EASTCHESTER PLANNING BOARD - 10/22/2020

THE CHAIRMAN: Good evening, everyone.

This is the Planning Board meeting of October 22, 2020. I'll do the roll call.

Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Jim Bonanno is here.

Good evening, everyone, and everyone else welcome to the meeting.

Let's see. So we're going to go straight to the minutes of the meeting. We're going to vote on approving them. So I make a motion to approve the meeting minutes of June 25, 2020.

MR. NEMECEK: Subject to the minor revisions that I provided to Margaret. I'll second.

THE CHAIRMAN: Thank you for those.

All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you.

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behalf of Suez.

We were last here back in June of this year. Since then -- we were there for a public hearing back on the 25th. Since then, a lot of things have happened, so I just wanted to go through that. Since its been awhile, I just wanted to kind of give a brief overview of this project and why we're doing this, just so the Board is back up to speed.

So as you know, as the Chairman indicated, this is a pump station that's been existing on 10 Leewood Drive since the 1930's. Suez seeks site plan approval for the demolition and construction of a new pump station at the property, like I said, which has been operating as a pump station since the 1930's.

By way of background, as you all know, Suez provides drinking water to Eastchester and several other communities in Westchester. In Eastchester we have the Delaware Pumping Station and this pumping station at Troublesome Brook.

So with respect this project, the

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reason why we are here is because of new guidelines and water disinfection practices from the New York City Department of Environmental Protection and the New York State Department of Health. Just so you know, Suez gets it water from the New York City DEP Catskill and Delaware Aqueduct supplies. Now, because the New York City DEP is changing how they disinfect water, they will no longer provide what is currently full-time chlorination of the water at the Kensico Reservoir. This practice will cease on December 31, 2022. So what this means now with the new mandate, disinfection now has to occur at the pump station upstream of Suez's connection points. That means that we will have to treat the water at the pump station with what is called an on-site hypochlorite generation system or OSHG. We do that simply to maintain the safe and healthy drinking water standards because without the treatment, the water would not be potable.

MR. NEMECEK: Can I interrupt you?

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

1 this briefly. A couple issues that we left off
2 with your Planning Board back in June, which we
3 took note and we want to address with you in
4 this presentation, and then we'll turn it over
5 after Joe, we'll have Steve Maffia from
6 Ferrandino talking about the construction
7 impacts with respect to traffic. I know during
8 the course of this process, we've heard that,
9 so we wanted to just talk about that and go
10 through that just to remind the Board again of
11 what we are planning to do to mitigate the
12 impacts of traffic during construction.
13
14 Without further ado, I will now turn
15 this over to Joe Bongiovanni from Jacobs. If
16 there are any questions, obviously, we are here
17 to answer them. I appreciate all of your time
18 for listening to this, so thank you.
19
20 MR. BONGIOVANNI: Thanks, Lino. We
21 have a number of renderings to show you from
22 different perspectives, but we'll get into
23 those. Just a few other updates from the last
24 Planning Board. Lino obviously mentioned the
25 ZBA and ARB efforts, which you see the fruits
26 of that labor shortly. There were several open

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

1 items that weren't quite addressed at the last
2 Planning Board that we were asked to look into.
3 One of them was alternative truck sizes for
4 salt delivery. We did reach out to our vendor,
5 and they basically told us this is the type of
6 truck, this is the size of truck that they do
7 use. I do have a picture of it. This is the
8 actual truck making a delivery. It is fairly
9 large. Unfortunately, this is their sole truck
10 size that they use for this type of delivery.
11
12 We were also asked to look at some
13 alternate, you know, routing on the site,
14 specifically not using the Dale Road exist. We
15 did look at that. It really isn't possible to
16 turn around on our site. There's a lot of
17 landscaping we're trying to put, and there
18 really isn't room to make some of the turns we
19 need to make to not use the Dale Road exit. We
20 did look at it.
21
22 Also, with respect to the driveway,
23 the width, the massing of the driveway was a
24 concern. We have not changed the overall width
25 of the traveled way, if you will, on the
26 driveway, but we have added features to help

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

1 with the massing, specifically pavers on either
2 side of the driveway and at the apron. The
3 renderings reflect that, so you'll be able to
4 see that.
5
6 Lastly, one of our variances,
7 obviously, was gross floor area, so that was a
8 concern of the ZBA. We did look at reducing
9 the building at bit. We were able to do it a
10 little bit, and actually that helped on the ARB
11 side for some of their concerns about the
12 building frontage and texture that we were
13 going for.
14
15 Without further ado, I'll just get
16 into some of the renderings for you. This is
17 just our front elevation of the building. It
18 has changed a bit, I guess, since you guys have
19 seen it last. All of this landscaping is
20 fairly accurate, just to let you know, so it is
21 rendered correctly. A view from Leewood.
22 That's our main entrance there coming in from
23 Leewood. You see the fence and landscaping in
24 the front. A view from Oakland. It's pretty
25 well screened. These are the mature heights of
26 the trees when they do grow to their full

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

extend along the entire property line so that
you don't see the building. Your landscape
architect could address that, but I just wanted
to mention that.

MR. BONGIOVANNI: That's a good point.

Thanks, Margaret. There were some last
requests of the Architectural Review Board on
specifically some of the species and the size
of the species at planting time.

Tammy, you're on. Do you mind
highlighting the changes that would be impacted
in this rendering, you know, if there's
anything significant that I've missed.

MS. SCHLAGBAUM: Basically we added
more plant material than what you actually see
in these rendering. The Architectural Review
Board asked for a little bit more interest, so
we undulated the beds and added some layering
of plants. As Margaret had referenced, we
changed -- on the rear elevation of the
building, we extended the Arborvitae all the
way across the back so there's not a lower
portion of large mass shrubs. What you see
here, Joe's representation of, say, all the

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EASTCHESTER PLANNING BOARD - 10/22/2020

undulating and additional plant material
plantings that we're using now.

Just a couple of things. Station
operations. This is an unmanned facility. It
is remotely monitored 24 hours a day. It's
functioning as a pumping station currently,
that will continue into the future. There is
going to be no change in noise generation
associated with the pumps because of that.

That stays the same. It will be producing
sodium hypochlorite on an as-needed basis, so
that is a change. There is someone here every
day. They're usually here during normal
working hours. They may be here for an hour or
two checking on things, that's just a part of
the normal routine. Other than the operator
showing up once a day to check on things, about
six times a year we need to take a delivery of
salt. That's the primary material for making
the hypochlorite. That happens about six times
a year. The other thing that happens here on a
monthly basis is exercising of the emergency
generator, which we are paying a lot of
attention to noise and sound attenuation.

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EASTCHESTER PLANNING BOARD - 10/22/2020

plant material is represented accurately, it is
representing accurately in regards to the type
of plants and sizes they are at maturity,
textures and things. We did not update the
renderings, but what you see in these
renderings, again, has been enhanced with more
layering of plants along Dale, along Oakland,
and along Leewood.

MR. BONGIOVANNI: The one other thing
that the ARB asked us to try and do is, at time
of planting to use slightly more mature trees
and shrubs so we would realize the screening
effect a bit more quickly.

MS. SCHLAGBAUM: Correct.

MR. BONGIOVANNI: That was some of the
bigger changes that they asked for. I think
that was the last one. This is just an updated
site plan showing the new driveway with the
pavers. The frontage obviously has changed a
bit. Most of the site has not changed at all
since the last time we met.

Landscape plan. This is the latest
landscape plan that Tammy was just referring to
with some of the planting beds a bit more

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EASTCHESTER PLANNING BOARD - 10/22/2020

Everything is inside. Right now, actually, the
generator is outside, but that will be moved
inside. So we do expect an improvement over
existing conditions in that regard.

Some other just benefits of the
project:

Less noise. We just mentioned that.

Reliability. The station is old. The
equipment is pretty old in there now. So we do
have some outdated equipment which we get to
replace, which will help reliability.

Resiliency, redundancy. This is a
critical infrastructure we're talking about, so
we are ensuring service continuity of drinking
water, in effect.

The landscaping is going to be much
improved on from what's there now. It's
professionally designed and will be properly
maintained.

If there are no questions, we're going
to turn it over to Steve, who is our traffic
engineer, to just discuss some of the traffic
impacts during construction.

THE CHAIRMAN: Does the Board want to

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ask any questions about the presentation?

MR. NEMECEK: I had one question. If you could go back to, I guess, the site plan itself. Is there some portion of the site that is not part of the Troublesome Brook property, namely the piece that's right on Dale Road; is that town property?

MR. BONGIOVANNI: Yes, that's correct, it's a town parcel. Currently, we have a lot of underground infrastructure on that site.

There's a lot of vaults and large diameter piping passing through that parcel right now.

MR. NEMECEK: Okay. I assume there's some sort of right-of-way or some sort of arrangement you have with the town to utilize that property; right?

MR. BONGIOVANNI: Go ahead, Lino.

MR. SCIARETTA: Yes, sure. Mr. Nemecek, I'm working with the Town Attorney's Office to formalize that because there are existing pipes that have been existing there for years. So with this project now, we are going to now formally legalize that because, again, we are replacing some of that. So I...

DINA M. MORGAN, REPORTER

have been in contact with the Town Attorney's Office and the Town Attorney with respect to that. We provided the meets and bounds, so that will be part of this with respect to this process. There will be a formal letter.

MR. NEMECEK: But whatever that arrangement is, the net result is going to be the town is still going to own that property but there will be a formalized arrangement where you will be using it. I assume that that arrangement -- and Mr. Bongiovanni just spoke about the professional landscaping and maintenance of the property -- I assume that that maintenance will include the piece that's the town's piece as well; correct?

MR. BONGIOVANNI: That is correct.

MR. NEMECEK: All right. Okay. Just to elaborate on the truck, I think you answered my questions on the truck, that I had back in the June meeting. I assume there's one vendor that Suez uses, and that vendor only has this size truck?

MR. BONGIOVANNI: Yes. It's actually obviously more than salt. That's who we have a...

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

1. Obviously, it's an industrial space.
2. MR. BONGIOVANNI: This one?
3. THE CHAIRMAN: I'm sort of thinking
4. you really can't make it much wider; right?
5. Oh, it's stamped concrete, that's what it is.
6. MR. BONGIOVANNI: No, it's actually
7. not stamped. They definitely are unit pavers.
8. THE CHAIRMAN: They are pavers?
9. MR. BONGIOVANNI: Yes.
10. THE CHAIRMAN: You really can't make
11. it any wider than that. What's the total width
12. of the driveway?
13. MR. BONGIOVANNI: 20 feet.
14. THE CHAIRMAN: So any more than that,
15. you will see it. The only other question or
16. note I had was the parapet height. Sort of
17. looking at it from the bird's eye, it seems
18. sort of tall.
19. MR. BONGIOVANNI: It is, I believe --
20. Fred, if you got the numbers near you. I think
21. the top of parapet --
22. MR. GROSSFELD: The parapet itself is
23. I think 3 foot 6 by code off the surface of the
24. roof. That's a code minimum. Otherwise, we'd
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EASTCHESTER PLANNING BOARD - 10/22/2020

1. The CHAIRMAN: At the entrance, right.
2. MR. BONGIOVANNI: This is a paver, and
3. then, obviously, we have the pavers along the
4. side. The width -- I have to zoom in here.
5. Let me get it for you. I think it says 40.
6. Joe Weaver, can you answer that? Do you have
7. that handy? Is that a 40 foot?
8. MR. CUNNINGHAM: I have the site plan,
9. it says 55 on it, 53.
10. MR. BONGIOVANNI: Can you answer that,
11. Joe?
12. MR. WEAKER: I don't have the drawing
13. open right now.
14. MR. BONGIOVANNI: Let us know. We
15. have a fairly large truck. It's a little
16. larger than normal.
17. THE CHAIRMAN: What's the material on
18. the shoulders on both sides of the asphalt.
19. MR. BONGIOVANNI: I believe it's a
20. traffic rated concrete paver or brick. It may
21. be a brick concrete.
22. THE CHAIRMAN: So maybe back to the
23. view from the street of the driveway, please.
24. You did a very nice job trying to minimize the
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EASTCHESTER PLANNING BOARD - 10/22/2020

1. amount of pavement.
2. MR. BONGIOVANNI: No. We have minimal
3. light. The lighting is not rendered. The
4. lighting we're going to use is going to be
5. minimal to the point of whatever we need for
6. safe egress. They'll be wall packs with, you
7. know, lighting that will just be down facing.
8. So we're just lighting the area outside the
9. egress points. They're not going to be on at
10. night. It's motion activated, the lighting.
11. THE CHAIRMAN: So it's going to be
12. dark. Is there site lighting on the site plan?
13. MR. BONGIOVANNI: There is no site
14. lighting. Other than those wall packs, that's
15. the only site lighting we have.
16. THE CHAIRMAN: So I want to see the
17. driveway. Could you go both to the entrance
18. and exit, the street. That's pretty cool. How
19. wide is the apron and what is it; is it brick?
20. MR. BONGIOVANNI: It's also a paver.

DINA M. MORGAN, REPORTER

01/11/2021 03:07:50 PM
06 of 39 sheets
Page 21 to 24 of 153
MR. CUNNINGHAM: I have another question about A-201. It references on the east elevation, knock all walls, knock out panels. Is this to access equipment?

MR. BONGIOVANNI: Correct. We have knock out panels in a few locations. The first one is here. This is our generator room on this side. It's fully enclosed. We don't want to have openings as much as possible to limit noise. Structurally, this will be a knock out wall, meaning we could pull this section of wall down and remove our generator in the future if we have to replace it.

MR. CUNNINGHAM: It will look like an uninterrupted wall with brick but you could knock them out?

MR. BONGIOVANNI: That's correct. On this side we'll also have some knock out walls. These are where our tanks are going. West elevation?

MR. BONGIOVANNI: Yes. Dale is here, this is Leewood. This elevation here, this will also be some knock out.

THE CHAIRMAN: While we're asking...

DINA M. MORGAN, REPORTER

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EASTCHESTER PLANNING BOARD - 10/22/2020

questions, what is the band, the horizontal band: is that precast or --

MR. BONGIOVANNI: These are all cast stone, right, Fred?

MR. GROSSFELD: Yes, cast stone. There is no concrete block on the project whatsoever.

MR. CUNNINGHAM: And it's plinth course at the base of the building?

MR. GROSSFELD: Yes, and stone veneer, 4 inch stone veneer.

THE CHAIRMAN: A few more questions. So all of the time the driveway is going to be vacant, right, except when a serviceman comes to stay for an hour; right?

MR. BONGIOVANNI: Correct.

THE CHAIRMAN: There isn't going to be any equipment out there or anything?

MR. BONGIOVANNI: No.

THE CHAIRMAN: Just one other question. This is more of a landscape question. The elevation around the back that has the big tall arborvitae -- yes, keep going, that one. So to the far right there, is that...

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

the idea you didn't want those Arborvitae to run all the way over because it would sort of like a too big of a wall?

MS. SCHLAGBAUM: That was the original direction that I had gone with. The Architectural Review Board requested that the Arborvitae continue in line, which is what we were referencing before. The landscape plan that Joe had pulled up, shows a solid row of Arborvitae on that now.

THE CHAIRMAN: So it is going to be a solid wall?

MS. SCHLAGBAUM: It is going to be solid now.

MS. UHLE: That way the resident that is immediately behind the building, won't have that view of the building. The ARB asked for the solid row or Arborvitae to make sure the building was screened from the adjacent property.

MS. SCHLAGBAUM: Yes.

THE CHAIRMAN: Okay. So it's going to be a solid wall of Arborvitae. Is that the size they are when they go in, or is that the...

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

1 what are they, Green Monsters?
2 MS. SCHLAGBAUM: These are called
3 Green Giants.
4 MR. CAMPANA: Green Giants, yes.
5 MS. SCHLAGBAUM: It's a cultivar that
6 came into itself in the last 5 to 8 years.
7 It's very upright, very sturdy, it's not
8 sturdy, it's not affected by the snow, and it
9 matures quite efficiently. You don't want the
10 plant to grow too quick because they grow
11 too quick, they die too quick. It's,
12 unfortunately, a kind of balance that you end
13 up having.
14 If these go in at around 8 to 10 feet,
15 you're going to get a foot or 2 of growth every
16 year after they get acclimated. So the first
17 year may be a little slower because they just
18 go through a little bit of a stunning because
19 of being relocated, but after that, with good
20 conditions, and everything is nice and green
21 around that area, we should be able to get a
22 foot or 2 foot of growth on these plants based
23 upon their growing habits.
24 THE CHAIRMAN: 8 to 10 sounds like you
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EASTCHESTER PLANNING BOARD - 10/22/2020

1 could end up with an 8 foot tree. Well, they
2 will be the same height; right?
3 MS. SCHLAGBAUM: They should be
4 identified as matching.
5 THE CHAIRMAN: Right.
6 MS. SCHLAGBAUM: So again, what I
7 don't want to do is -- because it's happened to
8 me as I reviewed for other communities -- where
9 the developer comes in and says, we're going to
10 put in 12 foot evergreens, and then when I go
11 out and review them on site, they're only 10.
12 So I don't want to promise something that I
13 can't and is not available in the industry.
14 MS. UHLE: I think, Jim, too, if you
15 think about it, if you look at a ceiling height
16 or something, an 8 foot height at planting is
17 pretty substantial.
18 THE CHAIRMAN: Yes, I do agree. I'm
19 just sort of thinking of the screening it can
20 provide. It's not going to be the screening
21 we're looking at on this rendering for five
22 years.
23 MR. CUNNINGHAM: You're going to see a
24 lot of the building.
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EASTCHESTER PLANNING BOARD - 10/22/2020

1 MR. NEMECEK: But there really isn't
2 another way around this. You have to give the
3 plants time to grow.
4 THE CHAIRMAN: You could specify a
5 bigger plant; right? The question is, is it
6 going to be able to be procured; right?
7 MS. UHLE: Well, I will have to say
8 what Tammy said happens here all the time,
9 which is why even when -- well, Jennifer, who's
10 a landscape architect on the Architectural
11 Review Board reviewed the plans as well, and I
12 think with the mind to, you know, what will
13 acclimate easily to the property at
14 installation and also what's available.
15 THE CHAIRMAN: I'm going to go back to
16 being an engineer and stop trying to be an
17 architect. I'll leave it to the architects.
18 Whatever you guys say.
19 MR. CAMPANA: I just have one question
20 or clarification. So there was mentioned --
21 can you go back to the site plan quickly?
22 There was mention of the driveway and the curb
23 cut and the fencing being on town property.
24 Can you point out on this plan right now, where
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EASTCHESTER PLANNING BOARD - 10/22/2020

1 the actual property line is between the town
2 property and Troublesome Brook?
3 MR. BONGIOVANNI: I believe this is
4 the town line right here.
5 MS. UHLE: That's right.
6 MR. BONGIOVANNI: Our new fence is
7 back here.
8 MR. CAMPANA: Your new fence is there.
9 Was this one of the variances you had to
10 acquire?
11 MR. BONGIOVANNI: No.
12 MR. CAMPANA: Okay. All right.
13 That's it. Thank you.
14 THE CHAIRMAN: I just want to see the
15 renderings. The maintenance, all the
16 landscaping, I mean, it's beautiful, and I
17 imagine -- how are we assured -- it's to
18 everyone's best interest that it's maintained;
19 right? We have Troublesome's word that they're
20 going to be maintain this because it is pretty
21 spectacular?
22 MR. BONGIOVANNI: Yes. They do
23 maintain the existing site well. There's not
24 as much landscaping.
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MR. CUNNINGHAM: That statement is accurate for within your property, but that part that comes out to Dale Road, the grass gets tall over there. I'm not sure if Suez is maintaining that at this point or if it's the town, but it's not like it's manicured lawn or anything, at this point.

MS. UHLE: Actually, a resident had mentioned to me as well, that the right-of-way has not been maintained very well, and that would be Suez's responsibility to maintain the property up to the right-of-way. We weren't aware that that was an issue. Either the Building Department or actually it's the Highway Department could issue a violation if the right-of-way isn't being maintained. Just make sure the maintenance people understand they're responsible for maintaining up to the curb.

MR. BONGIOVANNI: I'm sure it will be a condition of any easement too; right?

MR. SCIARETTA: We could incorporate that, that's correct.

THE CHAIRMAN: Okay.

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MR. CUNNINGHAM: That would be great.

MR. TUDISCO: Mr. Chairman, I'll make a note for Mr. Reda, he's reviewing the easement language with the applicant.

MS. UHLE: Under any circumstances, it's already in our code that property owners are responsible to maintain up to the curb. It would be good to include it in the agreement as well. Well, I guess you don't own the property, so that's why we're clarifying that.

MR. NEMECEK: You're not giving away town property, are you, Margaret?

THE CHAIRMAN: Where are the nearest fire hydrants; are they on the site plan? I'm just sort of curious. It looks so beautiful.

MR. BONGIOVANNI: It doesn't come up on this. Joe W, does that come up on your --

THE CHAIRMAN: It should be on the survey, shouldn't it?

MR. BONGIOVANNI: It should be if they picked it up if there's one right in front of our property. It could be on the other side of the road.

THE CHAIRMAN: It might be on the

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MR. CUNNINGHAM: Other side of the road, you're right. Just a question. Could you just do me one more favor?

MR. BONGIOVANNI: Bird's eye right here. We have one on the other corner.

THE CHAIRMAN: What is that thing on the left there?

MR. BONGIOVANNI: We are getting a new Con Edision service, so we've kind of proposed it to be in the back here.

THE CHAIRMAN: That's just their box there?

MR. BONGIOVANNI: Yes, there will be a transformer and a transfer switch as well.

THE CHAIRMAN: Is there another one?

MR. BONGIOVANNI: This is the other aerial.

THE CHAIRMAN: That's the one we were looking at, right.

MR. CUNNINGHAM: You said there were fans on the roof. Is there any air conditioning in this building?

MR. BONGIOVANNI: We have some small
EASTCHESTER PLANNING BOARD - 10/22/2020

MR. BONGIOVANNI: We have --

THE CHAIRMAN: That's it. That's the fence. The fence is way back there.

MR. BONGIOVANNI: It is, yes. We didn't want to have the fence bigger than it needed to be, so we tucked it in. Actually, it added a nice element because we were able to pull off the road and get the gate opened.

THE CHAIRMAN: It's back there?

MR. BONGIOVANNI: Yes. We actually could get our work truck in here first and then open the gate, instead of sitting in the street waiting for the gate to open.

THE CHAIRMAN: Sure. I'm good. Thank you.

MR. WEAVER: Joe, it looks like the closest fire hydrants are about midway up the block on Dale and Oakland.

MR. BONGIOVANNI: Okay.

MR. WEAVER: They're probably a couple hundred feet away from the building at least.

MR. CERMELE: I think there is actually one right across the street at the entrance to Leewood.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

THE CHAIRMAN: But it's not on your side. All right. Thank you.

MR. BONGIOVANNI: If it's all right, we'll continue with a few remaining slides.

This is the traffic impact slide. I was going to turn it over to Steve, our traffic engineer, just to kind of go through some of the issues and mitigation for everybody.

Steve, go ahead.

MR. MAFFIA: Okay, Joe, thank you.

Good evening, everyone. Steve Maffia, Fernandino & Associates.

I just want to start off by saying that the traffic issues that we're expecting, once the project is complete, and since, as Joe mentioned, it's an unmanned facility monitored from a remote location, there will be no traffic impacts once the pump station is up and running. There will be no impacts on Leewood Drive or Dale Road, or at the intersection, no

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

Impacts during construction, which we expect to be about 18 months in duration, we will have a work force actually on the site that varies day-to-day, but probably would be no more than 12 to 15 in number. With carpooling, since we don't have enough room on the site to park every worker's vehicle, they'll park in a remote location and car pool to the site. We expect less than 12 trips, maybe 8 to 10 trips per day. There will be trips made outside of the typical rush hour times so that they won't mix in with the heavier traffic times in the morning rush hour, and again in the evening rush hour. Typically construction sites starts fairly early before the rush hour, and they finish up before the evening rush hour begins. So they're gone from

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

the area before the afternoon rush hour begins.

That's basically what the worker traffic or the truck or pickup truck activity looks like during construction.

Truck traffic is a little bit different. During the initial phases of the work, they'll be more of an increase in truck traffic because in those phases the demolition of the building is taking place and site preparation work is going on. So there will be more hauling of material in and out of the site in those early phases. Later on in the project after those initial phases of work, the truck traffic will diminish somewhat. It will be occasional deliveries of material and later on some of the equipment that's going to be installed, but they will be scheduled during the day during off peak hours. So there is no truck activity expected in and out of the site during peak hours.

We talked about and looked at night closures and detours. There are two different ways of doing this when we expect to work in the pavement of Leewood Drive, and that's the

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

only section of roadway that will be opened in
order to access underground utilities, in this
case the piping on Leewood Drive.
I'll talk about the lane shifts first.
The shifting of lanes only means that all we're
doing is moving both lanes of traffic on
Leewood Drive a little bit farther to the north
in order to allow work along the curb line in
front of the site on Leewood Drive. During
those times, there will be maintenance and
protection of traffic, there will be barred or
cones, flagmen, police presence, all funded by
Suez. Leewood Drive would remain open in both
directions during the lane shifts. When it's
necessary to close a lane, the only lane that
will close on Leewood Drive is the eastbound
lane. The westbound lane will always be open
throughout the duration of the construction.
When we close the eastbound lane, those
closures are estimated to be needed only about
15 to 18 days out of the entire 18 months of
work, and they will not be continuous, that's
what I want to point out. In other words, when
the underground pipe work is needed and the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

of the site, we only need that one block detour
from Dale to Oakland. When the work is done in
the evening, the lane is open, the detour is
closed. The closures, not only will they not
be continuous, but they will be sporadic at
best or on occasion because once the work is
done, other work on the site takes place, and
there's a gap in time, a few weeks or so, until
it's necessary again to go back into the
pavement, and again the eastbound lane is
closed and the detour route reset. Those
closures will not take place during the peak
hours, and they will not be left in place
overnight, so it's only during the day. All of
the detours, all of the closures will be in
accordance with the maintenance and protection
of traffic plans that are part of the site plan
submissions that will be made. They are also
based on recommendations and conversations that
we've had with the town and the town's
consultant. Dr. Grealy is on line here, and he
issued several memos and comments, and we
believe we have a list of conditions that will
be acceptable to the town and are acceptable to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

lane is closed, that will start in the morning
after the morning rush hour, and the detour
route will be open. So coming out of the
tunnel -- just to describe what it would look
like -- coming out of the tunnel from the
parkway side, traffic would be directed to turn
right onto Dale Road, and then at this point
we're thinking as a preferred route it would
turn left onto Crosshill Road, and then left
onto Oakland Avenue going back to Leewood. We
know that Crosshill has a do not enter sign at
Dale, that is an existing condition, but we
believe that this is a preferred detour route
on our part, and I'll get into it later when I
talk about the last point here with the school
district. We believe it's a better route. We
are expecting that the Town Board, when we
approach the Town Board, reach out to them,
would temporarily allow us to lift the do not
enter condition to allow the detour or to use
Crosshill for that short link from Dale Road to
Oakland Avenue. It is the shortest and most
direct route around the closure. Since the
closure really only takes place at the frontage

DINA M. MORGAN, REPORTER
right onto Leewood. Those routes would be 
affected by the lane closures and the detours, 
but it is our intention to include 
accommodations for the school bus route in the 
maintenance and protection, the traffic plans, 
coordinating all of this, as we said before, 
with not only the Highway Department and the 
Police Department, but also now with the 
Transportation Supervisor of the school 
district.

So we feel that as we proceed through 
the site plan approval process, we will have 
all of these issues under control, and that the 
conditions of approval will include all these 
issues relating to traffic conditions during 
construction. That's really all we have on 
conditions and impacts and how we're mitigating 
these impacts during construction.

Again, as I stated at the beginning, 
once construction is done, no traffic impacts, 
one technician trip per day, six salt 
deliveries per year, very low traffic, and 
again no impacts on traffic conditions that 
exist today. So I'll leave it at that. Any

DINA M. MORGAN, REPORTER

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Road site down to the Troublesome Brook 
Station, where we would only have to 
accommodate a few vehicles on the site.

THE CHAIRMAN: Okay. Thank you. Any 
other comments from the Board?

MR. CAMPANA: No comments.

THE CHAIRMAN: I had one other 
question that just came up. I just keep asking 
questions. How is snow cleared?

MR. BONGIOVANNI: I don't know if John 
on from Suez, who is in charge of their 
operations there? Did John sign on? I mean, 
I'm assuming they have to plow.

THE CHAIRMAN: Probably at the end; 
right?

MR. BONGIOVANNI: Yes. They have the 
site already. That's a larger site with a 
larger --

THE CHAIRMAN: I would think there's a 
contractor that comes on and plows.

MR. BONGIOVANNI: They may even have 
the work trucks with a plow on it. They might 
do that. I can't answer that question. I 
don't know, Mohammed, if you know that answer.

DINA M. MORGAN, REPORTER

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questions, I'd be happy to answer. Thank you.

THE CHAIRMAN: Thank you, Mr. Maffia.

Is there a construction like sequence drawing 
that has been made that shows where the workers 
are going to park? Yes, there you go.

MR. BONGIOVANNI: This is our 
schedule. We do have a staging plan that we 
put together. I don't have it in this slide 
deck.

THE CHAIRMAN: I appreciate that we 
understand that they're going to car pool or 
park offsite. But if they park onsite, I just 
don't want them parking on Dale, like lining up 
along Dale.

MR. BONGIOVANNI: No. I think that's 
one of the conditions of some of the memos we 
received. There will be no off-street parking.

MR. MAFFIA: Yes, that's correct. One 
of the conditions is no on-street parking on 
Dale, Leewood Road or Oakland near the site. 
There is off-street parking at the California 
Road site. We may be able to take advantage of 
that location to stage some of the work force 
there, and then car pool from the California

DINA M. MORGAN, REPORTER

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MR. SELIMGIR: Good evening, Mr.
Chairman and the Board. My name is Mohammed 
Selimgir, I work for Suez.

We do have a contractor on board that 
goes out on the site for the landscaping and 
the snow removal. So we do have a 
maintenance contractor to do that.

THE CHAIRMAN: Okay. I was mainly 
concerned if there was going to be a truck 
sitting on the site. So the contractor comes 
in and leaves.

All right, I don't have any more 
comments. Guys, anything?

MR. NEMECZK: No.

THE CHAIRMAN: Let's go to the public 
hearing. How do we do that?

MR. TUDISCO: Mr. Chairman, there are 
a number of hands up. I'm going to recognize 
Mr. Introzzi. I'm going to invite you to mute 
your mic and address the Board. Please give 
your full name and address and offer your 
comments.

MR. INTROZZI: Andrew Introzzi, I live 
at 195 Oakland, directly behind. I'm the

DINA M. MORGAN, REPORTER

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yellow house.

We appreciate the modification to the tree line. I do want to just stress -- I mean, obviously a year or two before they're going to be planted, anything that could be done to get those as tall as possible because it is a much bigger, more imposing building that's going to be outside of our house. I appreciate any advance consideration that could be done to, you know, sort of put dibs on bigger ones at the time of purchase, and anything we could do to put pressure on that as a priority, we would certainly appreciate.

Two other questions. One was, the fans and stuff that are on the roof, is there any noise level for those? What remediation is there for that? Are those running 24 hours a day?

MR. BONGIOVANNI: The fans will be running not necessarily 24 hours a day. Like I said, there's minimal ventilation through this space. It's an unoccupied space. When the temperatures do increase, the fans will kick on and ventilate the space.

DINA M. MORGAN, REPORTER

MR. INTROZZI: Do we have any sound ratings for those or can we get that so we know in case any remediation is necessary or anything like that?

MR. BONGIOVANNI: I don't have sound levels. Typically, fans, when they're operating properly, don't emit that much noise. It's not like, you know, an air conditioning unit. That's much more noise.

THE CHAIRMAN: The manufacturers must have something.

MR. BONGIOVANNI: Yes, they have. I don't have it handy.

THE CHAIRMAN: Can you bring it with you when you come back, just so we know that that's addressed? That's a good point. How many fans are we talking about here?

MR. BONGIOVANNI: I think we have about five or six exhaust fans.

THE CHAIRMAN: They're exhaust fans, right. Usually you could predict just how much the decibels that are put out, not how it reduces as you move away; right?

MR. BONGIOVANNI: Yes, you can.
EASTCHESTER PLANNING BOARD - 10/22/2020
MR. BONGIOVANNI: This is on Oakland making a right --
MR. INTROZZI: On Oakland to make the turn onto Leewood. I could count the number of times on one hand where I’ve been able to easily make the turn onto Leewood. It’s just a very hard turn to navigate when you’re looking to the left. So when you’re coming out of Oakland whether you’re going east or west, looking to the west there’s a very difficult sight lane because it’s a big road and there’s a little bit of a berm over there too. If there is anything that could be addressed in the plans or just to make sure that it’s not an additional issue with any of the extra landscaping to make it even harder to see around that corner.
MR. BONGIOVANNI: Most of the plantings on that side are small and they’re kind of contained. I don’t know if you could see it.
MR. INTROZZI: On the left side of the drawing, I see some plantings there.
MR. BONGIOVANNI: This what we’re planting next to Oakland. These are all small.
MR. INTROZZI: It might be something you could probably see with a walk through if it’s going to be more or less challenging. Just something to bring up because it’s something I know is an issue currently, and I just want to make sure it doesn’t get exacerbated.
MR. BONGIOVANNI: Most of it existing. We’re actually not changing much on this side of the property other than adding some shrubs, but, like I said, these are smaller and they’re tucked into the site a bit. Nothing on the edge up here that you’re referring to is being changed at this moment.
MR. NEMECEK: This is a very difficult -- I know this --
MR. BONGIOVANNI: Go ahead, Steve.
MR. MAFFIA: We could check the sight lines across the corner of that property, something we call a sight triangle, just to make sure there is no obstruction in that triangle, as you’re sitting on Oakland, as Mr. Introzzi mentioned, looking to your left. If anything, that’s existing, we could certainly take care of that. We’ll certainly make sure that none of the new plantings or fencing become obstructions to the sight line at that corner.
MR. INTROZZI: Okay.
MR. CAMPANA: I was actually going to ask if there was a sight analysis done for that intersection. If you go back to that plan for a second, something that may want to be considered is matching the radius of that corner or that turn with the fence instead of creating that abrupt corner that comes very close to the curb. If that was sort of reconfigured to conform with the radius of the curb, that may ease the issue a bit, including a sight distance analysis just to confirm.
MR. BONGIOVANNI: We can cut that fence, that's not an issue, caddy corner it a bit.
MR. NEMECEK: This is Phil Nemecek. I actually know this turn very well because I often take Oakland when I'm going towards the Bronx River Parkway. What makes this a particularly difficult turn, as Mr. Introzzi said, the visibility is not great if you're making a left -- if you're coming out going north on Oakland, making a left turn onto Leewood so that you would be going west. The visibility there is not great, but it is an uphill, and it's a fairly steep grade, so the cars are generally not coming that fast up the hill, but the cars are coming very fast on the opposite side, coming down the hill. I think it's inherently a very difficult spot. I think you certainly don't want to make it any more challenging, but I don't know that there is an answer to how to make this a less challenging turn, especially the left turn, because of the problem in particular. It is something of a curved road on both sides, and you have cars coming down Leewood moving westbound at a pretty high rate as they get towards the tunnel and the light at the bottom of the hill, so it's difficult to make that turn. You have to inch out. Obviously, as I said, you don't want to make that problem any more challenging.
MR. BONGIOVANNI: In this corner, it's...
EASTCHESTER PLANNING BOARD - 10/22/2020

mostly existing conditions for us. We really
don't have any work over here. I think this
fence --

MR. CAMPANA: Is that a new fence?

MR. BONGIOVANNI: I don't think this
is new. We're leaving this.

MR. SELIMGIR: This is an existing
fence. We didn't move the fence. We're
replacing it with the same thing.

MALE SPEAKER: That's an existing --
in that area, that's the existing fence, Joe.

We were just going to tie in right here where
we're changing the driveway.

THE CHAIRMAN: So that part of the
fence that's the acute angle there is existing?

MR. SELIMGIR: That's the existing
fence, right.

THE CHAIRMAN: As Mr. Maffia said, you
guys will look at sight lines there and if
there is something that could be modified to
make the situation better, that would certainly
be a help, including reworking that fence, if
necessary.

MR. BONGIOVANNI: Okay.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

THE CHAIRMAN: Please. That would be
really be great if you could do that. Mr.
Introzzi, anything else?

MR. TUDISCO: I actually thought he
was -- he put his hand down, so --

THE CHAIRMAN: Okay, good. We'll take
care of the points he brought up. Thank you.

MR. TUDISCO: The next person is
William Jarett. I'm going to invited you to
un-mute yourself and address the Board. Please
give your name and address before you speak.

MR. JARETT: Yes. It's William
Jarett, 186 Oakland Avenue. I agree with what
a couple of the other gentlemen have said
already about that corner. I think that the
primary problem why that happens is because of
that existing fence and the vertical rails.
The number of vertical rails as you approach
the fence and the angle shift causes you to
lose total site of the traffic coming eastbound
on Leewood out of the tunnel. I beg to differ
about the speed of those cars coming up the
hill. Believe me, they're doing much better
than 30 miles an hour going by that.

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020
2 would change now and then, but we also don't think it would be necessary to change any of the traffic patterns outside of the detour that we need for the lane closures.
3 
4 MR. JARETT: I had noticed on that block with construction recently, that we've had trucks parking closer to the intersection of Leewood and Oakland, I believe somewhat illegally there, and that's really caused some issues with tie ups with traffic, and also presenting some really dangerous intersection traffic from turning because we've got -- and again, this won't apply if you got the Leewood traffic eastbound stopped during that time.
5 
6 When it's not stopped and you have two way traffic and you're trying to merge into traffic onto Leewood going westbound, it gets really difficult. I just want you to be aware, I know you've done some studies on this, but I don't know over what period of time and during what traffic patterns, that you would come up with that data. Just from my own experiences of being on the block for over a decade, I know the difficulties there.

DINA M. MORGEN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020
1 Everything else looks terrific.
3 MR. MAFFIA: We are aware of the situation on Oakland. We observed at times during construction I think there is a house right on the corner of Oakland and Leewood under construction a few of the times that we were visiting the site, and there were some construction vehicles parked at the curb that made it a little bit difficult to get around with two way traffic. What we can control is our traffic, and we have committed to, as a condition of approval, not having any of our traffic, no trucks, no worker vehicles parked on any of the streets surrounding the site.
5 Not on Oakland, not on Leewood, not on Dale Road. That's again, part of our condition of approval that we've agreed to.
7 
9 MR. JARETT: Okay, thank you very much.

THE CHAIRMAN: You're welcome. Thanks for your comments.

MR. TUDISCO: The next one is Diane Jarett. I'm going to invite you to un-mute

DINA M. MORGEN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020
1 about five houses down from this site. I just had a couple of questions or comments.
3 First off, the site, I think it looks amazing. If it comes to fruition what we see on paper, it does really look nice.
5 My concern, which is probably, to beat a dead horse here, what everyone has chimed in so far, traffic. I won't talk about that intersection, I think it's been talked about enough this evening. I really wanted to talk about the closures. I know there's only a handful of days during the 20 months of construction that Leewood will be closed and redirected down Dale, up Crosshill, and then back down Oakland. So far everyone who has spoken tonight, those neighbors are all impacted by that. We live between Leewood Drive and Crosshill. One of the things I was thinking, this street is very narrow, and right now when people do use it as a cut through, which they do, they have to jockey around parked cars because you're allowed parking on one side of the street, so there's really no way for two way traffic to go smoothly without

DINA M. MORGEN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

1  someone giving a right-of-way to the oncoming traffic. So I was wondering if the traffic could be mitigated by not having parking maybe on those days, so that traffic could go smoothly in both directions? That was the first question, I guess.

8  THE CHAIRMAN: Is that a possibility to put no parking during that time?
10  MR. BONGIOVANNI: You're talking about Leewood or Oakland?
12  MR. MAFFIA: On Oakland? I think it would be up to the town. We could suggest that as part of the detour, that we have temporary no parking regulations on the one block of Oakland between Crosshill and Leewood. If you wanted to make that a permanent no parking, that would be up to the town to decide to do a parking prohibition.
18  MR. LIVIGNI: No, I wasn't speaking about making it a permanent situation. I was just talking about the days that you have to reroute traffic from Dale, up Crosshill, and back down Oakland to get traffic back onto Leewood. I just think it would be mitigate --

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

1  there's a couple of other reasons that I think might make sense. I want to talk a little bit about, I guess, school bus. I know you did mention that you spoke to the Board of Education. It's a crazy year. I know a lot of kids are remote learning. If I count, I think we have to about 10 to 11 school-age children that live between Crosshill and Leewood Drive.

10  There is a bus stop -- there was last year, I could say, a bus stop at Leewood and Oakland, on that corner, because my son took the bus from there, and there is another bus stop at the intersection of Crosshill and Oakland.
15  That one I do know is still -- kids are still being picked up and dropped off there. My concern is, if you don't eliminate traffic or -- there's a lot -- most of the kids walk by themselves from the bus stop to home, I just think with the increased traffic -- we have no sidewalks in our neighborhood, so the kids do walk in the street, so if there's parking on one side, God forbid a kid jumps out from a parked car and someone's coming down the street that has been detoured, you know, all I

DINA M. MORGAN, REPORTER
<table>
<thead>
<tr>
<th>Page</th>
<th>Eastchester Planning Board - 10/22/2020</th>
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<tbody>
<tr>
<td>69</td>
<td>THE CHAIRMAN: You told us this before, the air inside the plant, there is no off gassing of the chlorine inside?</td>
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<td>MR. BONGIOVANNI: No. This is very weak strength chlorine. Chlorine gets very stable when it's in low concentrations. You're not going to have chlorine odors around the neighborhood, no.</td>
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<td>THE CHAIRMAN: Not even in the plant, so, therefore, not even in the neighborhood?</td>
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<td>MR. BONGIOVANNI: No, you should not smell it.</td>
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<td>MR. LIVIGNI: Thank you.</td>
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<td>THE CHAIRMAN: Thank you for your comments. How do we go about asking about the parking on Oakland? What's the process to look into that? I guess I'm asking Mr. Maffia or Margaret, or is that something the applicant has to do?</td>
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<td>DR. GREALY: Mr. Chairman, Philip Grealy. So a couple of things. I'm glad to hear that the applicant has looked at using Crosshill to Oakland instead of Benedict to Oakland because it limits the distance that DINA M. MORGAN, REPORTER</td>
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<td>Eastchester Planning Board - 10/22/2020 they'll have to travel.</td>
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<td>Part of the conditions we outlined in our June report, were several things relative to the maintenance and protection of traffic. We also recommended, and we've done this on other projects coordinated with Margaret, is to have a pre-construction meeting. At that pre-construction meeting, the Police Department, Fire Department, Highway Department, in some cases the school bus company are all invited to review the plans. The coordination with the Police Department on temporary parking restrictions is something that is usually discussed at that type of meeting. I think the applicant, as he's outlined the number of days involved with the proposed MPT plan that they -- the MPT is maintenance and protection of traffic during that closure -- their plans show generic treatments. Some of those will be finalized with the Police Department and the Highway Department. I think the applicant can make that request, and again, that's something that's been done in other locations. The DINA M. MORGAN, REPORTER</td>
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<td>Eastchester Planning Board - 10/22/2020 temporary restriction of any on-street parking on that segment of Oakland between Leewood and Crosshill would be something that we would support, and I believe could be coordinated with the Police Department. Also, as Mr. Maffia had indicated, one of our other conditions of approval is the use of, in most cases off duty so that they're paying for them, a police control at the various intersections. Part of that requirement was also to make sure that if any of this did overlap with peak times when school buses and/or heavier commuter traffic was occurring, that police control would be present to control the traffic flow and to regulate it during these days. They're spelled out and they would be conditions of approval, but these would be discussed at the pre-construction meeting so that, you know, no matter what conditions we put on here, usually when we have the pre-construction meeting, especially with the contractor there present also doing the work, things really get hashed out, and I think this limited no parking restriction could be DINA M. MORGAN, REPORTER</td>
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<td>Eastchester Planning Board - 10/22/2020 worked into that plan. Also, just relative to the sight lines that were discussed, I think with the plan that Mr. Maffia will present, it will show the issue relative to that existing fence. Typically, we would work with him and with the Highway Department to make sure that they're satisfied with any modifications to structures and/or existing landscaping, you know, that may not be pruned properly, etcetera. So I think those could all be accomplished and that's, you know, listed as one of the conditions of approval. Then the last thing relative to one of our recommendations, which would also be a condition of the site plan approval, is the restoration of the pavement, the striping, all signing, there was some discussion about sight distances down closer to the tunnel and parking conditions there, that all will be worked out in this pre-construction meeting. THE CHAIRMAN: Thank you, Dr. Grealy. So the conditions that you're referring to, do they go into the list that Margaret makes, conditions for approval? The DINA M. MORGAN, REPORTER</td>
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01/11/2021 03:07:50 PM Page 69 to 72 of 153
DR. GREALY: Correct. Yes, correct, she puts together the list. In our report, we have recommended items to go in there, and typically we'll coordinate those, you know, to make sure all these items are covered.

THE CHAIRMAN: I just don't want to lose them because they're important.

DR. GREALY: Absolutely.

THE CHAIRMAN: Okay. Thank you,

Doctor. Mr. Tudisco, back to you.

MR. TUDISCO: We have one more hand raised, Olga Zeolla. I'm going to invite you to un-mute yourself, and please give your name and address to the Board before your comments.

MS. ZEOLLA: Good evening, Board, neighbors, Suez representatives. I have to agree with all my neighbors. My name is Olga Zeolla, I live at 188 Oakland Avenue. We are all neighbors that have been speaking up here regarding Oakland Avenue and that turn, so I will not go over that. I will just say that I completely agree with them. That is something that has to be considered. In addition to that, I do have a couple of other questions.

DINA M. MORGAN, REPORTER

One is, in the plans, I do not see gates in the existing plans. I think it was mentioned somewhere at the beginning of this, and I just want to make sure or at least check, do you have gates that are going across on both entrances from Dale and from Leewood?

MR. BONGIOVANNI: Yes, absolutely. They're motorized gates. They just happen to be shown in the open position right now in the renderings, but, yes, there will be gates on both sides.

MS. ZEOLLA: Okay. Do the Arborvitae go also across on the Oakland side, not just on the Oakland -- behind the building, basically the side of the building? Like there, exactly. Will you have those Arborvitae on that side, I would like to know, because that side of the building will also be an eyesore? It will be big. It looks beautiful, by the way, your plans look lovely, I just want to confirm if you're going to have the plants going all the way around.

MR. BONGIOVANNI: Yes. Let me get to our landscaping plan so you could see what

DINA M. MORGAN, REPORTER
looking into that. What can you tell me about that, like, just to avoid all this traffic? I know that a neighbor already mentioned the one way and that you feel it might be looked at. You know, now with the salt trucks coming through, those are very big trucks, and the light not turning as quickly, so both as far as construction wise and later on with the trucks, can that signal be addressed? So that's more of a town question than an architectural.

THE CHAIRMAN: Sure. We understand. MR. NEMECEK: I could comment on that. That particular light, as I understand it, is somehow linked up to the light on the Bronx River Parkway. The reason why the light cycles are such with the westbound traffic coming down Leewood first going, and then them getting a red light, and then the traffic off of Dale Road making a left to get onto the Bronx River Parkway, all of that, I believe, is coordinated with the light that is on the Bronx River Parkway at that point, and the Bronx River Parkway is not a town road. I question how much can be done. I understand the issue, it

DINA M. MORGAN, REPORTER

is a long light, but I do question how much the town can do to change that, and whether it would be desirable to change that.

MS. ZEOLLA: Okay. So if that's a county question then -- because I know that there are certain times of the day that that light is much more delayed, you wait there much longer. It's funny, because it is during the rush hour time, it is during the traffic. So, yes, I could see that being connected with the county being, you know, Westchester and the Bronx River, so maybe, I don't know, can you talk --

THE CHAIRMAN: We have our traffic expert here, let's let him opine on this.

DR. GREALY: Philip Grealy again. Philip Nemecek is correct, that's controlled by the County Traffic Department or Transportation Department. It does vary at different times of day. They're set so that traffic doesn't back up onto the parkway. We can reach out to them. I know that the applicant actually was in touch with the county early on relative to this. Because of the limited amount of traffic, the

DINA M. MORGAN, REPORTER
As far as parking is concerned, you
know, we are looking into this and reaching out
to the town to have temporary parking
restrictions on that section of Oakland so two
way traffic has enough room to pass without
having to maneuver around a parked vehicle.
We've also seen those "your speed is" boards
that are put up. They sometimes can
effectively alert a driver that they are
exceeding the speed limit, get them to change.
Speed control, you know, radar control type
signs that indicate what the speed limit is.
Other techniques that probably would
be a little bit more difficult to do, physical
changes to the roadway, other than the speed
bump or speed hump, again, probably difficult
to do in this situation, but there are some
techniques. We could create a list of, you
know, some of those traffic calming techniques,
provide them to the town for their review.

THE CHAIRMAN: Right, because it
sounds dangerous. I think with the
construction and the noise, it seems like we're
just making a difficult situation even worse.
Mr. Nemecek: I think we're talking
about two potentially different issues here.
One is what the applicant can control or at
least suggest, in particular during the time
period where there is a detour, where we know
there's going to be increased traffic at
Oakland, that is something the applicant can
address. The applicant also will address as a
result of the suggestions just made, what can
be done with respect to the site plan to make
the turn on Leewood and Oakland an easier one.

In terms of a permanent speed hump or
whatever, it sounds like there are issues on
Oakland that exist now even before there has
been any construction by this applicant, and it
sounds like I'm hearing the same thing from the
neighbors, these existing problems need to be
addressed during the construction period, but
I've also heard they also should be addressed
more permanently. I think a lot of what we're
hearing goes well beyond the application.
EASTCHESTER PLANNING BOARD - 10/22/2020

MS. JARETT: Well, I'm just thinking if there's anything that's decided around parking or traffic or anything that's temporary, maybe it may not be working for the area and may be causing more issues. I just want to see if there's a chance to really revisit that six months down the line with the project if there's something we could really course correct and adjust like on the spot.

THE CHAIRMAN: If it has to do with traffic and parking, that's something that I think Dr. Grealy would probably point to the same thing, it's more of an enforcement issued that the Police Department could sort of take care of. If there's a problem, obviously it could be corrected, but that's more enforcement and doesn't have to do with the application. I'm sure when Dr. Grealy has the construction kickoff meeting, he'll think if there's some way it can be monitored or, you know, what the Police Department is going to do to make sure things don't get out of hand here.

MS. JARETT: Okay, sounds good. I guess we'll wait for that kickoff and see what.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

DR. GREALY: Mr. Chairman, the other thing that will occur in this case, because of the length of the construction period, the Police Department will be involved not only at that kickoff meeting but every time there will be a temporary lane closure, they'll be reconnected with the applicant. Typically what happens is, if there were any issues that needed to be modified for the next closure, they will incorporate that. So it doesn't always happen because most construction projects have a shorter time frame, but there could be interim regroup meetings I'll call it with the Police Department. Typically the applicant would coordinate that -- the applicant and the contractor would coordinate that with the Police Department. That is a condition of the approvals that we're recommending, you know, the coordination with the Police Department, Fire Department, all emergency services would be an ongoing process during the construction period.

THE CHAIRMAN: Great. Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

DOCTOR. Ms. Jarett, anything else?

MS. JARETT: No, I think that's all for this evening. Thank you, all.

THE CHAIRMAN: Thank you. Anyone else?

MR. TUDISCO: I don't see any other raised hands at this time, Mr. Chairman, for this application.

THE CHAIRMAN: Great. Thank you. So it's back to the Board. So how does everyone feel about this? I think we've done a very good job addressing everything. All of our concerns have been addressed. The public has had their opportunity and they brought up some very good points that I think we could cover with conditions and make them part of this as we go forward. I'm sort of thinking we could close the public hearing on this, so I'm going to go with that.

I'm going to make a motion to close the public hearing on this application, 20-13, 10 Leewood Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

(AYE)

THE CHAIRMAN: So I think the next step is to come up with -- Margaret, you pointed this out -- the next step is to come up with a Resolution that we could read. So you'll draft it, and we'll read it out and vote on it next meeting.

MS. VOLK: Yes. So we'll have a draft Resolution prepared, that will incorporate all of Dr. Grealy's comments, if Joe Cermele has additional comments.

In addition to the traffic and parking comments, there were some comments about the Arborvitae at the rear of the building, the size of those, maintenance issues with regard to the property, the fans on the roof. I did take pretty extensive notes, and we'll incorporate those in the conditions of approval, and that will be ready prior to the meeting for your review.

THE CHAIRMAN: Good. That sounds great. Okay. I think we did a good job, guys.

MR. NEMECEK: I think there's been a lot of really positive progress with this.

DINA M. MORGAN, REPORTER

01/11/2021 03:07:50 PM Page 85 to 88 of 153 22 of 39 sheets
<table>
<thead>
<tr>
<th>PAGE 89</th>
<th>PAGE 91</th>
</tr>
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<th>EASTCHESTER PLANNING BOARD - 10/22/2020</th>
<th>EASTCHESTER PLANNING BOARD - 10/22/2020</th>
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<td><strong>application from the time it first came in</strong></td>
<td><strong>this determination. We would like to sub that</strong></td>
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<td><strong>front of us to what we're seeing now.</strong></td>
<td><strong>out with continuous monitoring by our security</strong></td>
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<td><strong>THE CHAIRMAN:</strong> I didn't want to take</td>
<td><strong>company. We've been working with the security</strong></td>
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<td><strong>responsibility by saying we've done a good job.</strong></td>
<td><strong>company Securitas, who actually monitors some</strong></td>
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<td><strong>I think the applicant has done a good job, and</strong></td>
<td><strong>other businesses in the area, and we're hoping</strong></td>
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<td><strong>we've just sort of commented on it repeatedly.</strong></td>
<td><strong>to kind of lessen some of the costs associated</strong></td>
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<td><strong>So thank you very much everyone involved in the</strong></td>
<td><strong>with the onsite security guard and sub that out</strong></td>
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<td><strong>team at Suez.</strong></td>
<td><strong>for remote monitoring.</strong></td>
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<td><strong>MR. SCIARETTA:</strong> Thank you, Mr. Chairman. We do appreciate the comments. It's been a pleasure. Thank you.**</td>
<td><strong>The company will monitor our site every one to two hours in between the hours of 8 p.m. and 8 a.m. They'll remote into our cameras. We'll have two cameras on the exterior, one in the front and one in the back parking lot, and then several cameras inside of the retail store. They'll remote in every one to two hours throughout the night, and then they will alert in several different ways if there is any unwanted or unusual activity going on within the store.</strong></td>
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<td><strong>THE CHAIRMAN:</strong> You're welcome. Have a good night, guys. Our consultants can leave also, right, Margaret? <strong>MS. UHLE:</strong> Yes. Thank you all. <strong>THE CHAIRMAN:</strong> Thanks, Doctor Joe. <strong>MS. UHLE:</strong> It was good to have him on hand just in case. Thank you very much. <strong>THE CHAIRMAN:</strong> Have a good night, everyone. All right, let's move on. The next one is one of my favorites, too. The next application is 20-36, Applestone Meat Company. <strong>MS. SCANLON:</strong> Hi. Good evening, DINA M. MORGAN, REPORTER</td>
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<tr>
<th>PAGE 90</th>
<th>PAGE 92</th>
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<th>EASTCHESTER PLANNING BOARD - 10/22/2020</th>
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<td><strong>everyone. So I guess I'll go ahead and start,</strong></td>
<td><strong>awhile ago guys, and correct me if I'm wrong,</strong></td>
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<td><strong>is that how do we do this?</strong></td>
<td><strong>we weren't aware of a security system that was</strong></td>
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<td><strong>THE CHAIRMAN:</strong> Yes. <strong>MS. SCANLON:</strong> So we have our location at 735 White Plains Road. <strong>MR. NEMECHEK:</strong> Introduce yourself. <strong>MS. SCANLON:</strong> I'm so sorry. My name is Emily Scanlon, I'm the Chief of Staff for the Applestone Meat Company. <strong>WILL:</strong> I'm Will (Inaudible), project manager. Can you guys hear me okay? <strong>MS. UHLE:</strong> Yes, we can. <strong>THE CHAIRMAN:</strong> Mr. Vink (Ph.), project manager. <strong>WILL:</strong> Good evening. <strong>THE CHAIRMAN:</strong> Good evening. Okay. <strong>MS. UHLE:</strong> Go ahead, Emily, that's fine. <strong>MS. SCANLON:</strong> We're here that to talk about our Resolution that we had received approval on June 27th, 2019. One of the conditions of our approval was to have an onsite security guard from 12 a.m. to 6 a.m. We were seeking approval to actually reconsider DINA M. MORGAN, REPORTER</td>
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<tr>
<th>Page</th>
<th>EASTCHESTER PLANNING BOARD - 10/22/2020</th>
</tr>
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<tbody>
<tr>
<td>93</td>
<td>behind our retail windows, any areas that are closed off to customers in the evening. So, yes, they're just going to be able to get a 365 view, great clarity, you know, high depth cameras. THE CHAIRMAN: So at scheduled times. So those tours are whatever you said, like every hour, every two hours? MS. SCANLON: Exactly. THE CHAIRMAN: So what happens in between the tours, there are just still cameras? MS. SCANLON: The cameras are there. They're recording. So the cameras are recording. They'll hold 30 days of any activity. There is also -- I don't think I described this in the letter -- the cameras will have -- it's called a -- what is this called? It's a loitering detection. So we'll be able to set parameters. If anyone walks in the shop and they're standing in one spot or one small area of the store for over an X amount of time, we determine that time as a company as part our standard operating</td>
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<td>94</td>
<td>DINA M. MORGAN, REPORTER</td>
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<td>95</td>
<td>feel quite -- maybe we did just want a security guard between the hours of midnight and 6, but it strikes me that we would not have not cared about 8 p.m. to midnight and just had the security guard come on at that point. Maybe I'm wrong, but that does concern me. The second question I had is with respect to this loitering feature that Securitas has. Does Securitas and the monitoring system have the ability to interact; in other words, if somebody is loitering, would somebody on the other side of the camera be able to say, stop loitering, we're on to you, move it? Do anything other than -- because if you're just creating a videotape of somebody, I guess that's helpful. If something goes wrong, you may be able to find the person, but it's not being proactive. So if you could answer those two questions. Maybe Margaret knows the answer to those two questions. MS. SCANLON: Absolutely. So as far as the time frame goes, we were approved for the 12 a.m. to 6 a.m. That was on our letter I think dated November 2nd, 2019 -- excuse me,</td>
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<td>96</td>
<td>DINA M. MORGAN, REPORTER</td>
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<td>EASTCHESTER PLANNING BOARD - 10/22/2020</td>
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<td>procedures, if they're standing in one spot of the store for any particular period of time, the security company will be alerted, and they will remote in again to the cameras and be able to see any activity that's happening. So as we were saying, it's every one to two hours, in between that time they're still recording and they will be alerted if there is any loitering. THE CHAIRMAN: Thank you. MR. NEMECEK: I have a couple of questions. First of all, the specific request here is, as I understand it, to be absolved of the requirement that we made that you have an onsite security guard, on premises security guard from 12 a.m. to 6:00 a.m. Now, the October 14th letter from you, Ms. Scanlon, indicates that retail staff will be on site between the hours of 8 a.m. or 9 a.m. to 5:00, 6 p.m., and Securitas will monitor the security cameras between 8 p.m. and 8 a.m. I'm missing something. What's happening between 8 p.m. and midnight? Was there a prior representation that staff would be there until midnight? I EXCUSE ME. MR. NEMECEK: I do also have to comment that since you guys were last before us, a lot has happened in the world, and people don't want to be next to any other person. It's an entirely different environment in which we're considering this application. THE CHAIRMAN: It's not the law abiding citizens that we're worrying about. MS. UHLE: If I could make a point, and I want to be careful what I say here.</td>
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EASTCHESTER PLANNING BOARD - 10/22/2020

There are a couple of issues.

One, as I indicate in my meeting notes to you, the Police Department did review the proposal and felt comfortable with it and said sometimes on site security guards can be problematic in and of themselves for a variety of reasons.

Also, you're veering way off course for what is an actual land use and zoning determination. I know that because this was an issue that came up in 2019, the Board was -- the applicant wanted to be as accommodating as possible, but with regard to just general business practices, you don't have a whole lot of latitude. I just kind of want to point out that any other business in town, even if they chose to be open 24 hours because we don't regulate that, doesn't even come before this Board.

THE CHAIRMAN: Point taken.

MR. NEMECEK: But I also understand that we do have, with respect to an application that does come before the Board -- we can for various reasons determine that hours should be circumscribed.

MS. UHLE: You actually don't have the ability to limit the hours of operation, other than when the code specifically tells you that. In this case, you're not limiting the hours of operation, but you actually don't have the authority to limit hours of operations as a Planning Board because as a Planning Board what you're addressing has to be specifically tied to land use and zoning issues, not to business operations. So this happened to come before you because of actually because of a change of the facade and a change to the parking, which sort of then gives you a little more latitude to look at other issues.

MR. NEMECEK: Yes, including safety issues. I think safety issues are appropriately before us, are they not?

MS. UHLE: We'll have some additional discussion off line.

MR. NEMECEK: Okay.

MR. NEMECEK: No. A business operation issue is different than a land use issue. A DINA M. MORGAN, REPORTER
two hour time frame.

THE CHAIRMAN: Understood. Any other questions, guys?

(No questions.)

THE CHAIRMAN: Is this a public hearing?

MS. UHLE: No, it is not. If you look at the notes, you will have to make a motion to waive the public hearing in the summary notes that I provided to you.

THE CHAIRMAN: You told me that.

Okay. Thank you. So I'm okay with that.

I'll make a motion to waive the public hearing for Application 20-36, Applestone Meat Company.

MR. NEMECEK: Second.

THE CHAIRMAN: If there are no other comments, I'm willing --

MR. NEMECEK: We have to vote, like all in favor.

THE CHAIRMAN: I understand. We don't have to delete the old motion, we just have to vote on the new one; right? I just have to make a motion to approve this application?

DINA M. MORGAN, REPORTER

MS. UHLE: Yes.

MR. TUDISCO: I think he was referring to the motion to waive the public hearing.

MR. NEMECEK: Yes. I seconded it but we never vote on it.

THE CHAIRMAN: All in favor then.

Back it up.

(AYE)

THE CHAIRMAN: Good. So the waive is done. So now we just have to approve this. Everything that we said previously is nul and void as a result of approving this; correct?

MS. UHLE: Not everything that you said. You're agreeing to amend the original conditions of approval to indicate that the security guard is no longer required.

MR. NEMECEK: As has been I guess approved as well by the Eastchester Police Department; correct Margaret?

MS. UHLE: Yes.

MR. NEMECEK: Okay.

THE CHAIRMAN: So then I'm going to make a motion to approve I guess the...
1 EASTCHESTER PLANNING BOARD - 10/22/2020
2 existing cape as it is today, and ultimately
3 what we are proposing is additional essentially
4 bedroom and bathroom on the second floor, as
5 long with aesthetic updates and alterations to
6 the house as well.
7 I'm going to share my screen. So
8 basically in the floor plan, mainly the work is
9 going on -- what we're trying to do is limit
10 the effects of the first floor because it has
11 been updated recently, so most of the work is
12 being done on the second floor. Again, the
13 additional bedroom and bathroom, along with a
14 front sort of portico roof overhang over the
15 existing platform and front walkway; one, for
16 aesthetics in order to bring sort of the
17 massing of the home down, and, two, for
18 functionality going out of the front door as
19 well. So basically the house will receive all
20 new finishes throughout the exterior, new white
21 vinyl siding, white AZEK trim, black Andersen
22 windows simulated divided light, as it is shown
23 in the elevations. We're going to do a
24 standing seam black accent roof along that new
25 front roof overhang; AZEK columns; asphalt

DINA M. MORGAN, REPORTER

106

1 EASTCHESTER PLANNING BOARD - 10/22/2020
2 shingle roof, it's charcoal in color; and the
3 composite shutters along those two windows in
4 the front elevation, those are in black as well
5 to capture the black accents that we're doing
6 throughout the home. Some small little stone
7 veneer along the front foundation wall when you
8 enter the house, as well as the existing
9 platform that will receive new stone veneer and
10 blue stone treads and coping along that
11 existing platform. Black PVC railing along
12 that existing platform as well, along with the
13 Romeo and Juliet balcony. In regards to that, 14 actually, the ARB did have one I don't want to
15 say comment or suggestion whether we wanted to
16 replace that with a regular window. I did ask
17 the applicant. They sort of wish and desire
18 for the French door in the master bedroom, and
19 I kind of like the aesthetic appeal. I also
20 like how it brings the separation from the gap
21 of the window to window to, again, try to help
22 the scaling of the home down as well.
23 We'll go to street-scape. Again, it's
24 an existing cape. I guess in the context of --
25 I'll try to zoom in. In relationship with the

DINA M. MORGAN, REPORTER

107

1 EASTCHESTER PLANNING BOARD - 10/22/2020
2 neighboring homes, it sort of mingles in
3 together with the homes a little better with
4 the addition above the home than what's sort of
5 existing now together with the dwelling to the
6 right and left.
7 Other than the house's addition --
8 I'll go to the site plan. We are going to
9 install a new HVAC system throughout the home,
10 the first floor and second floor, so the new AC
11 units will be on left side of residence towards
12 the rear of the home, and they'll be screened
13 with evergreen screening. A very small amount
14 of new impervious surfaces, mainly that front
15 roof overhang, so we're going to put a new dry
16 well system to capture that water runoff.
17 Mainly, there is no expansion on the dwelling.
18 It's basically building up over the footprint
19 of the existing home.
20 MR. NEMECEK: Is there an existing air
21 conditioning system right now?
22 MR. MAIORANO: No, there's not. So
23 they have -- actually, you could probably see
24 it from the -- there are window units on the
25 first floor and second floor, so they're going

DINA M. MORGAN, REPORTER

108

1 EASTCHESTER PLANNING BOARD - 10/22/2020
2 to convert it over to central AC with the new
3 addition.
4 THE CHAIRMAN: Very nicely done. I
5 think it fits with the homes in the area a
6 little more. I think everyone sort of upgraded
7 on that street, and I think that continues in
8 that direction, which is good for everyone's
9 house values.
10 So that being said, it's a public
11 hearing. I'll make a motion to open the public
12 hearing on this application, 20-26, 10 Andrew.
13 MR. NEMECEK: Second.
14 THE CHAIRMAN: All in favor.
15 (AYE)
16 THE CHAIRMAN: No one there, Rob?
17 MR. TUDISCO: I'm looking now. There
18 are no hands raised at this moment. If anyone
19 wants to address the Board, please raise your
20 hand.
21 There are no individuals seeking to
22 add comment to the public hearing.
23 THE CHAIRMAN: Thank you. I make a
24 motion to close the public hearing on this
25 application, 20-26, 10 Andrew.

DINA M. MORGAN, REPORTER
109
EASTCHESTER PLANNING BOARD - 10/22/2020
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(AYE)
THE CHAIRMAN: Any further comments, other than good job?
MR. CAMPANA: No comments. I think I would have to agree with Mr. Maiorano about the Juliet balcony. I think it's a nice feature on the house. It fits proportionately and aesthetically. I think it's an enhancement.
THE CHAIRMAN: How much does it project from the face of the building, the balcony? It doesn't at all?
MR. MAIORANO: It doesn't at all.
MR. NEMECEK: Can you show the right side elevation?
THE CHAIRMAN: Are the doors even operational?
MR. MAIORANO: Yes, those are. They open into the bedroom.
THE CHAIRMAN: They swing in?
MR. MAIORANO: Right there, yes.
THE CHAIRMAN: So I make a motion to approve this application -- you're not changing anything.

DINA M. MORGAN, REPORTER

110
EASTCHESTER PLANNING BOARD - 10/22/2020
anything, are you? No. I make a motion to approve this application, 20-26, 10 Andrew.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(AYE)
THE CHAIRMAN: Thank you.
MR. MAIORANO: Thank you so much for your time. I appreciate it.
THE CHAIRMAN: You're welcome. Have a good night.
MR. CAMPANA: Nice background.
MR. MAIORANO: Thank you.
MR. CAMPANA: Where's Town Hall?
THE CHAIRMAN: Next application is 20-27, 25 Grand Boulevard.
MR. PETRESCU: Margaret?
MS. UHLE: Yes.
MR. NEMECEK: You're muted.
MR. PETRESCU: Can you hear me now?
MR. TUDISCO: Yes.
MR. PETRESCU: I apologize. My client had a couple of issues tonight as well. I'm Cal Petrescu, I'm an architect in the area, I have an office. Also, our website is

DINA M. MORGAN, REPORTER

111
EASTCHESTER PLANNING BOARD - 10/22/2020
Westchesterarchitect.com, that's me.
We're here tonight -- we moved up from the ARB -- to present a new house at 25 Grand Boulevard. We'll be joined by Dan Sherman and Thomas. I'm not sure where Dan is.
MS. UHLE: He's coming.
MR. PETRESCU: He's a landscape architect, and Thomas is representing Hudson Engineering. Maybe it's going to be a little lengthy, but I'll try to be as clear and to the point.
The house is sitting on a larger lot.
It's R-5, we have 7500 square feet. So we will benefit from a little bit more lot coverage, and I will get into that in a minute.
The ARB say to how the house is going to look. First I have to share the screen.
MR. NEMECEK: Somebody has something on.
MR. PETRESCU: Not me. Can you see the project now?
THE CHAIRMAN: Could someone mute whatever is in the background, please.
MR. NEMECEK: It's not Thomas because

DINA M. MORGAN, REPORTER

112
EASTCHESTER PLANNING BOARD - 10/22/2020
he's muted.
MR. PETRESCU: Is my screen shared, Margaret?
MS. UHLE: Not yet, no.
MR. CUNNINGHAM: That's good. It went off now.
MR. PETRESCU: I'm sharing the screen. I don't know what else to do. Here we go, share. Can everybody see the rendering?
MR. NEMECEK: Yes.
MR. PETRESCU: Yes. I apologize for the little delay.
MR. NEMECEK: You may want to enlarge it a little bit.
MR. PETRESCU: Larger?
MR. NEMECEK: If you just hit the box in the upper right-hand corner. Yes, that one.
THE CHAIRMAN: It looks even better.
MR. PETRESCU: So the Architectural Review Board made a couple of comments, which are represented in this rendering. I'm going to enumerate them and answer them. We had shutters around those upper windows. We had a conversation, actually, as to what's

DINA M. MORGAN, REPORTER
Currently, there is a second floor, but it's just a small dormer in the back. So we are now seeing a structure which aligns in the front, and actually, being pushed further back it kind of aligns in the back with the two buildings. Okay.

I'm going to go back to the rendering or perhaps the site plan so I can clarify this once more. This is how the houses line up in the front, this is to the left, that's us, and they kind of line up in the back as well. So it's going to fit very well into the neighborhood. Okay.

We took a lot of care on the architectural plan to make this building, as I said, fully accessible from the back, but also to be very open along with an air of youth, if you wish. Also, full transparency. They like the street, they bought the house. So we have a series of double doors that actually span the entire facade. Also, the building is open in the back towards a very longer and deeper property than anybody around. Please note that the only massing here that's sitting in this

EASTCHESTER PLANNING BOARD - 10/22/2020

we were lucky and worked very hard to make sure that the back of the property, actually, where you'll be entering -- if you cannot make the stairs in the front, you enter through the back. There is a side entry. I'll explain that in the plan as well. We are meeting the grade. So it's a perfect access at that point. The entire house really and design has been done with -- I'm going to minimize this a little bit just so we see the before and after. That's the landscape. I should say the streetscape. This is the before, and then we have the after.

In two words, the current house is really protruding by 12 feet into the front setback. We pushed it all the way back. By being pushed back, the design right now, the new house is going to appear smaller, of course, because the perspective is further back, but also will basically line up with the house to the right and to the left. It will not be as much dominated by the right structure as it is currently because we're adding a floor, which expresses itself in the front.

DINA M. MORGAN, REPORTER
under what it could be, that gives us another 8 percent. The eave actually is 3 feet under the possible maximum eave height allowed by zoning, that’s about 12 percent. 

Of course we looked at the building. There are some other 3D’s I want to share. The small elevations here have not been corrected in terms of the shutters upstairs, so please bear with me. You can see how all efforts have been made to keep the building tight, simple, actually, with a very friendly inviting facade with an open porch. Since the second floor is lower, we have a 10 foot nice terrace with a second bedroom upstairs, call it a second master, although the owners will be basically living on the first floor. It’s for guests, I guess, and children. This is the back of the kitchen and the family room all open to a nice deck. Then we’ll talk about the screening, but, of course, we screened the deck and screened the compressor in this area.

I mentioned already -- we talked about the -- give me one second in here -- the before and the after. There are more, if you wish.

DINA M. MORGAN, REPORTER

That’s the back of the site. The house is going to be about 15 feet from the garage in the back, so there is nice flat area. You could see it from both sides. This is the house now to the left, which is still a -- it looks like a tall building. We go a little higher. That’s the current elevation with the drive, which we’re not changing. Across the street, more and more buildings that fully integrate in the neighborhood, and we hope to also.

In conclusion, all of this design meets not only the town zoning, but also the owners, and I hope my own architectural standards, it’s in harmony with the edges and houses in terms of bulk and height and materials. It doesn’t affect the health, the safety or the welfare of the neighborhood. In fact, by having placing another parking spot on the property in the back, we’re taxing less the street. There’s nothing truly identical on the street. So we hope that we achieved all the requirements.

DINA M. MORGAN, REPORTER

They are equally sized and proper to the house. If anything, they’re more in proportion. By being further away from the floor and from the gate in the front, I think they could be less affected by snow if there is any deep snow. So that will be a request we are making, along with increasing the first floor from 8 foot 6 to 9 feet. We’re adding 6 inches to the height. The husband right now is not extremely mobile, but he is a very tall person, so the owners wanted tall ceilings and high ceilings. So I think going 6 inches up will not affect at all the design.

I’m listening to any questions.

THE CHAIRMAN: So on this elevation that you showed us, there’s two changes: One is the windows and shutters. The other is you’ve increased the floor to floor.

MR. PETRESCU: Yes. 8 foot 6 on the first floor only, and same size windows have been combined.

THE CHAIRMAN: Have you changed the height of the second floor? I can’t see there.

MR. PETRESCU: No.

DINA M. MORGAN, REPORTER
1  EASTCHESTER PLANNING BOARD - 10/22/2020
2  THE CHAIRMAN: Okay. It's just the
3  ground floor.
4  MR. PETRESCU: It's just the ground
5  floor, yes.
6  THE CHAIRMAN: Why does the roof look
7  like a standing seam?
8  MR. PETRESCU: It is standing seam.
9  THE CHAIRMAN: You told us that.
10  Sorry. Is it in your rendering? You really
11  can't see it in the rendering; right?
12  MR. PETRESCU: Well, you don't see it
13  here because of the light. Let me see if in
14  some of the 3D's it's more visible.
15  THE CHAIRMAN: But it's going to be
16  that color?
17  MR. PETRESCU: It is that color. It's
18  slate. That gives it a little bit more of an
19  in kind of look. I think it's a good mix with
20  what we do around and keeping an eye on a solid
21  traditional building.
22  THE CHAIRMAN: Thank you. Just to do
23  justice to all the work you've done, I'd ask
24  the Board, are there any comments on the --
25  let's leave the proposed changes to the end of

DINA M. MORGAN, REPORTER

122

1  EASTCHESTER PLANNING BOARD - 10/22/2020
2  the conversation -- are there any comments on
3  what Mr. Petrescu has put forth?
4  MR. CAMPANA: I have no comments.
5  THE CHAIRMAN: I think it's very well
6  done.
7  MS. UHLE: Do you want to look at the
8  landscape plan and hear about the engineering
9  plan?
10  THE CHAIRMAN: Yes, and then we'll
11  circle back and talk about the addition or new
12  proposal. That's very nice. That looks really
13  good. I think that's very nice. It seems like
14  you had a challenging site, you have all sorts
15  of requirements.
16  MR. PETRESCU: Yes. We are not
17  touching the site. Maybe I forgot to emphasize
18  that.
19  THE CHAIRMAN: I think you've done a
20  nice job trying to match the massing of the
21  houses around it, so thank you. Let's hear
22  from your consultants. Who do you want to go
23  first?
24  MR. PETRESCU: Dan Sherman, I guess,
25  right, it will be easier?

DINA M. MORGAN, REPORTER

124

1  EASTCHESTER PLANNING BOARD - 10/22/2020
2  front foundation plantings because they're are
3  like plantation doors.
4  MR. PETRESCU: I think we have another
5  one.
6  Mr. SHERMAN: The front is low. It's
7  like ground cover. If you could zoom up.
8  Thanks, Cal. In this front right corner is the
9  existing Maple. It's very important in the
10  whole neighborhood prospect to keep this big
11  tree. In the back, those large trees remain as
12  well. So I made sort of a formal treatment to
13  celebrate the front door and portico with some
14  Columnar Yew shrubs, and then there are corner
15  shrubs in the front. The windows are low to
16  the ground, so they have to open out. Even if
17  they don't open, they need to look like they
18  can open. Then we're retaining the hedge along
19  the left, which is shared with the
20  neighborhood. I'm adding an Arborvitae screen
21  here on the right-hand side because the deck on
22  the new house and the patio are near the
23  neighbor's patio. So we've added a narrow type
24  screen, the Emerald Green Arborvitae. There's
25  a little crimson Maple tree that presently is

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

on the left, we're moving it over to the right.

Pretty simple landscape. That's it.

THE CHAIRMAN: I think the landscaping
adds a lot to the house. Is there a picture of
the existing Maple? It's a large one?

MR. SHERMAN: Maybe one of the
neighborhood pictures, Cal.

MR. PETRESCU: I'll turn it to it right
now, just give me one second.

MR. SHERMAN: Luckily, those front and
back trees are not really an area that needs to
be disturbed by utility trenches.

MR. PETRESCU: There you go. This is
this tree.

MR. SHERMAN: You can see the leaves
here. It's important in the neighborhood.

THE CHAIRMAN: Right. It's far enough
away from the house where they'll be no damage
to it.

MR. PETRESCU: You see it actually
better actually here. It's huge, and it's
beautiful, actually.

MR. SHERMAN: These shrubs along the
right and along the left will remain the same.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

I talked to the owner this afternoon, and she
wanted me to see if I could shear back the
hedge on the left so it didn't scratch the cars
but not to disturb the thing, so we can do that
in the winter time.

THE CHAIRMAN: Okay. So thank you for
the landscaping plan. Who's your other
consultant?

MR. PETRESCU: The engineer is ready.

Let me pull him up.

THOMAS: Hi, this is Thomas from
Hudson Engineering. If it's easier, I have the
plan open on my computer if you want me to pull
it up.

THE CHAIRMAN: You could share that,
sure.

MR. PETRESCU: So you have yours in
there, or you want me to do?

THOMAS: I could share, that's fine.

MR. PETRESCU: Go right ahead then.

THOMAS: Can everyone see my screen?

MS. UHLE: No. Cal, I think you need
to stop sharing your screen.

MR. PETRESCU: Okay, I can do that.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

Thank you for the guidance.

MS. UHLE: You're welcome.

THOMAS: Can you see my screen yet?

MS. UHLE: Yes. It also looks like it
can be enlarged possibly, if you can.

THE CHAIRMAN: Actually, you could
shrink it a little bit so it fits the window.

MS. UHLE: The whole window could be
enlarged.

MR. PETRESCU: The upper right-hand
corner.

THOMAS: I'm going to do the 30 second
version here.

So more or less we did testing on
site. The soils were very good, very good for
infiltration practices. So what we have here
is, we collected the entire house, this top
portion of the driveway, as well as the
existing garage, and we're infiltrating it in
the rear yard here for the hundred year storm
per town standards.

The driveway will all remain the same.
It will likely need to be resurfaced due to the
construction of the building. Other than that,

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

what's our latitude in looking at what he's proposing at this point?

MS. UHLE: The purpose of the Architectural Review Board is to look at the aesthetics of the building. They take that role very seriously and make recommendations and comments to applicants, but it's the Planning Board that has the ultimate approval authority for the proposed architecture. The only thing I will say is Mr. Petrescu did say that the owner really does like shutters. But I will also say that the Architectural Review Board really felt that it was a cleaner look without the shutters. But it looks like the window configuration has changed too.

Cal, do you have like a side by side that you could present of what was previously proposed?

MR. NEMEC: Can I ask you this? On the second floor, the two interior windows, are they remaining the same but just the two outer ones get changed to the same ones?

MR. PETRESE: Correct. Yes. They were the same, they were just split. They were

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

split. Now we're going to sacrifice, not impede. I can show you.

MR. CUNNINGHAM: You're going to null all the windows together?

MR. PETRESE: Yes. The issue that we had with the Architectural Review Board or the conversation I had was that we were only doing the shutters in the middle. So there were shutters on the middle windows, nothing to the sides.

MR. NEMEC: I agree with the ARB.

MR. PETRESE: Yes. Right now, I think we can please them, we can please the owners, and I hope you agree. I will show you what it looks like to see how minor the change is. I think for such a small facade, in a way it's a different version of good. It's not bad, it's not better.

MR. CAMPAN: Are these shutters operable or are they fixed?

MR. PETRESE: Well, they are fixed but they are sized to be operable. We don't make too many operable shutters nowadays, not for this house. But they are sized

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

aesthetically so if you close the two of them, they cover the windows. So I took as much care.

For the bedroom located in this area, if you could see my cursor, please, actually from the inside, this room is a lot cleaner because it has two equal size windows. So that's an improvement. On the other side, we have a window with a stair that shifts a little bit, a few inches from the opening of the stair, and this other one is going to go very tight against the bathroom wall without affecting its function. So I can live with all of that, and I can do it side by side. I should have figured that out. Let me see. I'm happy there are more shutters up there.

THE CHAIRMAN: Can you toggle to the proposed?

MR. PETRESE: Yes. The proposed is -- I don't want to mess this up. Let me stay here for one second. Thank you.

THE CHAIRMAN: Take your time.

MR. PETRESE: That's the proposed.

MR. CAMPAN: I like the shutters.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

MR. PETRESE: Before and after.

THE CHAIRMAN: Good job.

MR. CAMPAN: Go back to the first option again. For some reason for me the openings on the first floor, the sort of like garden doors or the doors that are flanked by the shutters there, I think for some reason the proportion works better, as approved by the ARB; right?

MR. PETRESE: We have the same height -- if I may.

MR. CAMPAN: Yes.

MR. PETRESE: We have the same height. Actually, it's more correct from a function point of view because now I have real Andersen windows that can open. The issue there is that we do not have a walkway or, as the owners wanted, a grand porch in front of the building. We would have had to push the building even further back. So by going to the four by six instead of four by seven -- not to mention that from distance and a little bit up with bushes I believe it's the same look -- it's a better function than having doors with a

DINA M. MORGAN, REPORTER
1 EASTCHESTER PLANNING BOARD - 10/22/2020
small protective rating behind it. So you open
over the bushes, so-to-speak, only for the sake
of the beauty and of the light. So I'm happier
with this proposal.

6 MR. CAMPANA: Go back to the other one
quickly.

8 MR. PETRESCU: Sure. It's a lot to
say. You do have a perfect vertical alignment.

10 THE CHAIRMAN: What is the difference
in height of the ground floor?

12 MR. PETRESCU: They start at the same
level. It's six by four windows rather than
seven by four doors. Actually, if you want to
analyze it further, you know, on this facade
you have four sets of handles and hardware and
everything else. I don't have that grand lawn
I would like, I wish I had that on some other
houses, to open all these doors. They do like
light. To me, this is a -- you want to call it
a compromise from the approval -- it's
consistent -- maybe more consistent and more
balanced.

20 THE CHAIRMAN: There seems to be more
light space on the first version; right?

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/2020

2 MR. CAMPANA: Yes. I'm more inclined
to move forward with the first version as
approved by the ARB, inclusive of the shutters
on the second floor in the second option.

6 MR. PETRESCU: So we keep the first
floor and on the second floor we mull the
windows so we can have this design?

9 THE CHAIRMAN: I'm having trouble
seeing the shutters here. I know they're
there, but -- yes, zoom in.

12 MR. CAMPANA: There's space in between
them. The reason why I had asked if they were
operable, because if they are operable, they
would overlay on top of the casing, which would
give more space in between the shutters.

17 MR. PETRESCU: That's a very good
suggestion, actually. It would clean up over
the overlay.

20 MR. CAMPANA: There would also be some
architectural detailing that pintles and hinges
on the shutters, which would make it look
obviously authentic, which would give the house
even more character than what you designed now.

25 I think that would enhance it, but I understand
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/2020

that's a financial thing as well.

3 MR. PETRESCU: I think we can go with
your recommendation. If there is an issue with
the financials, I think we can figure that out
in the budget. That would give more space, as
you're saying.

8 THE CHAIRMAN: So let's try to figure
out how to do this. I think adding the height
on the ground floor is an easy one. I have no
problem with that. I'm not quite sure,
Margaret, is that something that would have to
be rendered and drawings changed?

14 MS. UHLE: You could approve this
subject to certain modifications or
combinations, and, yes, absolutely, when they
submit the application for the building permit,
they would have to reflect what you're
approving, unless, for some reason, you want to
see it coming back to you.

21 THE CHAIRMAN: 6 inches on the ground
floor, I have no trouble with that. The
shutters on the second floor, I respect
everything you put forth, Mr. Petrescu, but I
also respect the ARB.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/2020

3 MS. UHLE: The one difference between
this as and what the ARB did, as Cal said, is
that the alignment of the windows was different
so the shutters were just on the central
windows, not on the outer windows, which I
think they felt looked a little weird.

8 MR. NEMECK: We all agreed that it
did. I think what Margaret was saying before
is that we are free to approve this if we feel
it's appropriate without sending it back to the
ARB. I would think if we feel like there is
too much of a change here, that basically this
is almost a quasi new application, I think we
would always have the ability to refer it back
to the ARB for their further comments and then
take it up again. I don't know if it requires
that.

19 MR. PETRESCU: If I may, we're trying
to start this and get in the ground before the
winter. If it's acceptable to get it approved
with the conditions on operable shutters, which
would actually show more of the clapboard and
free up the clapboard on the sides, I think we
can do that, and it will keep us on a schedule.

DINA M. MORGAN, REPORTER
MS. UHLE: I would feel comfortable with you as a Planning Board approving what you feel is the aesthetically more pleasing. Also considering the needs and desires of the applicant, the property owners. I don't think this is so significantly different. The ARB was not presented with this particular option. It's really just up to you.

THE CHAIRMAN: You said the client or the owner likes shutters.

MR. PETRESCU: They do.

MR. CUNNINGHAM: I have to agree with Louis, because if you pull the shutters in that are on the top, then it will show some of the vertical clapboard and it will look right. With just shutters and the windows going all the way across, it sort of breaks up line. I think if you pull those in, as Louis suggested, it's a very nice look.

MR. CAMPANA: I think the way you've designed the house and introduced the sort of scale and proportion, those operable shutters would compliment that very well. It will add about 4 to 6 inches of visible clapboard.

DINA M. MORGAN, REPORTER

THE CHAIRMAN: So you're saying that's not showing it right now or that is shown?

MR. CAMPANA: Right now it's shown --

THE CHAIRMAN: Cal, can you zoom in on that?

MR. PETRESCU: We do see the clapboard, but by moving the shutters a couple of inches right and left, you will see more, and there will be no issue in here with the corner boards.

MR. CUNNINGHAM: This way it's not laying on top of it. This way you'll get a full vertical line of that color.

MR. CAMPANA: Right.

THE CHAIRMAN: In between the shutters on the interior part, would that change?

MR. CAMPANA: So basically what happens is with operable shutters, they get installed onto the window casing. So right now with fixed shutters, they're installed outside of the casing. So you would gain visible clapboard.

THE CHAIRMAN: A couple of inches on each side. What color are the shutters?

DINA M. MORGAN, REPORTER

MR. PETRESCU: They're black.

THE CHAIRMAN: Black on -- this is white Hardie Board?

MR. PETRESCU: That's the simple scheme.

THE CHAIRMAN: How much clapboard would you see in between the two bases of the shutter?

MR. PETRESCU: Now we have about 4 to 5 inches, 6 inches, you're going to go up to 8 inches, which is substantial.

MR. NEMECZEK: I actually am going to very firmly defer to Louis and Mark on this, who both seem to have a very good vision of this.

MR. CUNNINGHAM: I think one of the things is when you pull them over, you have a black shutter that's now laying on top of a white corner board. It sort of breaks that line. So when you pull them over, it will give you a straight line up the corner boards, and then it will thicken the vertical siding in between the window. It's going to give it distinction between the two elements.

DINA M. MORGAN, REPORTER
MR. PETRESCU: They will not anymore now because --

MR. CUNNINGHAM: No, we don't want it to. Move it over.

THE CHAIRMAN: Move it over. Got it. Okay.

MR. NEMECEK: Like I said, Jim, maybe just what Mark --

THE CHAIRMAN: You don't have to vote, you could just mumble.

MR. NEMECEK: I am mumbling. It's getting late. I haven't eaten dinner yet, it's almost 10 o'clock.

THE CHAIRMAN: He's wearing us down.

MR. PETRESCU: I didn't mean to -- I thought it was important to share.

MR. NEMECEK: It is. It is.

MR. CUNNINGHAM: It's a nice job.

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 10/22/2020

plan, once it's installed, we need a letter
from the landscape architect saying it's been
installed in accordance with the approved
plans. We will not issue a building permit
until Joe Cermele approves the storm water
management plan.

THE CHAIRMAN: Great. That being
said, I'll make a motion to approve this
application with the conditions we listed
previously, Application 20027, 25 Grand.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

AYE

MR. CUNNINGHAM: Nice job.

THE CHAIRMAN: Looks good.

MR. CAMPANA: Nice job.

MR. PETRESCU: Thanks a lot. Have a
nice evening.

THE CHAIRMAN: Thank you. You too.

Last application is 20-28, 4 Hathaway.

MS. UHLE: They're coming on board.

MS. MARRONE: Good evening. I'm
Maggie Marrone, I'm the architect. Cahill
McGuire is the owner and contractor who's doing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/2020

the work on the house. At the last meeting, he
had a problem with his audio, so if he does,
I'll put him on my speaker. There you are. He
is there.

MS. UHLE: He does not have any audio.

MS. MARRONE: So he's going to call me
anyway. That's him. Okay, he's here now.

This is an existing house that was
under construction for a few years and was left
abandoned and completely in a shell for years.

It's been a mess. Cahill bought it a few
months ago, and he got a permit to do an
addition in the back. Now he would like to
change the front of the house to upgrade the
house. The roof is the same shape and height.

He added two dormers. They're bringing up the
garage a little bit, making the garage a little
wider to get a car in the garage, because right
now the way it is you can't get a car in.

Basically all the windows, the siding, the
finishes have all been changed. There's a new
dormer here. Window locations have all been
relocated as well.

The finishes are a 40 year Timberline

DINA M. MORGAN, REPORTER
THE CHAIRMAN: So let's do the public hearing. I make a motion to open the public hearing on 20-28, 4 Hathaway.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: One last time, Rob. Mr. Chairman, at this time I don't see any hands indicating anybody wanting to offer comments to the Board.

THE CHAIRMAN: Thank you. So then I make a motion to close the public hearing on 20-28, 4 Hathaway.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Very nicely done. I think it will definitely improve everything there. Thank you for going through the effort to fix all of this, and thank you for the drawings.

I make a motion to approve this application, 20-28, 4 Hathaway.

MR. CUNNINGHAM: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you. Good luck.

MR. CUNNINGHAM: Very nice.

MS. MARRONE: Thank you.

MR. MCGUIRE: Thank you very much, guys.

THE CHAIRMAN: I'm going to swing by and see how it's gets build. Thanks, guys.

MR. CUNNINGHAM: Thank you.

THE CHAIRMAN: I think we're all done, right, Margaret?

MR. NEMECEK: Yes.

MR. CAMPANA: Yes.

THE CHAIRMAN: I make a motion to close the Planning Board meeting of 10/22/20.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

CERTIFICATION

STATE OF NEW YORK

COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of January, 2021.

DINA M. MORGAN
Court Reporter