EASTCHESTER PLANNING BOARD - 1/28/21

1 THE CHAIRMAN: Good evening, everyone.
2 This is the Town of Eastchester Planning Board meeting of January 28, 2021. I'll begin with the roll call.
3 Mr. Louis Campana.
4 MR. CAMPANA: Present.
5 THE CHAIRMAN: Mr. Phil Nemecek.
6 MR. NEMECEK: Present.
7 THE CHAIRMAN: Mark Cunningham.
8 MR. CUNNINGHAM: Present.
9 THE CHAIRMAN: Jim Bonanno is here.
10 Robert Tudisco and Margaret are also present.
11 Let me just run through the agenda and what's been adjourned and then we will approve minutes. On the agenda, we have an administrative item. It's a Notice of Intent from the Town Board, which we'll go through.
12 The applications we have in front of us are Application 20-34, 16 JR Albanese Place, then 21 we have Lockwood Road, then 1 Wendover Road, and then the Rogliano subdivision. Adjourned items are 5 Ray Place and 291 Main Street.
13 MS. UHLE: Also, again, the most updated form that you got, also Kidz Corner at...
EASTCHESTER PLANNING BOARD - 1/28/21

them know that you have consented to them being
the lead agency.

THE CHAIRMAN: Great. Thank you. So
the applications now.

MS. UHLE: Before you go directly to
the applications, if you could just let people
know how to participate in the public hearing
if they haven't done that before.

THE CHAIRMAN: Yes. The viewing
audience, if they want to make a comment,
please raise your hand and Mr. Tudisco will
recognize you and invite you to make comments.

MS. UHLE: On Zoom, there's a raise
hand feature. When you raise your hand, Rob
Tudisco will acknowledge you. If you're on a
phone, you use the star 9 feature. I just want
to make sure people understand.

THE CHAIRMAN: You're right. We don't
want people raising their hands.

MS. UHLE: Also, if you're calling in,
you do star 9.

THE CHAIRMAN: First application is
20-34, 16 JR Albanese Place.

MS. UHLE: They're coming on board.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

Okay.

MR. BADALY: Good evening, this is
Shahin Badaly.

THE CHAIRMAN: Good evening.

MS. CHATMAN: Hello, Abeni Chatman.

MS. BADALY: I'm here with the
applicant, Abeni Chatman.

MS. UHLE: Shahin, you could just go
directly into your presentation.

MR. BADALY: Thank you. So we have
before you a proposal for a commercial day care
within an existing space of an existing
building located at 16 JR Albanese Place, AKA
210 Main Street. The proposed space is
approximately 1,133 square feet within an
existing building with about a little over
6,000 square foot footprint.

THE CHAIRMAN: Excuse me, Mr. Badaly,
could I just interrupt for a minute? Have you
shared anything with us or you're just
presenting right now?

MR. BADALY: I could definitely share
my screen.

THE CHAIRMAN: Yes, if you have

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

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

EASTCHESTER PLANNING BOARD - 1/28/21

1 verified that with the Building Inspector as
2 well.
3 Finally, I would like to inform you
4 that the applicant is going to seek a license
5 to operate from the New York State Office of
6 Child and Family Services, as well as meeting
7 all of the criteria of the Department of Social
8 Services and the Westchester County Health
9 Department.
10 We did provide a cover letter from the
11 applicant that does explain the pickups and
12 drop offs, as well the employees and number of
13 children to be present, and just the other
14 forms that are required and the mailings.
15 With that, if you have any questions.
16 THE CHAIRMAN: Great. Thank you. So
17 times for drop off and pick up, are they going
18 to be staggered or everyone comes at 7?
19 MR. BADALY: Abenai, if you would like
20 to chime in. I believe the letter does state
21 that due to Covid there will be staggering in
22 order to limit the amount of people at once
23 that are in the lobby.
24 MS. CHATMAN: Yes. The parents will

DINA M. MORGAN, REPORTER

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 Ansl systems or
24 anything that would have to be incorporated
25 into that?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

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
EASTCHESTER PLANNING BOARD - 1/28/21

spaces put together, but it is vacant right now.

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

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

THE CHAIRMAN: There's ample room.

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

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

MR. NEMECEK: Looks fine.

THE CHAIRMAN: We have to open a public hearing and take comments from the public, so if you just standy, Mr. Badaly. I make a motion to open the public hearing on this application, 20-34, 16 JR

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

Albanese Place.

THE CHAIRMAN: All in favor.

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

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Pretty straightforward.

You did a very good job presenting it and preparing it, Mr. Badaly. Hope to see you again here. Unless there's any other comments, I will make a motion to approve this

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

17
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
14 As far as the storm water management,
15 obviously this is a new dwelling, so we are
16 going to capture a hundred percent of the storm
17 water on site. We did do deep hole tests and
18 percolation tests that the town consulting
19 engineer came out to witness, and that's all
20 demonstrated on the site plan. There will be
21 Cultec units in the front to capture some of
22 the front related surfaces, and the additional
23 in the rear. The new AC units are located on
24 the right-hand side. Those will obviously be
25 screened. There is actually a landscape plan

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

18
provided in the packet by Bob Tramontano.
1 There are no actual trees that we are going to
2 be removing. There are just evergreen plants
3 on the site that will be removed as a result of
4 the project, but no significant trees will be
5 removed as a result of the proposed action.
6
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 trees up the front
11 elevation. It think it was a nice touch and
12 recommendation.
13
14 I'll pull up the landscape plan.
15 Sorry, one second. It's not in here. There's
16 a landscape plan attached in the packet. I
17 have to stop sharing and then load that up. In
18 the legend, there was a few -- I think the
19 items were not as correct as the plan, so the
20 landscape architect updated those items to
21 reflect the planting plan in the legend.
22 Other than that, I think that's about
23 it. Any questions, I'm happy to answer.
24
25 THE CHAIRMAN: Thank you.

MR. MAIORANO: Just quickly, the

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

of communities. A lot of communities measure to the midpoint of the roof. The ARB used to really look at ridge heights quite a bit, but I don't think they do as much just because 33 is very reasonable. When we first proposed that for the town, I was really concerned that we would get a lot of squat looking little homes, but it seems to work out pretty well. I think overall you're never going to have a house that really looks towering because of that ridge height, unless it's next to a ranch or something.

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

MR. CUNNINGHAM: The approval.

MR. MAIORANO: Yes, you have to vote.

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

MR. CUNNINGHAM: As part of the approval, the landscape plan --

MS. UHLE: Yes. Again, Jim, you have those in the notes I provided to you. As a condition of approval, we'll have the typical storm water management plan will be subject to final review and approval by our engineering consultant. Prior to the issuance of the CO, we'll need a letter from the landscape architect certifying that what was installed is consistent with what was approved.

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. MAIORANO: Thank you.

THE CHAIRMAN: Great. Thank you.

MR. CUNNINGHAM: Good luck with it.

It's very nice.

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

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

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

MR. CUNNINGHAM: Monopolizing the market here.

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

MR. MAIORANO: That will be good.

Perfect.

MR. NEMECEK: There you go.

MR. MAIORANO: So basically what's a little different on this project -- yes, again, we're doing the extension on the rear of the dwelling, but because it's a secondary side...
EASTCHESTER PLANNING BOARD - 1/28/21

yard, which is facing a street, which is Mill Road, the front of this dwelling is Wendover, which we’re not proposing any changes. The back addition, which faces Mill Road, we’re extending to the rear, and that’s resulting in us coming before you today to get the approval for the proposed action.

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

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

DINA M. MORGAN, REPORTER

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EASTCHESTER PLANNING BOARD - 1/28/21

the residence, again, just kind of extending it back and -- extending it back, and then adding that gable to the rear, which you could see in that picture there.

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

Other than that, just related to site features, we are capturing obviously the new impervious surfaces with new drainage system.

The new AC units will be on the right side of the dwelling as well. They won’t be able to be visible from the road at all.

I think that basically covers it. Any questions, I’m happy to answer.

Just really quickly, the lighting again. It’s just two sconce lighting on the rear sliding door that goes out to a patio.

There is an existing patio. We’re going to be removing it and adding the same patio off to the back as well.

THE CHAIRMAN: Thank you. I’m looking...

DINA M. MORGAN, REPORTER

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EASTCHESTER PLANNING BOARD - 1/28/21

does match. New asphalt shingle roof, it’s a bark wood color very similar to what’s existing there. The windows are going to match the existing. There’s no dividers. They’re Anderson 200 Series windows. Again, the other comment that the Architectural Review Board had was, this left side elevation, this is the elevation that faces Mill Road, we just added a window to the right top side, which is right here. It’s in a bathroom on the second floor that is not really changing.

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

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

DINA M. MORGAN, REPORTER

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EASTCHESTER PLANNING BOARD - 1/28/21

for a comment. I’m searching and I have nothing.

MR. CAMPANA: I have no comments.

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

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

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

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

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

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

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

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

MR. MAIORANO: It's a little lighter yellow. It's a little tone darker.

MR. NEMECEK: Okay.

THE CHAIRMAN: Okay, let's do the public hearing, see if there is anyone with comments.

MR. NEMECEK: Before you do, one last question. You may have mentioned this, Adamo, the ARB, what comments, if any, did they have on this proposed addition to the house?

THE CHAIRMAN: It was that window.

MR. MAIORANO: Yes, it was that window on the front right side. I tried to kind of make sort of an organization of the windows on the left-hand side because that's facing the street.

MR. NEMECEK: Yes.

MR. MAIORANO: I added that one to the right front, and then replacing the front siding as well.

MR. NEMECEK: Got it. Did the ARB have any other comments other than the windows and the siding?

MR. MAIORANO: I believe those were

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

MS. UHLE: We do include all their comments in your meeting notes as well.

MR. NEMECEK: I know. I understand. And if anyone on this Board respects the hard work of the Architectural Review Board, it's yours truly.

THE CHAIRMAN: We all respect it. So public hearing. So I make a motion to open the public hearing on this application, 20-41, 1 Wendover Road.

MR. NEMECEK: Secretary.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Back to you, Mr. Tudisco.

MR. TUDISCO: If anyone from the public wishes to address the Board on this application, please use the raise your hand feature and I will invite you to un-mute yourself.

Mr. Chairman, there is no one who has indicated they wish to address the Board.

THE CHAIRMAN: Seems to be a very

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

THE CHAIRMAN: So then I make a motion
to approve the application, 20-41, 1 Wendover Road.

MR. NEMECHEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Thank you, Adamo.

MR. MAIORANO: Thank you.

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

MR. CAMPANA: Stay warm.

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

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

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

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

They have a little situation where Water Street/Rogliano Way has to be re-filed.

The file map has to re-file because we're doing long house connections for the individual homes. What happened was, Water Street had

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

more water mains than were on the record maps.

One is them is running parallel above the existing sewer, so he can't make an easy connection. We originally intended for a dog house manhole, which would just slip over the existing sewer main, but because of that pipe running above it and an additional running I guess if you're facing down the street to the right of it, it just makes the dog house almost impossible to put in or even a new manhole completely without diverting quite a few pipes.

So we talked to DPW, we talked to the Health Department and talked to Kellard Sessions, and we decided that we would do three separate long house connections for the lots.

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

Do you need to see any of the plans?

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

MR. ANDERSON: It's just a long pipe.

In this case, it will be a series of three pipes to the house, and they'll be clean outs every 50 feet. They'll be in a manhole because it tends to -- the trucks will drive over clean outs and the pipes will get broken and everything. So in this case, the clean outs will actually be in a manhole and protected, so there shouldn't be any maintenance requirement on them. The clean outs are there just in case, you know, a plumber has to snake through the pipe if it clogs.

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

MR. ANDERSON: Yes.

THE CHAIRMAN: Great. Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

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

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

MR. ANDERSON: Yes.

MR. NEMECHEK: But obviously necessary to have a correct plan.

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

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

MR. NEMECHEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. ANDERSON: Thank you.

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

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 1/28/21

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/28/21

MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(AYE)
THE CHAIRMAN: Have a good night,
guys.
MS. UHLE: That was a great meeting.
Thank you. Goodnight.
MR. NEMECEK: Have a wonderful
weekend. Goodnight.
MR. CAMPANA: You too.

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