

Eastchester Town Clerk  
FEB 17 11 AM '21

1  
2 ..... X  
3  
4

TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING

6 TOWN OF EASTCHESTER JANUARY 28, 2021  
Building and Planning Department

8 ..... X  
9 FEB 10 2021

11 RECEIVED ZOOM MEETING

13 BOARD MEMBERS IN ATTENDANCE:

- 14 CHAIRMAN JAMES BONANNO
- 15 PHILIP NEMECEK, MEMBER
- 16 MARK CUNNINGHAM, MEMBER
- 17 LOUIS CAMPANA, MEMBER

18 EASTCHESTER EMPLOYEES IN ATTENDANCE:

- 19 MARGARET UHLE, DIRECTOR OF PLANNING
- 20 ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 189 - 191 Brook Street.

3 THE CHAIRMAN: Thank you, Margaret.

4 MS. UHLE: You're welcome.

5 THE CHAIRMAN: Good. Which minutes

6 are we approving, Phil?

7 MR. NEMECEK: September 24th, 2020.

8 THE CHAIRMAN: I make a motion to

9 approve the minutes of September 24th, 2020.

10 MR. NEMECEK: Subject to the revisions

11 that I provided earlier in the month, I second

12 that.

13 THE CHAIRMAN: All in favor.

14 (AYE)

15 THE CHAIRMAN: So the next

16 administrative item is regarding a Notice of

17 Intent from the Town Board. I'll read a few

18 bullet points describing what it is, and then

19 I'll make a motion.

20 So the Town Board is considering a

21 petition to amend the Zoning Law to permit

22 Formula Fast Casual/Quick Casual Restaurants

23 and Studio uses in the Town's DSC, designated

24 Design Shopping Center District.

25 The Planning Board received a copy of  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 THE CHAIRMAN: Good evening, everyone.

3 This is the Town of Eastchester Planning Board  
4 meeting of January 28, 2021. I'll begin with  
5 the roll call.

6 Mr. Louis Campana.

7 MR. CAMPANA: Present.

8 THE CHAIRMAN: Mr. Phil Nemecek.

9 MR. NEMECEK: Present.

10 THE CHAIRMAN: Mark Cunningham.

11 MR. CUNNINGHAM: Present.

12 THE CHAIRMAN: Jim Bonanno is here.

13 Robert Tudisco and Margaret are also present.

14 Let me just run through the agenda and  
15 what's been adjourned and then we will approve  
16 minutes. On the agenda, we have an  
17 administrative item. It's a Notice of Intent  
18 from the Town Board, which we'll go through.  
19 The applications we have in front of us are  
20 Application 20-34, 16 JR Albanese Place, then  
21 we have Lockwood Road, then 1 Wendover Road,  
22 and then the Rogliano subdivision. Adjourned  
23 items are 5 Ray Place and 291 Main Street.

24 MS. UHLE: Also, again, the most  
25 updated form that you got, also Kidz Corner at

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 the full Environmental Assessment Form, the

3 proposed local law, including all proposed and

4 letter from petitioner in support of

5 amendments. At a meeting on January 19th,

6 2021, the intent to serve as lead agency for

7 the SEQRA review of the proposed zoning

8 amendments and scheduled the public hearing for

9 February 9th, 2021. The Planning Board is an

10 involved agency under SEQRA, since Planning

11 Board approval may be required before the

12 proposed uses can be located in the DSC

13 District. Therefore, the Town Board forwarded

14 a Notice of Intent to act as lead agency to the

15 Planning Board to ensure that the Planning

16 Board has no objection.

17 So my motion is: I make a motion that

18 the Planning Board consent to the Town Board

19 serving as lead agency for the SEQRA review of

20 the proposed zoning amendments.

21 MR. CUNNINGHAM: Second.

22 THE CHAIRMAN: All in favor.  
23 (AYE)

24 MS. UHLE: I will prepare a memo on  
25 behalf of the Board to the Town Board, letting

**DINA M. MORGAN, REPORTER**

5

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 them know that you have consented to them being  
3 the lead agency.  
4 THE CHAIRMAN: Great. Thank you. So  
5 the applications now.  
6 MS. UHLE: Before you go directly to  
7 the applications, if you could just let people  
8 know how to participate in the public hearing  
9 if they haven't done that before.  
10 THE CHAIRMAN: Yes. The viewing  
11 audience, if they want to make a comment,  
12 please raise your hand and Mr. Tudisco will  
13 recognize you and invite you to make comments.  
14 MS. UHLE: On Zoom, there's a raise  
15 hand feature. When you raise your hand, Rob  
16 Tudisco will acknowledge you. If you're on a  
17 phone, you use the star 9 feature. I just want  
18 to make sure people understand.  
19 THE CHAIRMAN: You're right. We don't  
20 want people raising their hands.  
21 MS. UHLE: Also, if you're calling in,  
22 you do star 9.  
23 THE CHAIRMAN: First application is  
24 20-34, 16 JR Albanese Place.  
25 MS. UHLE: They're coming on board.  
**DINA M. MORGAN, REPORTER**

6

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 Okay.  
3 MR. BADALY: Good evening, this is  
4 Shahin Badaly.  
5 THE CHAIRMAN: Good evening.  
6 MS. CHATMAN: Hello, Abenai Chatman.  
7 MS. BADALY: I'm here with the  
8 applicant, Abenai Chatman.  
9 MS. UHLE: Shahin, you could just go  
10 directly into your presentation.  
11 MR. BADALY: Thank you. So we have  
12 before you a proposal for a commercial day care  
13 within an existing space of an existing  
14 building located at 16 JR Albanese Place, AKA  
15 210 Main Street. The proposed space is  
16 approximately 1,133 square feet within an  
17 existing building with about a little over  
18 6,000 square foot footprint.  
19 THE CHAIRMAN: Excuse me, Mr. Badaly,  
20 could I just interrupt for a minute? Have you  
21 shared anything with us or you're just  
22 presenting right now?  
23 MR. BADALY: I could definitely share  
24 my screen.  
25 THE CHAIRMAN: Yes, if you have  
**DINA M. MORGAN, REPORTER**

7

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 something, like a plan or something. Sure,  
3 that's fine. There you go.  
4 MR. BADALY: So I have before you  
5 pictures of the building. So the space here is  
6 the one on the right-hand side here with these  
7 doors. So those will be the main doors to the  
8 building. There's also a back door located on  
9 the upper platform, which is a full story above  
10 Main Street. So the main entrance to the  
11 building is on JR Albanese Place. It's also  
12 depicted in this picture at the bottom  
13 right-hand side. We also have on this picture,  
14 the backside of building. So that platform  
15 that we're talking about is right here, and the  
16 back door to that space is over here. So there  
17 are two exits to the daycare system. We also  
18 just provided some pictures of the adjacent  
19 buildings in the neighborhood, which I hope the  
20 Board is at least familiar with.  
21 We also provided a floor plan, a basic  
22 site plan, as well as a code analysis for the  
23 work to be done. So here's the floor plan of  
24 the space. We're not proposing any actual  
25 construction work within the space. It's just  
**DINA M. MORGAN, REPORTER**

8

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 a change of use. This used to be a gym, and  
3 the landlord split the space already previously  
4 from that existing gym space, and this wall  
5 here that separates the tenancy was a new wall  
6 previously installed. So all of the work  
7 inside of the space is completed by the  
8 landlord, and we're just hoping to occupy it.  
9 There is existing parking in front of  
10 the building over here, as well as existing  
11 parking underneath the building on the first  
12 floor accessible from Main Street.  
13 I would like to briefly touch base on  
14 the requirements based off the Section 12 of  
15 the Special Use Permit Zoning Law. The  
16 existing lot is slightly larger than  
17 15,000 square feet based off the existing  
18 records in the Building Department. The  
19 children that are going to be attending the  
20 daycare, the idea is to have the parents meet  
21 them within the existing lobby, which is  
22 located over here, which does have a reception  
23 window as well to have the employees meet the  
24 children, as well as through the front door  
25 here, and for the parents to walk their  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 children either to a car or to the sidewalk if  
3 they're walking or taking public  
4 transportation.

5 So it's proposed to operate the  
6 daycare from 7 a.m. to approximately 6:30 p.m.,  
7 so it will be limited before that 9 p.m. time.  
8 The daycare is to operate from Monday through  
9 Friday. It's proposed to have a total of 32  
10 people within this daycare, approximately 4 to  
11 5 employees, with the remainder of that being  
12 children. The children are going to be fed two  
13 meals a day via an electric stove that's going  
14 to be placed within one of the back rooms of  
15 the building and for the breakfast and the  
16 lunch. There may be occasional outdoor trips  
17 for playground activities, which would be  
18 offsite usually in a public park, but not  
19 contained within the site. The existing space  
20 also already has an accessible bathroom and  
21 existing cabinets, which can provide the  
22 storage of the dry goods, as well as the food  
23 to be prepared on the electric stove.

24 The existing parking lot does provide  
25 adequate parking for our use, and we have

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 verified that with the Building Inspector as  
3 well.

4 Finally, I would like to inform you  
5 that the applicant is going to seek a license  
6 to operate from the New York State Office of  
7 Child and Family Services, as well as meeting  
8 all of the criteria of the Department of Social  
9 Services and the Westchester County Health  
10 Department.

11 We did provide a cover letter from the  
12 applicant that does explain the pickups and  
13 drop offs, as well the employees and number of  
14 children to be present, and just the other  
15 forms that are required and the mailings.

16 With that, if you have any questions.

17 THE CHAIRMAN: Great. Thank you. So  
18 times for drop off and pick up, are they going  
19 to be staggered or everyone comes at 7?

20 MR. BADALY: Abenai, if you would like  
21 to chime in. I believe the letter does state  
22 that due to Covid there will be staggering in  
23 order to limit the amount of people at once  
24 that are in the lobby.

25 MS. CHATMAN: Yes. The parents will

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 have specific time slots for their drop off and  
3 pick up so that everyone isn't coming in all at  
4 once.

5 THE CHAIRMAN: But regardless of  
6 Covid, that would be the procedure?

7 MS. CHATMAN: Correct.

8 THE CHAIRMAN: Over how much of a time  
9 frame would they be staggered.

10 MS CHATMAN: Over 10 minutes.

11 THE CHAIRMAN: So 10 minutes in  
12 between --

13 MS. CHATMAN: Yes.

14 THE CHAIRMAN: And the same with pick  
15 up?

16 MS. CHATMAN: Correct.

17 MR. CUNNINGHAM: I just have one  
18 question. This probably is not in our  
19 jurisdiction as a Planning Board, but the one  
20 thing that was concerning about the kitchen, it  
21 sounded like it was just like a household  
22 kitchen is what it sounded like. Margaret, is  
23 there any permitting or Ansul systems or  
24 anything that would have to be incorporated  
25 into that?

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 MS. UHLE: Well, depending on the type  
3 of cooking facilities that are proposed, that  
4 is definitely reviewed by our plan reviewer in  
5 terms of whether Hood systems, etcetera, are  
6 required. That's a standard part of our plan  
7 review.

8 MR. CUNNINGHAM: Okay.

9 MS. UHLE: That would be based on  
10 exactly what the applicant is proposing.

11 MR. CUNNINGHAM: Okay. Thank you.

12 MR. CAMPANA: What is the capacity  
13 based on occupancy here? I know you said you  
14 had a code analysis.

15 MR. BADALY: Yes. So based on the  
16 total square footage of 1,133 square feet and  
17 Chapter 10 of the New York State Building Code  
18 which dictates the means of egress and the  
19 occupant load, we have a total of 32 people.

20 MR. CAMPANA: Okay. Thank you.

21 MR. BADALY: You're welcome.

22 MR. NEMECEK: What's there right now?  
23 Is it empty space?

24 MR. BADALY: Yes, it's completely  
25 vacant. It used to be a gym that was two

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 spaces put together, but it is vacant right  
3 now.

4 THE CHAIRMAN: I'm looking at the  
5 parking right now, it seems like there's  
6 adequate room to move cars around and come in  
7 and drop people off. Which lot do they move  
8 in? Can you show me the parking lot?

9 MR. CAMPANA: It's a one way street  
10 too.

11 THE CHAIRMAN: There's ample room.

12 MR. BADALY: Then there's that  
13 additional parking here. If we look at this  
14 top left picture on the right-hand side of it,  
15 this is the driveway that leads to additional  
16 spaces, as well as the accessible spaces down  
17 here.

18 THE CHAIRMAN: I don't have any more  
19 questions. Gentlemen?

20 MR. NEMECEK: Looks fine.

21 THE CHAIRMAN: We have to open a  
22 public hearing and take comments from the  
23 public, so if you just standby, Mr. Badaly.

24 I make a motion to open the public  
25 hearing on this application, 20-34, 16 JR

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 Albanese Place.

3 MR. CUNNINGHAM: Second.

4 THE CHAIRMAN: All in favor.

5 (AYE)

6 MR. TUDISCO: Okay, Mr. Chairman. If  
7 there are any members of public who wish to be  
8 heard on this application, please use the raise  
9 your hand feature and I will invite you to  
10 un-mute your microphone.

11 Mr. Chairman, it appears that there is  
12 no one indicating they wish to address the  
13 Board on this application.

14 THE CHAIRMAN: Great. Thank you. So  
15 then I will make a motion to close the public  
16 hearing on this application, 20-34, 210 Main  
17 Street.

18 MR. NEMECEK: Second.

19 THE CHAIRMAN: All in favor.

20 (AYE)

21 THE CHAIRMAN: Pretty straightforward.  
22 You did a very good job presenting it and  
23 preparing it, Mr. Badaly. Hope to see you  
24 again here. Unless there's any other comments,  
25 I will make a motion to approve this

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 application, 20-34, 210 Main Street.

3 MR. NEMECEK: Second.

4 THE CHAIRMAN: All in favor.

5 (AYE)

6 THE CHAIRMAN: Have a nice evening.

7 Thank you.

8 MR. BADALY: Thank you, all. Have a  
9 great evening.

10 MR. CUNNINGHAM: You're welcome.

11 MS. CHATMAN: Thank you.

12 THE CHAIRMAN: You're welcome. The  
13 next application is 24-40, 60 Lockwood Avenue.

14 MR. MAIORANO: Good evening, board  
15 members, Adamo Maiorano from Community Designs  
16 and Engineering. On behalf of the applicant  
17 and owner, Luigi Rogliano, we are proposing a  
18 new single family dwelling at 60 Lockwood  
19 Avenue.

20 Let me go to share my screen. You  
21 could see that?

22 THE CHAIRMAN: Yes.

23 MR. MAIORANO: Okay. So 60 Lockwood  
24 Avenue, the proposed dwelling is situated in an  
25 R-5 zoning district. We are introducing a new

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 curb cut along the left side of the property.

3 It goes to an attached single car garage. What  
4 we tried to do is pay close attention to the  
5 aesthetics and overall design elements of the  
6 neighboring dwellings, in specific the adjacent  
7 dwellings, in order to situate our home so that  
8 it will sit nicely within the neighborhood as  
9 far as the aesthetic of the home.

10 Again, this is a street-scrape showing  
11 the proposed new dwelling and the adjacent to  
12 dwelling to the left and to the right. The  
13 materials throughout the home will be a brick  
14 veneer along the front elevation, and then a  
15 typical HardiePlank white siding, lap siding  
16 around the sides and rear; white AZEK trim; the  
17 soffits, white aluminum gutters. The roof will  
18 be an asphalt shingle charcoal roof. The  
19 garage doors and front door as depicted in the  
20 elevations. The windows are 400 Series  
21 Andersen simulated divided four over one grill  
22 patterns. The back chimney will be a brick  
23 veneer as well. The brick is not somewhat of  
24 your ordinary brick, it's a castle gate brick  
25 veneer, so it has some tones of other colors as

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 1/28/21

1 well to create a little pop in the house.  
 2 I'll go back to the site plan. So  
 3 basically on the site we are -- the house is a  
 4 little bit in further than what the required  
 5 setbacks are. On the left-hand side, we're  
 6 going to try to level off the property just a  
 7 bit. There's a I wouldn't say garden wall, but  
 8 it's ban interlocking retaining wall on the  
 9 left-hand side. It's about 2 feet max in  
 10 height, and it goes down to about nothing.  
 11 That is shown on this material page, which is  
 12 right here on the left-hand side.  
 13 As far as the storm water management,  
 14 obviously this is a new dwelling, so we are  
 15 going to capture a hundred percent of the storm  
 16 water on site. We did do deep hole tests and  
 17 percolation tests that the town consulting  
 18 engineer came out to witness, and that's all  
 19 demonstrated on the site plan. There will be  
 20 Cultec units in the front to capture some of  
 21 the front related surfaces, and the additional  
 22 in the rear. The new AC units are located on  
 23 the right-hand side. Those will obviously be  
 24 screened. There is actually a landscape plan

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 1/28/21

1 provided in the packet by Bob Tramontano.  
 2 There are no actual trees that we are going to  
 3 be removing. There are just evergreen plants  
 4 on the site that will be removed as a result of  
 5 the project, but no significant trees will be  
 6 removed as a result of the proposed action.

7 In regards to the Architectural Review  
 8 Board, basically just the one comment was to  
 9 remove -- we had shutters on the front, so we  
 10 removed that, and it kind of frees up the front  
 11 elevation. It think it was a nice touch and  
 12 recommendation.

13 I'll pull up the landscape plan.  
 14 Sorry, one second. It's not in here. There's  
 15 a landscape plan attached in the packet. I  
 16 have to stop sharing and then load that up. In  
 17 the legend, there was a few -- I think the  
 18 items were not as correct as the plan, so the  
 19 landscape architect updated those items to  
 20 reflect the planting plan in the legend.

21 Other than that, I think that's about  
 22 it. Any questions, I'm happy to answer.

23 THE CHAIRMAN: Thank you.

24 MR. MAIORANO: Just quickly, the

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 1/28/21

1 related site pictures, the neighboring  
 2 dwellings, this is, again, the existing site on  
 3 the top left. Those are the existing mature  
 4 evergreen trees that will have to be removed.  
 5 I think they're going to try to salvage one of  
 6 them, on of the Hollies, and then try to  
 7 re-plant them in the back right corner. The  
 8 rest is basically just a vacant lock. 58  
 9 Lockwood is the house to the right and 62  
 10 Lockwood is the house to the left.

11 THE CHAIRMAN: Could you just zoom in  
 12 on the trees on the site in the back?

13 MR. MAIORANO: Sure. In the rear you  
 14 mean?

15 THE CHAIRMAN: No, in the street view.  
 16 Yes, those, that's it.

17 MR. MAIORANO: Those are the evergreen  
 18 shrubs that basically line the middle of the  
 19 lot.

20 THE CHAIRMAN: Right. They're just  
 21 shrubs, as you said.

22 MR. MAIORANO: Exactly.

23 THE CHAIRMAN: Okay. As always, good  
 24 job. I think it looks very handsome.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 1/28/21

1 MR. NEMECEK: What's the square  
 2 footage of the interior of this house?

3 MR. MAIORANO: I think it's just below  
 4 2300 square feet.

5 MS. UHLE: 2327.

6 MR. MAIORANO: 2327. Yes, sorry.  
 7 It's just over 5,000 square feet, so we're  
 8 allowed to go just above 2300.

9 MR. NEMECEK: Got it.

10 THE CHAIRMAN: Is the ridge height  
 11 about the same as the buildings --

12 MR. MAIORANO: Obviously to the right  
 13 it's a cape, so it's higher than that one, but  
 14 it is similar to the house on the left. The  
 15 eave does drop, but it has -- actually, I'll go  
 16 to the picture -- it does have a very steep  
 17 roof on 62 Lockwood, so I tried to do the best  
 18 I can to try to do a measurement from the grade  
 19 to that ridge height. It is similar with our  
 20 typical 9 foot ceiling height and 8 foot  
 21 ceiling and ridge above that. We're under the  
 22 max 33 foot ridge height.

23 MS. UHLE: Actually, Eastchester's 33  
 24 foot ridge height I think is lower than a lot

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 of communities. A lot of communities measure  
 3 to the midpoint of the roof. The ARB used to  
 4 really look at ridge heights quite a bit, but I  
 5 don't think they do as much just because 33 is  
 6 very reasonable. When we first proposed that  
 7 for the town, I was really concerned that we  
 8 would get a lot of squat looking little homes,  
 9 but it seems to work out pretty well. I think  
 10 overall you're never going to have a house that  
 11 really looks towering because of that ridge  
 12 height, unless it's next to a ranch or  
 13 something.

14 MR. MAIORANO: Exactly. That's a  
 15 hundred percent true. Most of the times, it's  
 16 to the middle of roof line. In this case,  
 17 also, you know, we're 6 over 12 pitch on the  
 18 roof, so the ridge is a lot further back from  
 19 the street-scape so it may not also not be as  
 20 empowering on the front elevation.

21 THE CHAIRMAN: That's a good point.  
 22 Okay, I don't have any further comments. I'll  
 23 open the public hearing then. So I make a  
 24 motion to open the public hearing on this  
 25 application, 20-40, 60 Lockwood Road.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 MR. NEMECEK: Second.

3 THE CHAIRMAN: All in favor.  
 4 (AYE)

5 MR. TUDISCO: If there are any members  
 6 of public who wish to address the Board on this  
 7 application, please use the raise your hand  
 8 feature and I'll invite you to un-mute your  
 9 microphone.

10 Mr. Chairman, I don't see anyone  
 11 indicating they would like to address the Board  
 12 on this application.

13 THE CHAIRMAN: Okay. Thank you. So I  
 14 make a motion to close the public hearing on  
 15 this application, 20-40, 60 Lockwood.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.  
 18 (AYE)

19 THE CHAIRMAN: So you're sticking  
 20 around, right, Adamo?

21 MR. CUNNINGHAM: The approval.

22 MR. MAIORANO: Yes, you have to vote.

23 THE CHAIRMAN: Yes. Was that a  
 24 comment, Mark?

25 MR. CUNNINGHAM: As part of the

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 approval, the landscape plan --

3 MS. UHLE: Yes. Again, Jim, you have  
 4 those in the notes I provided to you. As a  
 5 condition of approval, we'll have the typical  
 6 that we do for new construction, the proposed  
 7 storm water management plan will be subject to  
 8 final review and approval by our engineering  
 9 consultant. Prior to the issuance of the CO,  
 10 we'll need a letter from the landscape  
 11 architect certifying that what was installed is  
 12 consistent with what was approved.

13 THE CHAIRMAN: Okay. With those two  
 14 conditions, I make a motion to approve  
 15 Application 20-40, 60 Lockwood Avenue subject  
 16 to those conditions.

17 MR. NEMECEK: Second.

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

20 MR. MAIORANO: Thank you.

21 THE CHAIRMAN: Great. Thank you.

22 MR. CUNNINGHAM: Good luck with it.  
 23 It's very nice.

24 THE CHAIRMAN: It looks nice. The  
 25 next application is 20-41, 1 Wendover Road.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 MR. MAIORANO: Good evening, again,  
 3 Adamo Maiorano from Community Designs and  
 4 Engineering. On behalf of the applicant, we  
 5 are proposing a rear addition and alteration to  
 6 1 Wendover Road. As a result of the growing  
 7 family of the applicant, they're in dire need  
 8 of extending their home and creating more  
 9 habitable space on the first floor and second  
 10 floor. Let me share my screen.

11 MR. NEMECEK: Are you going to change  
 12 the background? Come on. We got a substantial  
 13 viewing audience. They tune in just to see  
 14 this.

15 MR. CUNNINGHAM: Monopolizing the  
 16 market here.

17 MR. NEMECEK: You raised the bar, you  
 18 got to meet the expectations now.

19 MR. MAIORANO: That will be good.  
 20 Perfect.

21 MR. NEMECEK: There you go.

22 MR. MAIORANO: So basically what's a  
 23 little different on this project -- yes, again,  
 24 we're doing the extension on the rear of the  
 25 dwelling, but because it's a secondary side

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 yard, which is facing a street, which is Mill  
3 Road, the front of this dwelling is Wendover,  
4 which we're not proposing any changes. The  
5 back addition, which faces Mill Road, we're  
6 extending to the rear, and that's resulting in  
7 us coming before you today to get the approval  
8 for the proposed action.

9 So the applicant/owner is trying to  
10 create the most economical solution in doing  
11 so, so what we propose is basically extending  
12 the entire width of the rear of the dwelling  
13 back about 12 and a half feet, and we're going  
14 to create just a basic gable on the rear of the  
15 dwelling that kind of helps, I guess, spruce up  
16 the existing condition other than the hips  
17 everywhere. We'll just put a basic gable on  
18 the rear of the dwelling, new windows, new  
19 siding.

20 The siding will be all new lap siding  
21 on the side, rear, and opposite side, as well  
22 as -- actually, the ARB did have a comment  
23 about the front. We weren't doing any work on  
24 the front, but we are going to replace the  
25 vinyl siding on the front so that everything

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 does match. New asphalt shingle roof, it's a  
3 bark wood color very similar to what's existing  
4 there. The windows are going to match the  
5 existing. There's no dividers. They're  
6 Anderson 200 Series windows. Again, the other  
7 comment that the Architectural Review Board had  
8 was, this left side elevation, this is the  
9 elevation that faces Mill Road, we just added a  
10 window to the right top side, which is right  
11 here. It's in a bathroom on the second floor  
12 that is not really changing.

13 Basically the first floor we're  
14 extending out the kitchen, giving them some  
15 more habitable space, adding a full bathroom.  
16 What's really necessary to them is, again,  
17 extending a bedroom on the second floor and  
18 adding an additional bedroom for the kids that  
19 are occupying the residence as well.

20 Just to get a feel for -- so the left  
21 side elevation, again, in this picture number  
22 4, is the existing condition. I tried to  
23 implement sort of what the proposed -- picture  
24 number 9 shows the proposed addition. Again,  
25 it doesn't really -- we're not changing much of

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 the residence, again, just kind of extending it  
3 back and -- extending it back, and then adding  
4 that gable to the rear, which you could see in  
5 that picture there.

6 Again, a lot of the homes along, you  
7 know, Mill Road share this similar condition  
8 where the side yard is facing Wendover and the  
9 front is facing the street that they sort of  
10 occupy, similar to 2 Joyce Road as well.

11 Other than that, just related to site  
12 features, we are capturing obviously the new  
13 impervious surfaces with new drainage system.  
14 The new AC units will be on the right side of  
15 the dwelling as well. They won't be able to be  
16 visible from the road at all.

17 I think that basically covers it. Any  
18 questions, I'm happy to answer.

19 Just really quickly, the lighting  
20 again. It's just two sconce lighting on the  
21 rear sliding door that goes out to a patio.  
22 There is an existing patio. We're going to be  
23 removing it and adding the same patio off to  
24 the back as well.

25 THE CHAIRMAN: Thank you. I'm looking  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 for a comment. I'm searching and I have  
3 nothing.

4 MR. CAMPANA: I have no comments.

5 THE CHAIRMAN: It's well done. I  
6 think you're right, the change what you could  
7 see from Mill Road is sort of minor. I like  
8 the way you added it in the elevation, that was  
9 sort of helpful to show that.

10 MR. NEMECEK: You did say that the  
11 roofing would be, was it bark wood, and that it  
12 would look like the current one? At least in  
13 the illustration, it looks like more of a gray.

14 MR. MAIORANO: You're right. Let me  
15 try to zoom in on that. So the illustration,  
16 sorry, it does show the gray, but that picture  
17 right there is the actual color of the roof.

18 It's similar to what exists there, but the  
19 illustration has just a dark gray.

20 MR. NEMECEK: The siding is sort of  
21 this lap siding?

22 MR. MAIORANO: Yes, similar color to  
23 the wicker right there.

24 MR. NEMECEK: Okay. The existing is  
25 more of sort of a light yellow; right?

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 MR. MAIORANO: It's a little lighter  
 3 yellow. It's a little tone darker.  
 4 MR. NEMECEK: Okay.  
 5 THE CHAIRMAN: Okay, let's do the  
 6 public hearing, see if there is anyone with  
 7 comments.  
 8 MR. NEMECEK: Before you do, one last  
 9 question. You may have mentioned this, Adamo,  
 10 the ARB, what comments, if any, did they have  
 11 on this proposed addition to the house?  
 12 THE CHAIRMAN: It was that window.  
 13 MR. MAIORANO: Yes, it was that window  
 14 on the front right side. I tried to kind of  
 15 make sort of an organization of the windows on  
 16 the left-hand side because that's facing the  
 17 street.  
 18 MR. NEMECEK: Yes.  
 19 MR. MAIORANO: I added that one to the  
 20 right front, and then replacing the front  
 21 siding as well.  
 22 MR. NEMECEK: Got it. Did the ARB  
 23 have any other comments other than the windows  
 24 and the siding?  
 25 MR. MAIORANO: I believe those were  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 the only two.  
 3 MS. UHLE: We do include all their  
 4 comments in your meeting notes as well.  
 5 MR. NEMECEK: I know. I understand.  
 6 And if anyone on this Board respects the hard  
 7 work of the Architectural Review Board, it's  
 8 yours truly.  
 9 THE CHAIRMAN: We all respect it. So  
 10 public hearing. So I make a motion to open the  
 11 public hearing on this application, 20-41, 1  
 12 Wendover Road.  
 13 MR. NEMECEK: Secretary.  
 14 THE CHAIRMAN: All in favor.  
 15 (AYE)  
 16 THE CHAIRMAN: Back to you, Mr.  
 17 Tudisco.  
 18 MR. TUDISCO: If anyone from the  
 19 public wishes to address the Board on this  
 20 application, please use the raise your hand  
 21 feature and I will invite you to un-mute  
 22 yourself.  
 23 Mr. Chairman, there is no one who has  
 24 indicated they wish to address the Board.  
 25 THE CHAIRMAN: Seems to be a very  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 limited viewing audience today.  
 3 MR. NEMECEK: I'm going to beg to  
 4 differ. I think it's a very satisfied  
 5 audience. No complaints, everybody loves it.  
 6 THE CHAIRMAN: Adamo has done such a  
 7 great job up.  
 8 MR. CUNNINGHAM: They're all Community  
 9 Design fans.  
 10 MR. MAIORANO: That's it, you said it.  
 11 THE CHAIRMAN: That being said, I'll  
 12 make a motion to approve this application,  
 13 20-41, 1 Wendover Road.  
 14 MR. NEMECEK: Did we close the public  
 15 meeting?  
 16 THE CHAIRMAN: Yes, I think.  
 17 MR. NEMECEK: I don't know if we did.  
 18 THE CHAIRMAN: I'm pretty sure.  
 19 MR. NEMECEK: Maybe we did. I don't  
 20 know.  
 21 THE CHAIRMAN: All right.  
 22 MR. NEMECEK: What happened? It looks  
 23 like Jim is frozen.  
 24 MR. CAMPANA: Sorry, my son is crying.  
 25 MR. NEMECEK: I thought that was Jim.  
**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 MS. UHLE: What happened to Jim? How  
 3 do we get Jim back?  
 4 MR. CAMPANA: I don't know.  
 5 MS. UHLE: He left. Okay, he'll sign  
 6 in again. Here he comes.  
 7 MR. NEMECEK: We needed a little bit  
 8 of drama here.  
 9 MS. UHLE: He just needs to un-mute.  
 10 MR. NEMECEK: It's kind of unusual  
 11 because obviously something happened to his  
 12 screen, but we could see him like commenting on  
 13 it. Thankfully, he refrained from profanities  
 14 or we would have lost our ratings.  
 15 MS. UHLE: There you go.  
 16 THE CHAIRMAN: I'm back. What did I  
 17 miss?  
 18 MS. UHLE: I think you were just about  
 19 to approve Adamo's application.  
 20 THE CHAIRMAN: I thought Phil was  
 21 going to make a motion it a remove Mr. Chair.  
 22 MR. NEMECEK: Maybe we should have  
 23 voted to close the public hearing, Jim.  
 24 MR. CUNNINGHAM: Were you rolling back  
 25 the tape?  
**DINA M. MORGAN, REPORTER**



1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 THE CHAIRMAN: So then I make a motion  
3 to approve the application, 20-41, 1 Wendover  
4 Road.

5 MR. NEMECEK: Second.

6 THE CHAIRMAN: All in favor.  
7 (AYE)

8 THE CHAIRMAN: Thank you, Adamo.

9 MR. MAIORANO: Thank you.

10 THE CHAIRMAN: I'm sure we'll see you  
11 again. Good luck.

12 MR. CAMPANA: Stay warm.

13 MR. MAIORANO: Yes, that's right, stay  
14 warm. Bye.

15 THE CHAIRMAN: The last application is  
16 21-04, the Rogliano subdivision.

17 MR. NEMECEK: Jim, don't worry, when  
18 you were off, we ran commercials.

19 MR. ANDERSON: Good evening, I'm Steve  
20 Anderson from Gabriel Senor, P.C.

21 They have a little situation where  
22 Water Street/Rogliano Way has to be re-filed.  
23 The file map has to re-file because we're doing  
24 long house connections for the individual  
25 homes. What happened was, Water Street had

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 more water mains than were on the record maps.

3 One is them is running parallel above the  
4 existing sewer, so he can't make an easy  
5 connection. We originally intended for a dog  
6 house manhole, which would just slip over the  
7 existing sewer main, but because of that pipe  
8 running above it and an additional running I  
9 guess if you're facing down the street to the  
10 right of it, it just makes the dog house almost  
11 impossible to put in or even a new manhole  
12 completely without diverting quite a few pipes.  
13 So we talked to DPW, we talked to the Health  
14 Department and talked to Kellard Sessions, and  
15 we decided that we would do three separate long  
16 house connections for the lots.

17 The subdivision itself doesn't change  
18 at all, there's no dimensional changes. We  
19 have to put an easement on for the homeowners  
20 in case the pipe needs repair and everything on  
21 the map, but that's the only real change. So  
22 the Health Department requires this because you  
23 can't have a map on record showing there's a  
24 water main and sewer main. So now the map will  
25 show a water main and the long house

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
2 connections.

3 Do you need to see any of the plans?

4 THE CHAIRMAN: No, I take the word for  
5 it, unless you guys want it. I mean, I could  
6 ask like 20 questions. I'm going to sort of  
7 leave it up to you because you're the expert,  
8 but I do have to ask you, what is a long house  
9 connection?

10 MR. ANDERSON: It's just a long pipe.  
11 In this case, it will be a series of three  
12 pipes to the house, and they'll be clean outs  
13 every 50 feet. They'll be in a manhole because  
14 it tends to -- the trucks will drive over clean  
15 outs and the pipes will get broken and  
16 everything. So in this case, the clean outs  
17 will actually be in a manhole and protected, so  
18 there shouldn't be any maintenance requirement  
19 on them. The clean outs are there just in  
20 case, you know, a plumber has to snake through  
21 the pipe if it clogs.

22 THE CHAIRMAN: And that manhole is  
23 obviously in the street?

24 MR. ANDERSON: Yes.

25 THE CHAIRMAN: Great. Thank you.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21

2 MR. NEMECEK: I have to confess, I'm  
3 slightly disappointed. I thought the reference  
4 to the long house might be some sort of tribute  
5 to the Native America Tribes that lived on the  
6 land beforehand, but apparently not.

7 All the additional work that's being  
8 done really has little or no effect on the  
9 appearance, this is all subterranean?

10 MR. ANDERSON: Yes.

11 MR. NEMECEK: But obviously necessary  
12 to have a correct plan.

13 THE CHAIRMAN: Great. If that viewing  
14 audience is still around, let's see if any of  
15 them have questions about this. I would be  
16 surprised.

17 I make a motion to open the public  
18 hearing on this application, 21-04, Rogliano  
19 subdivision.

20 MR. NEMECEK: Second.

21 THE CHAIRMAN: All in favor.  
22 (AYE)

23 MR. ANDERSON: Thank you.

24 MR. TUDISCO: If any members of the  
25 public wish to address the Board, please raise

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 your hand.  
 3 There does not appear as if there are  
 4 any members of the public that wish to address  
 5 the Board on this application, Mr. Chairman.  
 6 THE CHAIRMAN: Thanks, Rob. I make a  
 7 motion to close this public hearing on this  
 8 application, 21-04, Rogliano subdivision.  
 9 MR. NEMECEK: Second.  
 10 THE CHAIRMAN: All in favor.  
 11 (AYE)  
 12 THE CHAIRMAN: I make a motion to  
 13 approve this application, 21-04, Rogliano  
 14 subdivision.  
 15 MR. NEMECEK: Second.  
 16 THE CHAIRMAN: All in favor.  
 17 (AYE)  
 18 THE CHAIRMAN: Thank you, Mr.  
 19 Andersen. Have a good evening.  
 20 MR. ANDERSON: Thank you.  
 21 MR. CHAIRMAN: That's about it, guys.  
 22 I know we wanted more, but I'm sure we will  
 23 later on.  
 24 I make a motion to close the Planning  
 25 Board meeting of January 28, 2021.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 MR. NEMECEK: Second.  
 3 THE CHAIRMAN: All in favor.  
 4 (AYE)  
 5 THE CHAIRMAN: Have a good night,  
 6 guys.  
 7 MS. UHLE: That was a great meeting.  
 8 Thank you. Goodnight.  
 9 MR. NEMECEK: Have a wonderful  
 10 weekend. Goodnight.  
 11 MR. CAMPANA: You too.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/28/21  
 2 C E R T I F I C A T I O N  
 3

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 video of the Zoom hearing. I was not present  
 13 for such hearing. The video was taken and  
 14 transcribed by me to the best of my ability.

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

19 IN WITNESS WHEREOF, I have hereunto set  
 20 my hand this 9th day of February, 2021.

21  
 22   
 23

DINA M. MORGAN  
 Court Reporter

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/28/21

2  
 3  
 4 CORRECTION SHEET

5  
 6 PAGE CORRECTION

7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

DINA M. MORGAN, REPORTER