 THE CHAIRMAN: Good. Okay, I'm good.
17 Anyone else?

18 MR. NEMECEK: No further questions.

19 MR. CUNNINGHAM: You said it's going
20 to be on a time clock, but I see there's a
21 photocell on these lights.

22 MR. JOHANNESSEN: The photocell is
23 going to turn it on and the timer will turn it
24 off. Just be aware that the timer and the
25 meter will be mounted onto the pole.

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2 THE CHAIRMAN: Good point. Now I
3 know.

4 We have to do a public hearing, so if
5 you could stand down for a few seconds while we
6 listen to comments from the public. So I would
7 like to open the public hearing on Application
8 17-59, 326 White Plains Road.

9 MR. PULASKI: Second.

10 THE CHAIRMAN: All in favor.
11 (All aye.)

12 THE CHAIRMAN: Folks in the back care
13 to comment? We're good. Okay.

14 So then I will close the public
15 hearing on Application 17-59, 326 White Plains
16 Road.

17 MR. PULASKI: Second.

18 THE CHAIRMAN: All in favor.
19 (All aye.)

20 MR. PULASKI: I think that at some
21 point the applicant should walk it with the
22 contractor that's going to do the work and
23 maybe a Department of Buildings person or a
24 planning person, because I think you're going
25 to have to humor the location of the poles to

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 2 deal with the trees. I don't think it's going
 3 to be a perfect 30 foot on center. I think
 4 it's well understood that you need to do that.
 5 Sometimes it works out pretty good, sometimes
 6 it doesn't. So to avoid surprises, it's good
 7 to try to lay that out and get everybody to nod
 8 their head that this is where we're going to
 9 put it.

10 THE CHAIRMAN: Come forth.

11 MR. BLANDFORD: We're completely fine
 12 with that. If you want to make it a condition
 13 that we walk it with the Building Inspector or
 14 Planning Board to be conscious we don't take
 15 any trees out or --

16 THE CHAIRMAN: We're going to ask that
 17 you prepare a site plan and submit that to the
 18 Building Department for them to understand
 19 dimensions. So I guess after you walk, you
 20 could get the site plan data from what the
 21 field conditions are, indicate dimensions on
 22 the plans. Whoever is going to be building,
 23 builds what's on the plan. They need something
 24 to build from. The other thing about the
 25 candles on the revised plan, that once we know

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 2 where they are, you come up with the new
 3 candles.

4 MR. BLANDFORD: Sure, based on the
 5 actual locations.

6 THE CHAIRMAN: Then based on that, I
 7 don't think you need us to look at it. We know
 8 what the criteria is. So we're going to make
 9 all of that a condition of approval, that
 10 that's prepared, that it meets the
 11 requirements, and they could move forward.

12 MS. UHLE: Do you want me to go
 13 over --

14 MR. PULASKI: Do you want the site
 15 plan to show the grade, where the grade is
 16 relative to the pavement?

17 MR. NEMECEK: I think that's
 18 important.

19 MR. BLANDFORD: I'm sorry, I didn't
 20 hear that.

21 MR. NEMECEK: The site plan should
 22 show the grade.

23 MR. PULASKI: Relative to the edge of
 24 pavement so you know how deep of Sonotube
 25 you're going to use and that you take that into

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 2 account.

3 MR. BLANDFORD: As long as they're all
 4 an even 18 above the pavement, I think that's
 5 what you're looking for; right?

6 THE CHAIRMAN: Correct. Anything else
 7 we need?

8 MR. NEMECEK: The striping, as I said
 9 before, should be on it as well.

10 THE CHAIRMAN: Correct.

11 MR. BLANDFORD: I'm sorry.

12 MR. NEMECEK: The striping. The
 13 striping on the site.

14 MR. BLANDFORD: Okay.

15 MS. UHLE: I'm sorry, my pen just died
 16 so I'm getting another one.

17 MR. NEMECEK: It's always something,
 18 Margaret.

19 MS. UHLE: I got it. Thanks.

20 THE CHAIRMAN: So conditions, do you
 21 want to read?

22 MS. UHLE: Yes. I'll go over them.
 23 They're not in any particular order.

24 THE CHAIRMAN: You got like a full
 25 page there.

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2 MS. UHLE: I think a lot of it goes
 3 back to preparing the site plan. The site plan
 4 is going to show the striping. The site plan
 5 is going to show the grades, especially at the
 6 rear of the property at the edge of the
 7 pavement there. The site plan will also show
 8 precise locations of each of the six poles,
 9 which ideally would be more centered throughout
 10 the entire width of the lot but also to make
 11 sure that they're located to avoid disturbing
 12 significant trees. That will confirm that
 13 there's no encroachment within parking spaces,
 14 but I think we already heard that that's the
 15 detail or that's the issue. That's about it.
 16 It goes back to basically demonstrating
 17 everything on the site plan. We had indicated
 18 in earlier correspondence with applicant, that
 19 obviously they would have to provide the
 20 construction details to the Building
 21 Department, but that would be required as part
 22 of the building permit approval process anyway,
 23 the trenching details and the footings and that
 24 kind of thing. I believe that's it.

25 THE CHAIRPERSON: So an obvious
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 2 question, what is the height of those posts on
 3 that study?
 4 MR. JOHANNESSEN: It's a 12 foot post
 5 on a 2 foot foundation.
 6 THE CHAIRMAN: Okay.
 7 MS. UHLE: I think the conditions will
 8 be the preparation of the site plan, and then
 9 also final review and approval by our lighting
 10 consultant to make sure that the photometrics
 11 all continue to work out.
 12 THE CHAIRMAN: I think it's going to
 13 be a nice addition to the parking lot.
 14 MR. BLANDFORD: Thank you.
 15 MR. PULASKI: When you say a 2 foot
 16 foundation, that's --
 17 MR. CUNNINGHAM: 2 foot above grade.
 18 MR. PULASKI: 2 foot above grade,
 19 that's right.
 20 MR. BLANDFORD: Thank you very much.
 21 THE CHAIRMAN: So now we're going to
 22 approve this.
 23 MS. UHLE: You're not done yet. They
 24 have to vote on it.
 25 MR. BLANDFORD: I'm not going
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 2 anywhere.
 3 THE CHAIRMAN: I make a motion to
 4 approve Application 17-59, 326 White Plains
 5 Road.
 6 MR. NEMECEK: Subject to the
 7 conditions.
 8 THE CHAIRMAN: Subject to the
 9 conditions.
 10 MR. NEMECEK: Second.
 11 THE CHAIRMAN: Approve with flying
 12 colors; second?
 13 MR. NEMECEK: Second.
 14 THE CHAIRMAN: All in favor.
 15 (All aye.)
 16 THE CHAIRMAN: Great job. Thank you.
 17 MR. BLANDFORD: Thank you. Now I'll
 18 say thank you.
 19 MS. UHLE: I can coordinate with you
 20 with regard to the conditions. I think you
 21 understand them.
 22 MR. BLANDFORD: I understand them but
 23 we'll make it very specific. Thank you.
 24 MR. NEMECEK: Thank you. Good luck.
 25 THE CHAIRMAN: Are we approving any
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 2 minutes?
 3 MR. NEMECEK: We do actually.
 4 MS. UHLE: You can do February 23rd,
 5 and these are all subject to Phil Nemecek's
 6 revisions.
 7 MR. NEMECEK: February 23rd, 11 months
 8 ago.
 9 MS. UHLE: You could do all but May
 10 and November.
 11 THE CHAIRMAN: Could I approve them
 12 all at once?
 13 MS. UHLE: Sure.
 14 THE CHAIRMAN: Good night. Thank you.
 15 MR. NEMECEK: Just read the date.
 16 THE CHAIRMAN: So I make a motion to
 17 approve the Planning Board meeting minutes of
 18 February 23rd, 2017, June 22, 2017, and
 19 September 28th, 2017, subject to the comments
 20 by Mr. Nemecek.
 21 MR. NEMECEK: Second.
 22 THE CHAIRMAN: All in favor.
 23 (All aye.)
 24 THE CHAIRMAN: Make a motion to close
 25 the town of Eastchester Planning Board meeting
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 2 of January 25th, 2018.
 3 MR. NEMECEK: Second.
 4 THE CHAIRMAN: All in favor.
 5 (All aye.)
 6 THE CHAIRMAN: Great. Thank you.
 7 MS. UHLE: Okay, thank you very much.
 8
 9 (MEETING ADJOURNED.)
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CERTIFICATION

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2
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4 STATE OF NEW YORK)
) Ss.
5 COUNTY OF WESTCHESTER)

6

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

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

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 6th day of February, 2018.

22



23

DINA M. MORGAN
Court Reporter

24

25

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EASTCHESTER PLANNING BOARD - 1/25/18

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CORRECTION SHEET

PAGE CORRECTION

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