

EASTCHESTER PLANNING BOARD - 10/22/2020

Just so everyone in the viewing audience knows about this, the following applications are not going to be heard tonight, and that is: 19-42, 5 Ray Place; 20-08, 291 Main Street, 20-34, 16 JR Albanese Place; 20-19, 189-91 Brook Street; and 20-06, 14 Lorraine Drive.

Everything on the agenda has been noticed as public hearings, which means everyone in the public, if they're watching, will get an opportunity to speak. Right now, the applicants and the board members are going to speak first, and then it's going to be open to a public hearing and public comments. If you would like to make a comment, use the raise hand feature on Zoom, that's Star 9 if you're calling in. Mr. Tudisco will acknowledge you and invite you to speak, un-mute your microphone and please state your name and address.

That being said, the applications we're doing tonight are 10 Leewood Drive, Troublesome Brook Pump Station; Applestone Meat Company at 735 White Plains Road; 10 Andrew Road; 25 Grand Boulevard; and 4 Hathaway.

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So we'll just get right to business then. The first application is 20-13, 10 Leewood Drive.

MS. UHLE: This is just going to take a minute to get everyone on board, but bear with me for a minute.

MR. SCIARETTA: Good evening, all.

THE CHAIRMAN: Good evening.

MS. UHLE: I think I have your whole team. Let me know if I forgot anyone.

MR. SCIARETTA: I think we're all here.

MS. UHLE: Wait, no, Steve.

MR. SCIARETTA: Steve's missing.

MS. UHLE: There you go.

MR. SCIARETTA: If I may begin, let me know when you're all ready, and I could proceed.

THE CHAIRMAN: Please do. We'll start with you.

MR. SCIARETTA: Thank you, Mr. Chairman, members of the board, town staff, and counsel. My name is Lino Sciarretta, I'm partner of the firm Montalbano, Condon Frank on

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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
OCTOBER 22, 2020

MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
MARK CUNNINGHAM, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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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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 2 behalf of Suez.
 3 We were last here back in June of this
 4 year. Since then -- we were there for a public
 5 hearing back on the 25th. Since then, a lot of
 6 things have happened, so I just wanted to go
 7 through that. Since its been awhile, I just
 8 wanted to kind of give a brief overview of this
 9 project and why we're doing this, just so the
 10 Board is back up to speed.
 11 So as you know, as the Chairman
 12 indicated, this is a pump station that's been
 13 existing on 10 Leewood Drive since the 1930's.
 14 Suez seeks site plan approval for the
 15 demolition and construction of a new pump
 16 station at the property, like I said, which has
 17 been operating as a pump station since the
 18 1930's.
 19 By way of background, as you all know,
 20 Suez provides drinking water to Eastchester and
 21 several other communities in Westchester. In
 22 Eastchester we have the Delaware Pumping
 23 Station and this pumping station at Troublesome
 24 Brook.
 25 So with respect this project, the
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 2 reason why we are here is because of new
 3 guidelines and water disinfection practices
 4 from the New York City Department of
 5 Environmental Protection and the New York State
 6 Department of Health. Just so you know, Suez
 7 gets it water from the New York City DEP
 8 Catskill and Delaware Aqueduct supplies. Now,
 9 because the New York City DEP is changing how
 10 they disinfect water, they will no longer
 11 provide what is currently full-time
 12 chlorination of the water at the Kensico
 13 Reservoir. This practice will cease on
 14 December 31, 2022. So what this means now with
 15 the new mandate, disinfection now has to occur
 16 at the pump station upstream of Suez's
 17 connection points. That means that we will
 18 have to treat the water at the pump station
 19 with what is called an on-site hypochlorite
 20 generation system or OSHG. We do that simply
 21 to maintain the safe and healthy drinking water
 22 standards because without the treatment, the
 23 water would not be potable.
 24 MR. NEMECEK: Can I interrupt you?
 25 Did you say it had to be treated upstream; did
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 2 you mean downstream?
 3 MR. SCIARETTA: Downstream.
 4 MR. NEMECEK: Okay.
 5 MR. SCIARETTA: Thank you. Just a
 6 brief overview of what onsite hypochlorite
 7 generation is, it combines water, salt and
 8 electricity and produces sodium hypochlorite,
 9 which we all know as bleach. The primary
 10 benefit of this technology is safety. As you
 11 could see in the slides, there are no hazardous
 12 needed to be handled and transported with
 13 respect to this process. I know we said this
 14 the last time at our last presentation, but
 15 just to give you a reference, household bleach
 16 is 5 percent to 6 percent sodium hypochlorite.
 17 So now, just to go back, with respect
 18 to the last time we were here, your Board had
 19 issued a Negative Declaration for this project,
 20 which allowed us to go ahead with the ARB and
 21 also the Zoning Board. So at the last public
 22 hearing, you guys continued it, we went to the
 23 Zoning Board because we needed one use variance
 24 for the utility and we needed a few area
 25 variances, which we received from the Zoning
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 2 Board, both the use and area variances.
 3 Just by way of clarification so you
 4 all are aware, the area variances that we
 5 received were for gross floor area, impervious
 6 surfaces, maximum driveway grade, and the
 7 maximum fence height for both the front yard
 8 and side yard.
 9 In addition, we also went to the ARB
 10 because when we were before you last, we were
 11 talking about various design and landscaping
 12 elements of this project. So we spent a lot of
 13 time at the ARB, and you'll see the slides
 14 tonight where we've come up with, we feel in
 15 working with the ARB, a beautiful and I would
 16 say nice structure for this area.
 17 So the pump station right now, as you
 18 know, is a preexisting non-conforming use.
 19 Because of the mandates by the New York City
 20 DEP and Department of Health, we have to
 21 install this system, which will disinfect the
 22 water.
 23 Now, without further ado, I will now
 24 take this, and you could see the next slide
 25 here, I will turn this over to Joe to discuss
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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 Without further ado, I will now turn
 14 this over to Joe Bongiovanni from Jacobs. If
 15 there are any questions, obviously, we are here
 16 to answer them. I appreciate all of your time
 17 for listening to this, so thank you.

18 MR. BONGIOVANNI: Thanks, Lino. We
 19 have a number of renderings to show you from
 20 different perspectives, but we'll get into
 21 those. Just a few other updates from the last
 22 Planning Board. Lino obviously mentioned the
 23 ZBA and ARB efforts, which you see the fruits
 24 of that labor shortly. There were several open

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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 We were also asked to look at some
 12 alternate, you know, routing on the site,
 13 specifically not using the Dale Road exist. We
 14 did look at that. It really isn't possible to
 15 turn around on our site. There's a lot of
 16 landscaping we're trying to put, and there
 17 really isn't room to make some of the turns we
 18 need to make to not use the Dale Road exit. We
 19 did look at it.

20 Also, with respect to the driveway,
 21 the width, the massing of the driveway was a
 22 concern. We have not changed the overall width
 23 of the traveled way, if you will, on the
 24 driveway, but we have added features to help

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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 Lastly, one of our variances,
 6 obviously, was gross floor area, so that was a
 7 concern of the ZBA. We did look at reducing
 8 the building at bit. We were able to do it a
 9 little bit, and actually that helped on the ARB
 10 side for some of their concerns about the
 11 building frontage and texture that we were
 12 going for.

13 Without further ado, I'll just get
 14 into some of the renderings for you. This is
 15 just our front elevation of the building. It
 16 has changed a bit, I guess, since you guys have
 17 seen it last. All of this landscaping is
 18 fairly accurate, just to let you know, so it is
 19 rendered correctly. A view from Leewood.
 20 That's our main entrance there coming in from
 21 Leewood. You see the fence and landscaping in
 22 the front. A view from Oakland. It's pretty
 23 well screened. These are the mature heights of
 24 the trees when they do grow to their full

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1 heights for reference. This is our driveway on
 2 the Dale side. Again, a lot of landscaping.
 3 You'll get a view of what we tried to do with
 4 the driveway to keep massing down. We backed
 5 out to this is Dale Road now, so if you're
 6 standing in the middle of the street looking at
 7 the facility. This is a view from the homes
 8 behind us. This was one of the renderings the
 9 Architectural Review Board wanted to see and
 10 wanted to make sure it was adequately screened.
 11 Some aerials showing the entirety of the site
 12 and the driveway from start to finish with some
 13 of the adjacent structures in the background
 14 there. Another aerial from the other side.
 15 This is just a close up to highlight some of
 16 architectural elements that we plan on using.

17 MS. UHLE: Joe?

18 MR. BONGIOVANNI: Yes.

19 MS. UHLE: I just wanted to mention, I
 20 do think there were some changes to the
 21 landscape plan that aren't reflected in your
 22 renderings. I think you said it's accurate,
 23 but with regard to, say, the Arborvitae that
 24 you show along the rear property line, those

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

6 MR. BONGIOVANNI: That's a good point.

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

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

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

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

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

15 MS. SCHLAGBAUM: Correct.

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

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

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

4 Just a couple of things. Station
 5 operations. This is an unmanned facility. It
 6 is remotely monitored 24 hours a day. It's
 7 functioning as a pumping station currently,
 8 that will continue into the future. There is
 9 going to be no change in noise generation
 10 associated with the pumps because of that.
 11 That stays the same. It will be producing
 12 sodium hypochlorite on an as-needed basis, so
 13 that is a change. There is someone here every
 14 day. They're usually here during normal
 15 working hours. They may be here for an hour or
 16 two checking on things, that's just a part of
 17 the normal routine. Other than the operator
 18 showing up once a day to check on things, about
 19 six times a year we need to take a delivery of
 20 salt. That's the primary material for making
 21 the hypochlorite. That happens about six times
 22 a year. The other thing that happens here on a
 23 monthly basis is exercising of the emergency
 24 generator, which we are paying a lot of
 25 attention to noise and sound attenuation.

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

6 Some other just benefits of the
 7 project:

8 Less noise. We just mentioned that.

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

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

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

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

25 THE CHAIRMAN: Does the Board want to
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2 ask any questions about the presentation?

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

9 MR. BONGIOVANNI: Yes, that's correct,
10 it's a town parcel. Currently, we have a lot
11 of underground infrastructure on that site.
12 There's a lot of vaults and large diameter
13 piping passing through that parcel right now.

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

18 MR. BONGIOVANNI: Go ahead, Lino.

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

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

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

17 MR. BONGIOVANNI: That is correct.

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

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

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2 contract with, yes.

3 MR. NEMECEK: Okay.

4 MR. CUNNINGHAM: My name is Mark
5 Cunningham. I have a question just to
6 elaborate on what Phil was just saying about
7 the piece of property that is town owned. So
8 the building itself will not come out onto that
9 piece of property?

10 MR. BONGIOVANNI: No.

11 MR. CUNNINGHAM: It's just the piping.
12 I see the fence. So the fence sits back on
13 basically your property line?

14 MR. BONGIOVANNI: Yes. We moved it
15 back. The existing fence floats out here
16 somewhere. It's kind of hard to see on this.
17 This is the new fence. We're kind of holding
18 it against the property line. The only thing
19 that will be out here is really underground
20 infrastructure, pipes.

21 MR. NEMECEK: And the driveway.

22 MR. CUNNINGHAM: And the driveway
23 comes down.

24 MR. BONGIOVANNI: And landscaping.

25 MR. CUNNINGHAM: I have to say, for

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2 all we asked, and, you know, the rendering, you
3 did a very nice job on it, the landscaping
4 looks great. This will be 100 percent
5 maintained by Suez even out to the street?

6 MR. BONGIOVANNI: Yes, that's
7 correct.

8 MR. CUNNINGHAM: Okay, great.

9 THE CHAIRMAN: I had a couple of
10 questions just about the building and the
11 architecture. What I would like to see is --
12 yes, stop there. That's not block, is it, or
13 that's some sort of stone finish, the gray?

14 MR. BONGIOVANNI: That's all stone,
15 yes.

16 THE CHAIRMAN: Okay. It's not block.
17 The windows on the upper floor, those are
18 looking in on, I guess, that's a two story
19 space inside, right?

20 MR. BONGIOVANNI: Yes. Going from
21 this side of the building, this is the area
22 where we have the tank room, so that's on that
23 side. The onsite hypochlorite room is housed
24 in here. Some of these windows may be above
25 the ceiling line for some of these rooms.

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2 Obviously, it's an industrial space.

3 THE CHAIRMAN: My question was going
4 to be in addition to that is about lighting,
5 site lighting. Is that going to be lit up at
6 night or it's going to be dark?

7 MR. BONGIOVANNI: No. We have minimal
8 light. The lighting is not rendered. The
9 lighting we're going to use is going to be
10 minimal to the point of whatever we need for
11 safe egress. They'll be wall packs with, you
12 know, lighting that will just be down facing.
13 So we're just lighting the area outside the
14 egress points. They're not going to be on at
15 night. It's motion activated, the lighting.

16 THE CHAIRMAN: So it's going to be
17 dark. Is there site lighting on the site plan?

18 MR. BONGIOVANNI: There is no site
19 lighting. Other than those wall packs, that's
20 the only site lighting we have.

21 THE CHAIRMAN: So I want to see the
22 driveway. Could you go to both the entrance
23 and exit, the street. That's pretty cool. How
24 wide is the apron and what is it; is it brick?

25 MR. BONGIOVANNI: It's also a paver.

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2 THE CHAIRMAN: At the entrance, right.

3 MR. BONGIOVANNI: This is a paver, and
4 then, obviously, we have the pavers along the
5 side. The width -- I have to zoom in here.
6 Let me get it for you. I think it says 40.
7 Joe Weaver, can you answer that? Do you have
8 that handy? Is that a 40 foot?

9 MR. CUNNINGHAM: I have the site plan,
10 it says 55 on it, 53.

11 MR. BONGIOVANNI: Can you answer that,
12 Joe?

13 MR. WEAVER: I don't have the drawing
14 open right now.

15 MR. BONGIOVANNI: Let us know. We
16 have a fairly large truck. It's a little
17 larger than normal.

18 THE CHAIRMAN: What's the material on
19 the shoulders on both sides of the asphalt.

20 MR. BONGIOVANNI: I believe it's a
21 traffic rated concrete paver or brick. It may
22 be a brick concrete.

23 THE CHAIRMAN: So maybe back to the
24 view from the street of the driveway, please.
25 You did a very nice job trying to minimize the

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2 amount of pavement.

3 MR. BONGIOVANNI: This one?

4 THE CHAIRMAN: I'm sort of thinking
5 you really can't make it much wider; right?
6 Oh, it's stamped concrete, that's what it is.

7 MR. BONGIOVANNI: No, it's actually
8 not stamped. They definitely are unit pavers.

9 THE CHAIRMAN: They are pavers?

10 MR. BONGIOVANNI: Yes.

11 THE CHAIRMAN: You really can't make
12 it any wider than that. What's the total width
13 of the driveway?

14 MR. BONGIOVANNI: 20 feet.

15 THE CHAIRMAN: So any more than that,
16 you will see it. The only other question or
17 note I had was the parapet height. Sort of
18 looking at it from the bird's eye, it seems
19 sort of tall.

20 MR. BONGIOVANNI: It is, I believe --
21 Fred, if you got the numbers near you. I think
22 the top of parapet --

23 MR. GROSSFELD: The parapet itself is
24 I think 3 foot 6 by code off the surface of the
25 roof. That's a code minimum. Otherwise, we'd

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2 have to have handrails all around the building.

3 We felt a parapet would be a better approach.

4 THE CHAIRMAN: The parapet height is 3
5 foot 6 even if there's no equipment up there?

6 MR. BONGIOVANNI: We do have fans up
7 here.

8 THE CHAIRMAN: That makes sense. If
9 there's fans, you need it.

10 MR. GROSSFELD: Minor exhaust fans and
11 vents up there.

12 THE CHAIRMAN: As long as there are
13 people up there, you're 100 percent right.

14 MR. GROSSFELD: That's correct.

15 MR. CUNNINGHAM: I have a question for
16 you. If not you say you have equipment up
17 there, which is not in this rendering, then how
18 do you access it?

19 MR. BONGIOVANNI: We have a roof
20 hatch.

21 MR. CUNNINGHAM: Okay.

22 THE CHAIRMAN: So it's just small
23 fans; right?

24 MR. BONGIOVANNI: Yes, small fans and
25 intakes. That's it.

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2 MR. CUNNINGHAM: I have another
3 question about A-201. It references on the
4 east elevation, knock all walls, knock out
5 panels. Is this to access equipment?

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

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

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

21 MR. CUNNINGHAM: West elevation?

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

25 THE CHAIRMAN: While we're asking

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2 questions, what is the band, the horizontal
3 band; is that precast or --

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

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

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

11 MR. GROSSFELD: Yes, and stone veneer,
12 4 inch stone veneer.

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

17 MR. BONGIOVANNI: Correct.

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

20 MR. BONGIOVANNI: No.

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

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

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

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

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

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

22 MS. SCHLAGBAUM: Yes.

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

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2 size after a few years?

3 MR. BONGIOVANNI: That's mature height
4 for sure.

5 MS. SCHLAGBAUM: Yes, that's mature
6 height. What I was able to get in regards to
7 nurseries in the area, that it is very easy to
8 be able specify 8 and 10 foot Arborvitae, and
9 that is what's on the planting plan.

10 THE CHAIRMAN: Oh. What are we
11 looking at there?

12 MS. SCHLAGBAUM: Height wise here,
13 these are probably about 15, 20 feet.

14 MS. UHLE: The initial plan showed
15 installation size of 6 feet. The ARB did ask
16 if they could increase the size of those, so
17 they are now proposing 8 to 10 feet.

18 MR. CUNNINGHAM: Is there any way we
19 could get taller ones at planting?

20 MS. SCHLAGBAUM: The concern of that
21 is the actual availability. I could put
22 anything down on plan, but the nurseries
23 actually have to have that plant available at
24 that height.

25 MR. CAMPANA: You're talking about,

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2 what are they, Green Monsters?

3 MS. SCHLAGBAUM: These are called
4 Green Giants.

5 MR. CAMPANA: Green Giants, yes.

6 MS. SCHLAGBAUM: It's a cultivar that
7 came into itself in the last 5 to 8 years.
8 It's very upright, very sturdy, it's not
9 sturdy, it's not affected by the snow, and it
10 matures quite efficiently. You don't want the
11 plant to grow too quick because when they grow
12 too quick, they die quick too. It's,
13 unfortunately, a kind of balance that you end
14 up having.

15 If these go in at around 8 to 10 feet,
16 you're going to get a foot or 2 of growth every
17 year after they get acclimated. So the first
18 year may be a little slower because they just
19 go through a little bit of a stunning because
20 of being relocated, but after that, with good
21 conditions, and everything is nice and green
22 around that area, we should be able to get a
23 foot or 2 foot of growth on these plants based
24 upon their growing habits.

25 THE CHAIRMAN: 8 to 10 sounds like you
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2 could end up with an 8 foot tree. Well, they
3 will be the same height; right?

4 MS. SCHLAGBAUM: They should be
5 identified as matching.

6 THE CHAIRMAN: Right.

7 MS. SCHLAGBAUM: So again, what I
8 don't want to do is -- because it's happened to
9 me as I reviewed for other communities -- where
10 the developer comes in and says, we're going to
11 put in 12 foot evergreens, and then when I go
12 out and review them on site, they're only 10.
13 So I don't want to promise something that I
14 can't and is not available in the industry.

15 MS. UHLE: I think, Jim, too, if you
16 think about it, if you look at a ceiling height
17 or something, an 8 foot height at planting is
18 pretty substantial.

19 THE CHAIRMAN: Yes, I do agree. I'm
20 just sort of thinking of the screening it can
21 provide. It's not going to be the screening
22 we're looking at on this rendering for five
23 years.

24 MR. CUNNINGHAM: You're going to see a
25 lot of the building.

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2 MR. NEMECEK: But there really isn't
3 another way around this. You have to give the
4 plants time to grow.

5 THE CHAIRMAN: You could specify a
6 bigger plant; right? The question is, is it
7 going to be able to be procured; right?

8 MS. UHLE: Well, I will have to say
9 what Tammy said happens here all the time,
10 which is why even when -- well, Jennifer, who's
11 a landscape architect on the Architectural
12 Review Board reviewed the plans as well, and I
13 think with the mind to, you know, what will
14 acclimate easily to the property at
15 installation and also what's available.

16 THE CHAIRMAN: I'm going to go back to
17 being an engineer and stop trying to be an
18 architect. I'll leave it to the architects.
19 Whatever you guys say.

20 MR. CAMPANA: I just have one question
21 or clarification. So there was mentioned --
22 can you go back to the site plan quickly?
23 There was mention of the driveway and the curb
24 cut and the fencing being on town property.

25 Can you point out on this plan right now, where
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2 the actual property line is between the town
3 property and Troublesome Brook?

4 MR. BONGIOVANNI: I believe this is
5 the town line right here.

6 MS. UHLE: That's right.

7 MR. BONGIOVANNI: Our new fence is
8 back here.

9 MR. CAMPANA: Your new fence is there.
10 Was this one of the variances you had to
11 acquire?

12 MR. BONGIOVANNI: No.

13 MR. CAMPANA: Okay. All right.
14 That's it. Thank you.

15 THE CHAIRMAN: I just want to see the
16 renderings. The maintenance, all the
17 landscaping, I mean, it's beautiful, and I
18 imagine -- how are we assured -- it's to
19 everyone's best interest that it's maintained;
20 right? We have Troublesome's word that they're
21 going to be maintain this because it is pretty
22 spectacular?

23 MR. BONGIOVANNI: Yes. They do
24 maintain the existing site well. There's not
25 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, who'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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other side of the road, you're right. Just a question. Could you just do me one more favor? Could you run through the bird's eyes one more time, whichever ones you have?

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 Edison 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

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split systems. So the electrical room there's one, and then the condenser is outside.

MR. CUNNINGHAM: So they'll be at ground level, those condensers?

MR. BONGIOVANNI: Yes. They're pretty small units, similar to a residential site. There are only two rooms that have any kind of conditioning in it. It's an unmanned facility. There really is no office space in here. The cooling is more for the equipment than the people.

THE CHAIRMAN: Sure. That's the fence. I'm following the fence line. As you're talking to me, I'm following the fence. Can you run the cursor over the fence? You are there and it just keeps going.

MR. BONGIOVANNI: Here's the fence line, yes, coming up to here.

THE CHAIRMAN: And then the driveway and then it jumps to the other side and goes around. How tall is the fence?

MR. BONGIOVANNI: 6 feet.

THE CHAIRMAN: What's on top? What's it look like?

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2 MR. BONGIOVANNI: We have --

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

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

10 THE CHAIRMAN: It's back there?

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

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

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

20 MR. BONGIOVANNI: Okay.

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

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

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2 MR. BONGIOVANNI: Maybe it's hiding a
3 little bit in this corner.

4 MR. CERMELE: Right on the northeast
5 corner of that intersection.

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

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

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

14 Steve, go ahead.

15 MR. MAFFIA: Okay, Joe, thank you.
16 Good evening, everyone. Steve Maffia,
17 Ferrandino & Associates.

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

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2 impacts on traffic going through the one lane
3 tunnel under the railroad tracks out to the
4 parkway. What the town and their consultants
5 asked us to concentrate on was traffic impacts
6 during construction, which is what we did and
7 what's summarized in the slide that we're
8 looking at now.

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

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2 the area before the afternoon rush hour begins.
3 That's basically what the worker traffic or the
4 truck or pickup truck activity looks like
5 during construction.

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

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

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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 barrels 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

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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

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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

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Suez.

The other two points, last two points on this slide, we had heard or someone had heard that during construction we would be closing the tunnel, the one lane access over to the parkway. That's not true. The tunnel will not be closed at any time during construction to accommodate our work. It will always be open, as will the westbound lane on Leewood Drive.

It also came to our attention that there was some concern about impacts during construction on school bus routing and school bus stops that may be near or adjacent to the site. I reached out to Nicole Dolce, the Transportation Supervisor with the Eastchester School District, and she indicated that there are no bus stops, school bus stops adjacent to the site on Dale, Leewood or Oakland. There are some bus stops in the area, but not adjacent to the site, and they would not be in the area where we're closing a lane on Leewood. There are two bus routes that travel past the site going north on Dale and then making a

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 2 right onto Leewood. Those routes would be
 3 affected by the lane closures and the detours,
 4 but it is our intention to include
 5 accommodations for the school bus route in the
 6 maintenance and protection, the traffic plans,
 7 coordinating all of this, as we said before,
 8 with not only the Highway Department and the
 9 Police Department, but also now with the
 10 Transportation Supervisor of the school
 11 district.

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

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

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

3 THE CHAIRMAN: Thank you, Mr. Maffia.
 4 Is there a construction like sequence drawing
 5 that has been made that shows where the workers
 6 are going to park? Yes, there you go.

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

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

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

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

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

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

7 MR. CAMPANA: No comments.

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

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

15 THE CHAIRMAN: Probably at the end;
 16 right?

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

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

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

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

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

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

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

15 MR. NEMECEK: No.

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

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

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

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2 yellow house.

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

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

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

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

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

11 THE CHAIRMAN: The manufacturers must
12 have something.

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

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

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

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

25 MR. BONGIOVANNI: Yes, you can.

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2 Generally, fans are not an issue when we're
3 talking about noise issues. We focus on the
4 generator, for instance, that's the main focus.

5 Mr. Introzzi: Six or seven of them
6 blowing, you know, 20 feet from my house, it
7 might be something worth considering if there
8 is anything that needs to be, you know,
9 considered. That's all I'm saying. It wasn't
10 on the renderings. I just brought it up
11 because it was mentioned and it's in an open
12 area on the roof. I just want to make sure we
13 get that addressed. I trust the Board to know
14 what's appropriate, know what should be
15 remediated. I just wanted to point it out.

16 Two other issues. One was, there was
17 a comment made that the grounds are well
18 maintained. I could attest that they really
19 are not. The Oakland side of the property is
20 riddled with trash, always overgrown, never
21 cleaned up. The Leewood side has grass that my
22 dog gets lost in. It would be good if that
23 could definitely be made a priority, and, you
24 know, maybe even start doing it now as a sign
25 of good neighborly love for the rest of the us

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2 that live there.

3 The last thing -- this is more towards
4 the town than to Suez -- the corner -- there's
5 a lot of parking on the corner by Leewood and
6 Oakland, and it makes it really, really hard to
7 see around the corner. I don't know if anyone
8 looked at what the sighting would be like with
9 the new landscaping and the new property, but
10 that's a really bad blind turn. Cars are
11 coming out of the tunnel and coming around that
12 bend, and, you know, you got to really gun it
13 sometimes to make sure you're not going to hit
14 anyone. That's just something I wanted to
15 address, to not have parking at least for the
16 first like 20 or 30 feet on that corner, but
17 also just make sure we take into consideration
18 any alterations to the site lines for making
19 that turn because there's no light, it's sort
20 of a blind stop sign. I just want to make it
21 doesn't get worse. If it gets better, that's
22 fantastic. I just want to make sure that none
23 of the new landscaping or fencing or anything
24 is going to make that view for the ongoing
25 traffic worse.

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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
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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

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we could clear something that may be in the way 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

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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

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

4 MR. CAMPANA: Is that a new fence?

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

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

10 MALE SPEAKER: That's an existing --
11 in that area, that's the existing fence, Joe.
12 We were just going to tie in right here where
13 we're changing the driveway.

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

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

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

24 MR. BONGIOVANNI: Okay.

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

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

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

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

12 MR. JARETT: Yes. It's William
13 Jarett, 186 Oakland Avenue. I agree with what
14 a couple of the other gentlemen have said
15 already about that corner. I think that the
16 primary problem why that happens is because of
17 that existing fence and the vertical rails.

18 The number of vertical rails as you approach
19 the fence and the angle shift causes you to
20 lose total site of the traffic coming eastbound
21 on Leewood out of the tunnel. I beg to differ
22 about the speed of those cars coming up the
23 hill. Believe me, they're doing much better
24 than 30 miles an hour going by that

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1 intersection, and I've been in a very
2 precarious position several times trying to get
3 in and out of traffic there on Leewood. That's
4 my one comment about that. I think you really
5 need to consider, if you're going to keep the
6 same fence that's there currently, what to do
7 to ameliorate that situation without having to
8 change the fence design at all.

9 THE CHAIRMAN: Point taken. That's
10 going to be part of the conditions. Anything
11 else, Mr. Jarett?

12 MR. JARETT: I was concerned, and I
13 know you have addressed this to some degree,
14 the concerns about parking on Oakland Avenue.
15 My understanding is that you are not going to
16 allow the construction workers to park on
17 Oakland Avenue; is that true?

18 THE CHAIRMAN: No offsite parking,
19 that's what we've been assured of.

20 MR. JARETT: Okay. Because we do have
21 construction currently on the block, since it's
22 two way traffic there, and I know you are going
23 to be shifting that traffic pattern for this
24 construction on Leewood, and that will prevent

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1 people from making a right turn onto Oakland.
2 That will ameliorate that situation to some
3 degree. That's really my major concern with
4 that.

5 If you could shift possibly -- have
6 you considered doing one way traffic on Oakland
7 while the construction is going on, to prevent
8 two way traffic and two cars coming and going
9 on Oakland?

10 THE CHAIRMAN: I cannot field that.
11 Is Mr. Maffia still on?

12 MR. MAFFIA: Yes, I'm still here. No,
13 we didn't really consider changing any of the
14 patterns on the adjacent streets. Our impact
15 during construction is the lane closure on
16 Leewood. We're handling that with a detour.
17 There could be less traffic on Oakland going
18 southbound. If any traffic comes out of the
19 tunnel and turns right onto Oakland under the
20 detour, it would be on Crosshill instead. At
21 least that last block between Crosshill and
22 Leewood would see less southbound traffic as a
23 result of the detour. The detours are
24 infrequent and not continuous, so the pattern

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2 would change now and then, but we also don't
3 think it would be necessary to change any of
4 the traffic patterns outside of the detour that
5 we need for the lane closures.

6 MR. JARETT: I had noticed on that
7 block with construction recently, that we've
8 had trucks parking closer to the intersection
9 of Leewood and Oakland, I believe somewhat
10 illegally there, and that's really caused some
11 issues with tie ups with traffic, and also
12 presenting some really dangerous intersection
13 traffic from turning because we've got -- and
14 again, this won't apply if you got the Leewood
15 traffic eastbound stopped during that time.
16 When it's not stopped and you have two way
17 traffic and you're trying to merge into traffic
18 onto Leewood going westbound, it gets really
19 difficult. I just want you to be aware, I know
20 you've done some studies on this, but I don't
21 know over what period of time and during what
22 traffic patterns, that you would come up with
23 that data. Just from my own experiences of
24 being on the block for over a decade, I know
25 the difficulties there.

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2 So that's all I have right now.
3 Everything else looks terrific.

4 MR. MAFFIA: We are aware of the
5 situation on Oakland. We observed at times
6 during construction I think there is a house
7 right on the corner of Oakland and Leewood
8 under construction a few of the times that we
9 were visiting the site, and there were some
10 construction vehicles parked at the curb that
11 made it a little bit difficult to get around
12 with two way traffic. What we can control is
13 our traffic, and we have committed to, as a
14 condition of approval, not having any of our
15 traffic, no trucks, no worker vehicles parked
16 on any of the streets surrounding the site.
17 Not on Oakland, not on Leewood, not on Dale
18 Road. That's, again, part of our condition of
19 approval that we've agreed to.

20 MR. JARETT: Okay, thank you very
21 much.

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

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

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2 yourself and address the Board.

3 MS. JARETT: Thank you very much. I
4 think my husband was very eloquent and put our
5 concerns forward, but I will say that Oakland
6 Avenue is a very difficult turn going in or
7 out. I do hope it gets addressed from a safety
8 issue, not just for this project but in
9 general, since it is the Board that is hearing
10 these concerns.

11 THE CHAIRMAN: Yes, it's first on the
12 list. We understand that. As Mr. Maffia said,
13 he is going to look at the sight lines, and if
14 there is something we could do to improve it as
15 part of this application, we will ask them to
16 take care of that.

17 MS. JARETT: Thank you very much.

18 THE CHAIRMAN: You're welcome. Thanks
19 for your comment.

20 MR. TUDISCO: Okay, Michael Livigni.
21 I'm going to invite you to un-mute yourself and
22 address the Board. Please give your full name
23 and address.

24 MR. LIVIGNI: Yes, my name is Michael
25 Livigni, I live at 183 Oakland Avenue. I'm

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2 about five houses down from this site. I just
3 had a couple of questions or comments.

4 First off, the site, I think it looks
5 amazing. If it comes to fruition what we see
6 on paper, it does really look nice.

7 My concern, which is probably, to beat
8 a dead horse here, what everyone has chimed in
9 so far, traffic. I won't talk about that
10 intersection, I think it's been talked about
11 enough this evening. I really wanted to talk
12 about the closures. I know there's only a
13 handful of days during the 20 months of
14 construction that Leewood will be closed and
15 redirected down Dale, up Crosshill, and then
16 back down Oakland. So far everyone who has
17 spoken tonight, those neighbors are all
18 impacted by that. We live between Leewood
19 Drive and Crosshill. One of the things I was
20 thinking, this street is very narrow, and right
21 now when people do use it as a cut through,
22 which they do, they have to jockey around
23 parked cars because you're allowed parking on
24 one side of the street, so there's really no
25 way for two way traffic to go smoothly without

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

8 THE CHAIRMAN: Is that a possibility
 9 to put no parking during that time?

10 MR. BONGIOVANNI: You're talking about
 11 Leewood or Oakland?

12 MR. MAFFIA: On Oakland? I think it
 13 would be up to the town. We could suggest that
 14 as part of the detour, that we have temporary
 15 no parking regulations on the one block of
 16 Oakland between Crosshill and Leewood. If you
 17 wanted to make that a permanent no parking,
 18 that would be up to the town to decide to do a
 19 parking prohibition.

20 MR. LIVIGNI: No, I wasn't speaking
 21 about making it a permanent situation. I was
 22 just talking about the days that you have to
 23 reroute traffic from Dale, up Crosshill, and
 24 back down Oakland to get traffic back onto
 25 Leewood. I just think it would be mitigate --

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 2 there's a couple of other reasons that I think
 3 it might make sense. I want to talk a little
 4 bit about, I guess, school bus. I know you did
 5 mention that you spoke to the Board of
 6 Education. It's a crazy year. I know a lot of
 7 kids are remote learning. If I count, I think
 8 we have to about 10 to 11 school-age children
 9 that live between Crosshill and Leewood Drive.
 10 There is a bus stop -- there was last year, I
 11 could say, a bus stop at Leewood and Oakland,
 12 on that corner, because my son took the bus
 13 from there, and there is another bus stop at
 14 the intersection of Crosshill and Oakland.
 15 That one I do know is still -- kids are still
 16 being picked up and dropped off there. My
 17 concern is, if you don't eliminate
 18 traffic or -- there's a lot -- most of the kids
 19 walk by themselves from the bus stop to home, I
 20 just think with the increased traffic -- we
 21 have no sidewalks in our neighborhood, so the
 22 kids do walk in the street, so if there's
 23 parking on one side, God forbid a kid jumps out
 24 from a parked car and someone's coming down the
 25 street that has been detoured, you know, all I

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 2 could think of is what could possibly happen.
 3 If the town could do that for those days, that
 4 would be a great help. It would alleviate some
 5 nervousness for parents whose kids do walk
 6 home.

7 THE CHAIRMAN: So currently parking is
 8 allowed on both sides of Oakland in that area?

9 MR. LIVIGNI: Just one side.

10 THE CHAIRMAN: Just one side. Gotcha.

11 MR. LIVIGNI: Right. So cars have to
 12 jockey -- if there are cars parked on the
 13 street, cars have to jockey to let someone pass
 14 them so you can go around the parked car.

15 MR. CAMPANA: I think it's a fair ask.
 16 It's only how many days, 15, 18 days throughout
 17 18 months?

18 THE CHAIRMAN: Do you want to finish
 19 your comments?

20 MR. LIVIGNI: Let me see. I think
 21 that was really it. My primary concern was
 22 really the redirection down our street and the
 23 impacts during that time.

24 THE CHAIRMAN: Okay.

25 MR. LIVIGNI: I did have one general

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 2 question, and I didn't know if this is the
 3 forum to ask. Since the water is being treated
 4 at this facility now, is there any exhaust, is
 5 there any fumes or anything from that treatment
 6 happening that's being exhausted out into the
 7 neighborhood, or are those exhaust fans that
 8 are on top of the building purely just for,
 9 say, the generator or airflow?

10 THE CHAIRMAN: I could answer that,
 11 but I think the guys from Troublesome probably
 12 could answer that a little more convincingly.

13 MR. BONGIOVANNI: We have exhaust fans
 14 for, you know, moving air through spaces,
 15 keeping things a little reasonable in there.
 16 For the treatment system itself, we have
 17 storage tanks, so we do have blowers inside the
 18 building that blow air constantly into those
 19 tanks and they continuously vent. That's just
 20 part of the process, part of the safety
 21 protocols and stuff to keep the air space
 22 vented. That's not a lot of air that's being
 23 moved through those spaces. The exhaust fans
 24 will be -- the exhaust fans in the building
 25 itself will be handling most of the air.

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2 THE CHAIRMAN: You told us this
3 before, the air inside the plant, there is no
4 off gassing of the chlorine inside?

5 MR. BONGIOVANNI: No. This is very
6 weak strength chlorine. Chlorine gets very
7 stable when it's in low concentrations. You're
8 not going to have chlorine odors around the
9 neighborhood, no.

10 THE CHAIRMAN: Not even in the plant,
11 so, therefore, not even in the neighborhood?

12 MR. BONGIOVANNI: No, you should not
13 smell it.

14 MR. LIVIGNI: Thank you.

15 THE CHAIRMAN: Thank you for your
16 comments. How do we go about asking about the
17 parking on Oakland? What's the process to look
18 into that? I guess I'm asking Mr. Maffia or
19 Margaret, or is that something the applicant
20 has to do?

21 DR. GREALY: Mr. Chairman, Philip
22 Grealy. So a couple of things. I'm glad to
23 hear that the applicant has looked at using
24 Crosshill to Oakland instead of Benedict to
25 Oakland because it limits the distance that

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2 they'll have to travel.

3 Part of the conditions we outlined in
4 our June report, were several things relative
5 to the maintenance and protection of traffic.
6 We also recommended, and we've done this on
7 other projects coordinated with Margaret, is to
8 have a pre-construction meeting. At that
9 pre-construction meeting, the Police
10 Department, Fire Department, Highway
11 Department, in some cases the school bus
12 company are all invited to review the plans.
13 The coordination with the Police Department on
14 temporary parking restrictions is something
15 that is usually discussed at that type of
16 meeting. I think the applicant, as he's
17 outlined the number of days involved with the
18 proposed MPT plan that they -- the MPT is
19 maintenance and protection of traffic during
20 that closure -- their plans show generic
21 treatments. Some of those will be finalized
22 with the Police Department and the Highway
23 Department. I think the applicant can make
24 that request, and again, that's something
25 that's been done in other locations. The

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2 temporary restriction of any on-street parking
3 on that segment of Oakland between Leewood and
4 Crosshill would be something that we would
5 support, and I believe could be coordinated
6 with the Police Department.

7 Also, as Mr. Maffia had indicated, one
8 of our other conditions of approval is the use
9 of, in most cases off duty so that they're
10 paying for them, a police control at the
11 various intersections. Part of that
12 requirement was also to make sure that if any
13 of this did overlap with peak times when school
14 buses and/or heavier commuter traffic was
15 occurring, that police control would be present
16 to control the traffic flow and to regulate it
17 during these days. They're spelled out and
18 they would be conditions of approval, but these
19 would be discussed at the pre-construction
20 meeting so that, you know, no matter what
21 conditions we put on here, usually when we have
22 the pre-construction meeting, especially with
23 the contractor there present also doing the
24 work, things really get hashed out, and I think
25 this limited no parking restriction could be

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2 worked into that plan.

3 Also, just relative to the sight lines
4 that were discussed, I think with the plan that
5 Mr. Maffia will present, it will show the issue
6 relative to that existing fence. Typically, we
7 would work with him and with the Highway
8 Department to make sure that they're satisfied
9 with any modifications to structures and/or
10 existing landscaping, you know, that may not be
11 pruned properly, etcetera. So I think those
12 could all be accomplished and that's, you know,
13 listed as one of the conditions of approval.

14 Then the last thing relative to one of
15 our recommendations, which would also be a
16 condition of the site plan approval, is the
17 restoration of the pavement, the striping, all
18 signing, there was some discussion about sight
19 distances down closer to the tunnel and parking
20 conditions there, that all will be worked out
21 in this pre-construction meeting.

22 THE CHAIRMAN: Thank you, Dr. Grealy.
23 So the conditions that you're referring to, do
24 they go into the list that Margaret makes,
25 conditions for approval?

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1 DR. GREALY: Correct. Yes, correct,
2 she puts together the list. In our report, we
3 have recommended items to go in there, and
4 typically we'll coordinate those, you know, to
5 make sure all these items are covered.

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

9 DR. GREALY: Absolutely.

10 THE CHAIRMAN: Okay. Thank you,
11 Doctor. Mr. Tudisco, back to you.

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

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

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

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

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

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

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2 we're doing on the Oakland side. Tammy, maybe
3 you could just talk about this planting area.

4 For your information, if you could see my
5 screen, this is all new planting in this area,
6 all the way around. You could see the lines.

7 Back here, these are taller Arborvitae that
8 we're using in the rear of the building.

9 Tammy, if you could just explain what your
10 thoughts are here.

11 MS. SCHLAGBAUM: What we're doing,
12 because we have the room, I'm incorporating or
13 recommending larger ornamental shrubs where the
14 height is closer to the fence and closer to the
15 road. So them being 6 and 8 foot there when
16 they mature, will be high enough to buffer the
17 look of the building. We have mature canopy
18 trees in that area, we have shade, so the
19 Arborvitae will not grow as well in that
20 location. So what we're looking at proposing
21 is Rhododendrons, Azaleas and a berry that will
22 mask and provide a nice border edge to soften
23 the look of the building behind it.

24 MS. ZEOLLA: Those are lovely flowers.
25 Okay. All right. I'm considering, you know,

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2 the home across the street is going to be
3 looking right at this building right now, so I
4 just wanted to cover that. Okay, so you've
5 answered those two questions.

6 Now, I just need to get back to --
7 this may be a town question -- from Oakland,
8 like my neighbors have mentioned before, that
9 turn is a very bad turn, actually. Cars come
10 down quickly, come up quickly, and Oakland
11 becomes very, very busy. Cars fly in both
12 directions, which is unbelievable considering
13 how narrow the block is. So my question to
14 you -- and sometimes we have that light right
15 by the tunnel that is awful, you could wait
16 there forever and ever. Now I'm afraid that
17 with the traffic backup, more traffic is going
18 to be hitting Oakland if that light doesn't
19 turn as quickly as it should be turning,
20 actually. It is something that it should be
21 turning quicker now, I should say. It's like,
22 you could wait there for a long time. I'm
23 afraid of the traffic flow. So if the town can
24 address that light signal, and see to it like
25 when -- actually, right now it can start

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

12 THE CHAIRMAN: Sure. We understand.

13 MR. NEMECEK: I could comment on that.

14 That particular light, as I understand it, is
 15 somehow linked up to the light on the Bronx
 16 River Parkway. The reason why the light cycles
 17 are such with the westbound traffic coming down
 18 Leewood first going, and then them getting a
 19 red light, and then the traffic off of Dale
 20 Road making a left to get onto the Bronx River
 21 Parkway, all of that, I believe, is coordinated
 22 with the light that is on the Bronx River
 23 Parkway at that point, and the Bronx River
 24 Parkway is not a town road. I question how
 25 much can be done. I understand the issue, it

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

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

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

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

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 2 county wasn't going to make any changes, but we
 3 could reach out on behalf of the town to raise
 4 that and see what can be done relative to any
 5 timing adjustments.

6 The applicant is responsible, also,
 7 just so you know -- one of the conditions is
 8 when they are doing the work in the roadway,
 9 any actuation loops or any equipment that's
 10 related to that traffic signal, they are
 11 responsible to repair, and that's another one
 12 of the conditions of approvals on our list. So
 13 we can coordinate that, and we will reach out
 14 on behalf of the town to the county to see what
 15 can be done.

16 MS. ZEOLLA: I would appreciate that,
 17 Mr. Grealy, because sometimes the traffic goes
 18 way up very, very close to Route 22, and we all
 19 know how long Leewood could get because we're
 20 all part of this town.

21 DR. GREALLY: Understood.

22 MS. ZEOLLA: And I have waited on
 23 Oakland for a good 10 minutes for that light to
 24 change. So that would be greet. That is a
 25 very big concern, being that that is one of

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 2 the, you know, main roads for us because it's
 3 so close, the Bronx River Parkway.

4 So I thank you all for your time, I
 5 thank you all for this consideration, and I
 6 thank you for these plans. They're lovely.
 7 They look beautiful, the architectural plans as
 8 well as the landscaping plans. They're very,
 9 very nice. I look forward to speaking again.

10 THE CHAIRMAN: Thank you for your
 11 comments. So ms. Zeolla brought -- I hope I
 12 didn't butcher that too much -- brought up a
 13 couple of comments that I just wanted to ask
 14 maybe it's Mr. Maffia. I heard about speeding
 15 cars on Oakland, children on Oakland, and
 16 there's a lot of concern about what's going on
 17 with Oakland. Is there something that can be
 18 done with signage around the area to sort of
 19 control what goes on there, you know, danger,
 20 flashing lights, anything, caution?

21 MR. MAFFIA: That brings in to play
 22 techniques that I'm sure Dr. Grealy is familiar
 23 with called traffic calming techniques; such
 24 things as speeds humps -- they don't use bumps
 25 anymore -- but speed humps to slow down

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2 traffic, they are occasionally used, could be
3 considered here by the town if speed is an
4 issue.

5 As far as parking is concerned, you
6 know, we are looking into this and reaching out
7 to the town to have temporary parking
8 restrictions on that section of Oakland so two
9 way traffic has enough room to pass without
10 having to maneuver around a parked vehicle.
11 We've also seen those "your speed is" boards
12 that are put up. They sometimes can
13 effectively alert a driver that they are
14 exceeding the speed limit, get them to change.
15 Speed control, you know, radar control type
16 signs that indicate what the speed limit is.

17 Other techniques that probably would
18 be a little bit more difficult to do, physical
19 changes to the roadway, other than the speed
20 bump or speed hump, again, probably difficult
21 to do in this situation, but there are some
22 techniques. We could create a list of, you
23 know, some of those traffic calming techniques,
24 provide them to the town for their review.

25 THE CHAIRMAN: Right, because it

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2 sounds dangerous. I think with the
3 construction and the noise, it seems like we're
4 just making a difficult situation even worse.

5 MR. NEMECEK: I think we're talking
6 about two potentially different issues here.
7 One, is what the applicant can control or at
8 least suggest, in particular during the time
9 period where there is a detour, where we know
10 there's going to be increased traffic at
11 Oakland, that is something the applicant can
12 address. The applicant also will address as a
13 result of the suggestions just made, what can
14 be done with respect to the site plan to make
15 the turn on Leewood and Oakland an easier one.

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

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2 Seeing it's already 8:40 p.m., I think there's
3 only so much that this Board can do in
4 connection with this application.

5 THE CHAIRMAN: So, Doctor, I mean, is
6 that something that you could discuss at the
7 construction kick off, any of these issues?

8 DR. GREALY: Yes.

9 THE CHAIRMAN: Okay, good. So why
10 don't we leave it there.

11 MR. TUDISCO: Mr. Chairman, it appears
12 that we have another hand up.

13 THE CHAIRMAN: Okay.

14 MR. TUDISCO: Ms. Jarett, if you could
15 un-mute yourself and address the Board.

16 MS. JARETT: Yes. Hi all, good
17 evening. I know there were a lot of things
18 said earlier, and I just wanted to talk about
19 next steps a little bit. Before I do that, my
20 name is Arielle Jarett living at 186 Oakland
21 Avenue. I'm just recapping a lot of what my
22 neighbors have said already.

23 Moving forward, I really want to
24 understand, given that there are a number of
25 changes to consider with this plan and the

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2 applicant to proceed with, I just want to
3 clarify if there will ever be an opportunity
4 post the start of this construction, maybe
5 three, six months after, to really revisit some
6 of these points. It may not actually be
7 working, whether that's traffic or parking or
8 something along the lines of landscaping. I
9 just want to understand if there's an
10 opportunity to revisit some of these points and
11 course correct if needed.

12 THE CHAIRMAN: So the obvious reason
13 we're here is to come up with a design that
14 works and covers everything we're discussing
15 and have it at a point where we feel it's the
16 best design for this. We've addressed
17 everything, and that's why spent so much time
18 on this, that's why we design professionals
19 looking at this, consultants that work in town.
20 We have a lot of eyes on this. It's very
21 difficult six months later to come back and
22 start changing things. The design of the
23 building obviously we can't change after it's
24 done. What exactly is it that you're
25 envisioning here?

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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

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we can do at that point then.

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,

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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.

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(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. UHLE: 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

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2 application from the time it first came in
3 front of us to what we're seeing now.

4 THE CHAIRMAN: I didn't want to take
5 responsibility by saying we've done a good job.
6 I think the applicant has done a good job, and
7 we've just sort of commented on it repeatedly.
8 So thank you very much everyone involved in the
9 team at Suez.

10 MR. SCIARETTA: Thank you, Mr.
11 Chairman. We do appreciate the comments. It's
12 been a pleasure. Thank you.

13 THE CHAIRMAN: You're welcome. Have a
14 good night, guys. Our consultants can leave
15 also, right, Margaret?

16 MS. UHLE: Yes. Thank you all.

17 THE CHAIRMAN: Thanks, Doctor. Joe,
18 thank you. Patrick, we didn't hear from you.

19 MS. UHLE: It was good to have him on
20 hand just in case. Thank you very much.

21 THE CHAIRMAN: Have a good night,
22 everyone. All right, let's move on. The next
23 one is one of my favorites, too. The next
24 application is 20-36, Applestone Meat Company.

25 MS. SCANLON: Hi. Good evening,

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2 everyone. So I guess I'll go ahead and start,
3 is that how we do this?

4 THE CHAIRMAN: Yes.

5 MS. SCANLON: So we have our location
6 at 735 White Plains Road.

7 MR. NEMECEK: Introduce yourself.

8 MS. SCANLON: I'm so sorry. My name
9 is Emily Scanlon, I'm the Chief of Staff for
10 the Applestone Meat Company.

11 WILL: I'm Will (Inaudible), project
12 manager. Can you guys hear me okay?

13 MS. UHLE: Yes, we can.

14 THE CHAIRMAN: Mr. Vink (Ph.), project
15 manager.

16 WILL: Good evening.

17 THE CHAIRMAN: Good evening. Okay.

18 MS. UHLE: Go ahead, Emily, that's
19 fine.

20 MS. SCANLON: We're here that to talk
21 about our Resolution that we had received
22 approval on June 27th, 2019. One of the
23 conditions of our approval was to have an
24 onsite security guard from 12 a.m. to 6 a.m.

25 We were seeking approval to actually reconsider

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2 this determination. We would like to sub that
3 out with continuous monitoring by our security
4 company. We've been working with the security
5 company Securitas, who actually monitors some
6 other businesses in the area, and we're hoping
7 to kind of lessen some of the costs associated
8 with the onsite security guard and sub that out
9 for remote monitoring.

10 The company will monitor our site
11 every one to two hours in between the hours of
12 8 p.m. and 8 a.m. They'll remote into our
13 cameras. We'll have two cameras on the
14 exterior, one in the front and one in the back
15 parking lot, and then several cameras inside of
16 the retail store. They'll remote in every one
17 to two hours throughout the night, and then
18 they will alert in several different ways if
19 there is any unwanted or unusual activity going
20 on within the store.

21 THE CHAIRMAN: Okay. Thank you. I
22 saw that there was a letter that was submitted
23 as part of this that basically put in writing
24 everything you described to us right now.

25 I think when we talked about this

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2 awhile ago guys, and correct me if I'm wrong,
3 we weren't aware of a security system that was
4 as advanced as being described to us now, so we
5 thought the best way to have security is to
6 actually have someone there. Listening to
7 Emily now and reading the letter, it sounds
8 like there are other ways to get pretty good
9 coverage of what's there. I am sort of curious
10 as to what remote in means, Emily. What does
11 remote in mean, just check cameras?

12 MS. SCANLON: Exactly.

13 THE CHAIRMAN: There was something
14 about a virtual -- a high depth virtual tour of
15 the facility to be conducted. What exactly is
16 a high depth virtual tour of the facility.

17 MS. SCANLON: So the cameras -- I have
18 the number of cameras in one of my documents
19 here, but essentially they're doing exactly
20 what you're saying, they're remoting in looking
21 at the video footage of the cameras, live video
22 footage, and they'll be able to see any -- the
23 way they've designed the spaces, there's no
24 corners really almost, so they're able to see
25 the entire retail shop. They're able to see

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 2 behind our retail windows, any areas that are
 3 closed off to customers in the evening. So,
 4 yes, they're just going to be able to get a 365
 5 view, great clarity, you know, high depth
 6 cameras.

7 THE CHAIRMAN: So at scheduled times.
 8 So those tours are whatever you said, like
 9 every hour, every two hours?

10 MS. SCANLON: Exactly.

11 THE CHAIRMAN: So what happens in
 12 between the tours, there are just still
 13 cameras?

14 MS. SCANLON: The cameras are there.
 15 They're recording. So the cameras are
 16 recording. They'll hold 30 days of any
 17 activity. There is also -- I don't think I
 18 described this in the letter -- the cameras
 19 will have -- it's called a -- what is this
 20 called? It's a loitering detection. So we'll
 21 be able to set parameters. If anyone walks in
 22 the shop and they're standing in one spot or
 23 one small area of the store for over an X
 24 amount of time, we determine that time as a
 25 company as part our standard operating

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 2 procedures, if they're standing in one spot of
 3 the store for any particular period of time,
 4 the security company will be alerted, and they
 5 will remote in again to the cameras and be able
 6 to see any activity that's happening. So as we
 7 were saying, it's every one to two hours, in
 8 between that time they're still recording and
 9 they will be alerted if there is any loitering.

10 THE CHAIRMAN: Thank you.

11 MR. NEMECEK: I have a couple of
 12 questions.

13 First of all, the specific request
 14 here is, as I understand it, to be absolved of
 15 the requirement that we made that you have an
 16 onsite security guard, on premises security
 17 guard from 12 a.m. to 6:00 a.m. Now, the
 18 October 14th letter from you, Ms. Scanlon,
 19 indicates that retail staff will be on site
 20 between the hours of 8 a.m. or 9 a.m. to 5:00,
 21 6 p.m., and Securitas will monitor the security
 22 cameras between 8 p.m. and 8 a.m. I'm missing
 23 something. What's happening between 8 p.m. and
 24 midnight? Was there a prior representation
 25 that staff would be there until midnight? I

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 2 feel quite -- maybe we did just want a security
 3 guard between the hours of midnight and 6, but
 4 it strikes me that we would not have not cared
 5 about 8 p.m. to midnight and just had the
 6 security guard come on at that point. Maybe
 7 I'm wrong, but that does concern me.

8 The second question I had is with
 9 respect to this loitering feature that
 10 Securitas has. Does Securitas and the
 11 monitoring system have the ability to interact;
 12 in other words, if somebody is loitering, would
 13 somebody on the other side of the camera be
 14 able to say, stop loitering, we're on to you,
 15 move it? Do anything other than -- because if
 16 you're just creating a videotape of somebody, I
 17 guess that's helpful. If something goes wrong,
 18 you may be able to find the person, but it's
 19 not being proactive. So if you could answer
 20 those two questions. Maybe Margaret knows the
 21 answer to those two questions.

22 MS. SCANLON: Absolutely. So as far
 23 as the time frame goes, we were approved for
 24 the 12 a.m. to 6 a.m. That was on our letter I
 25 think dated November 2nd, 2019 -- excuse me,

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 2 2018 -- from Joshua Stein, the owner of the
 3 company. That was the time frame we had
 4 decided upon at that point for I think -- I'm
 5 not exactly sure of the reason why that time
 6 frame was decided on at that point, honestly,
 7 but we did expand it. Speaking to Securitas,
 8 this was one of the items that we talked about
 9 and if we wanted to expand that from 8 p.m.,
 10 you know, as it gets darker and all of that.
 11 We'll also have lights on within the store,
 12 obviously. We just wanted to expand that just
 13 to have it be a little closer to the times that
 14 a service staff will be on site -- or off site,
 15 excuse me.

16 MR. NEMECEK: I do also have to
 17 comment that since you guys were last before
 18 us, a lot has happened in the world, and people
 19 don't want to be next to any other person.
 20 It's an entirely different environment in which
 21 we're considering this application.

22 THE CHAIRMAN: It's not the law
 23 abiding citizens that we're worrying about.

24 MS. UHLE: If I could make a point,
 25 and I want to be careful what I say here.

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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

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safety issue with regard to whether a security guard is on site or security camera is on site are really not directly related to a land use issue. But I think you also have to balance that with what your own Eastchester Police Department has recommended to you.

MR. NEMECEK: Correct. Okay.

THE CHAIRMAN: That being said, you had two questions, Mr. Nemecek.

MR. NEMECEK: Yes. The other one was about the interactivity of the monitoring system.

MS. SCANLON: So we do have, as part of our proposal and part of the equipment that we're going to be purchasing, a speaker system. So as soon as they see any unwanted or any unusual activity, as well as the loitering, they will speak over the speaker system and notify the people in the shop.

MS. UHLE: Can they contact the Eastchester Police Department as well?

MS. SCANLON: Yes.

THE CHAIRMAN: A question that I didn't ask when you finished, the cameras that

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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 hours, and you did not limit 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.

MS. UHLE: No. A business operation issue is different than a land use issue. A

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are there, are they being monitored continuously by Securitas or they just check in every so often?

MS. SCANLON: They're checking in every -- sorry.

THE CHAIRMAN: Or they wait for a motion detector to go off and then they pay attention? Is there a guy at a desk somewhere staring at the cameras, or they just respond when there's some sort of activity that's detected?

MS. SCANLON: They respond when there's activity detected, but they are checking the cameras for a period of time every one to two hours between that 8 p.m. and 8 a.m. time frame.

THE CHAIRMAN: That's the virtual thing that we talked about?

MS. SCANLON: Yes.

THE CHAIRMAN: So no one is looking unless something is triggered by the motion detectors, and then someone looks at what's going on and takes appropriate action?

MS. SCANLON: As well as at the one to

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<p style="text-align: right;">101</p> <p>1 EASTCHESTER PLANNING BOARD - 10/22/2020</p> <p>2 two hour time frame.</p> <p>3 THE CHAIRMAN: Understood. Any other</p> <p>4 questions, guys?</p> <p>5 (No questions.)</p> <p>6 THE CHAIRMAN: Is this a public</p> <p>7 hearing?</p> <p>8 MS. UHLE: No, it is not. If you look</p> <p>9 at the notes, you will have to make a motion to</p> <p>10 waive the public hearing in the summary notes</p> <p>11 that I provided to you.</p> <p>12 THE CHAIRMAN: You told me that.</p> <p>13 Okay. Thank you. So I'm okay with that.</p> <p>14 I'll make a motion to waive the public</p> <p>15 hearing for Application 20-36, Applestone Meat</p> <p>16 Company.</p> <p>17 MR. NEMECEK: Second.</p> <p>18 THE CHAIRMAN: If there are no other</p> <p>19 comments, I'm willing --</p> <p>20 MR. NEMECEK: We have to vote, like</p> <p>21 all in favor.</p> <p>22 THE CHAIRMAN: I understand. We don't</p> <p>23 have to delete the old motion, we just have to</p> <p>24 vote on the new one; right? I just have to</p> <p>25 make a motion to approve this application?</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">103</p> <p>1 EASTCHESTER PLANNING BOARD - 10/22/2020</p> <p>2 Application 20-36, Applestone Meat Company.</p> <p>3 MR. NEMECEK: 20-26?</p> <p>4 THE CHAIRMAN: 36.</p> <p>5 MR. NEMECEK: 36? Mine has a 26 on</p> <p>6 it, see.</p> <p>7 MS. UHLE: I'm sorry, 36, as on the</p> <p>8 agenda and on the meeting notes.</p> <p>9 MR. NEMECEK: All right, I'm wrong.</p> <p>10 Margaret made me look bad.</p> <p>11 THE CHAIRMAN: Give me a second</p> <p>12 someone, please.</p> <p>13 MR. NEMECEK: Second.</p> <p>14 THE CHAIRMAN: All in favor.</p> <p>15 (AYE)</p> <p>16 THE CHAIRMAN: Before you go, what's</p> <p>17 your schedule for opening the place?</p> <p>18 MS. SCANLON: Well, Will might be able</p> <p>19 to answer the question better, we're looking at</p> <p>20 late November, early December.</p> <p>21 THE CHAIRMAN: I pass by it all time</p> <p>22 and I'm like, what's going on. Okay, cool,</p> <p>23 there is something going on behind those --</p> <p>24 MR. NEMECEK: Emily, also, your</p> <p>25 letterhead here is missing a T at the end of</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">102</p> <p>1 EASTCHESTER PLANNING BOARD - 10/22/2020</p> <p>2 MS. UHLE: Yes.</p> <p>3 MR. TUDISCO: I think he was referring</p> <p>4 to the motion to waive the public hearing.</p> <p>5 MR. NEMECEK: Yes. I seconded it but</p> <p>6 we never vote on it.</p> <p>7 THE CHAIRMAN: All in favor then.</p> <p>8 Back it up.</p> <p>9 (AYE)</p> <p>10 THE CHAIRMAN: Good. So the waive is</p> <p>11 done. So now we just have to approve this.</p> <p>12 Everything that we said previously is it nul</p> <p>13 and void as a result of approving this;</p> <p>14 correct?</p> <p>15 MS. UHLE: Not everything that you</p> <p>16 said. You're agreeing to amend the original</p> <p>17 conditions of approval to indicate that the</p> <p>18 security guard is no longer required.</p> <p>19 MR. NEMECEK: As has been I guess</p> <p>20 approved as well by the Eastchester Police</p> <p>21 Department; correct Margaret?</p> <p>22 MS. UHLE: Yes.</p> <p>23 MR. NEMECEK: Okay.</p> <p>24 THE CHAIRMAN: So then I'm going to</p> <p>25 make a motion to approve I guess the</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">104</p> <p>1 EASTCHESTER PLANNING BOARD - 10/22/2020</p> <p>2 Street and it's missing a period at the end of</p> <p>3 Y. It's got N period Y with no period. Okay?</p> <p>4 I would fix that.</p> <p>5 MS. SCANLON: I'm so embarrassed.</p> <p>6 Thank you. I'm usually better than that.</p> <p>7 THE CHAIRMAN: Thank you very much.</p> <p>8 Thanks, guys. Good luck. Looking forward to</p> <p>9 seeing you.</p> <p>10 MS. SCANLON: Thank you so much.</p> <p>11 THE CHAIRMAN: The next application is</p> <p>12 20-26 -- this is the real 26, Mr. Nemecek -- 10</p> <p>13 Andrew Road.</p> <p>14 MR. MAIORANO: Can you hear me?</p> <p>15 THE CHAIRMAN: Yes.</p> <p>16 MR. MAIORANO: Okay. Good evening,</p> <p>17 board members, Adamo Maiorano from Community</p> <p>18 Designs and Engineering. On behalf of the</p> <p>19 applicant and owner, Karn Santikul, we are</p> <p>20 proposing additions and alterations at 10</p> <p>21 Andrew Road. The applicant wishes to create</p> <p>22 additional habitable space in need for the</p> <p>23 expanding family, so what we are essentially</p> <p>24 proposing is an addition above the existing</p> <p>25 first floor footprint of the home. It's an</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

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 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

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 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

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 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

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 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.

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2 MR. NEMECEK: Second.

3 THE CHAIRMAN: All in favor.

4 (AYE)

5 THE CHAIRMAN: Any further comments,

6 other than good job?

7 MR. CAMPANA: No comments. I think I

8 would have to agree with Mr. Maiorano about the

9 Juliet balcony. I think it's a nice feature on

10 the house. It fits proportionately and

11 aesthetically. I think it's an enhancement.

12 THE CHAIRMAN: How much does it

13 project from the face of the building, the

14 balcony? It doesn't at all?

15 MR. MAIORANO: It doesn't at all.

16 MR. NEMECEK: Can you show the right

17 side elevation?

18 THE CHAIRMAN: Are the doors even

19 operational?

20 MR. MAIORANO: Yes, those are. They

21 open into the bedroom.

22 THE CHAIRMAN: They swing in?

23 MR. MAIORANO: Right there, yes.

24 THE CHAIRMAN: So I make a motion to

25 approve this application -- you're not changing

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2 anything, are you? No. I make a motion to

3 approve this application, 20-26, 10 Andrew.

4 MR. NEMECEK: Second.

5 THE CHAIRMAN: All in favor.

6 (AYE)

7 THE CHAIRMAN: Thank you.

8 MR. MAIORANO: Thank you so much for

9 your time. I appreciate it.

10 THE CHAIRMAN: You're welcome. Have a

11 good night.

12 MR. CAMPANA: Nice background.

13 MR. MAIORANO: Thank you.

14 MR. CAMPANA: Where's Town Hall?

15 THE CHAIRMAN: Next application is

16 20-27, 25 Grand Boulevard.

17 MR. PETRESCU: Margaret?

18 MS. UHLE: Yes.

19 MR. NEMECEK: You're muted.

20 MR. PETRESCU: Can you hear me now?

21 MR. TUDISCO: Yes.

22 MR. PETRESCU: I apologize. My client

23 had a couple of issues tonight as well. I'm

24 Cal Petrescu, I'm an architect in the area, I

25 have an office. Also, our website is

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2 Westchesterarchitect.com, that's me.

3 We're here tonight -- we moved up from

4 the ARB -- to present a new house at 25 Grand

5 Boulevard. We'll be joined by Dan Sherman and

6 Thomas. I'm not sure where Dan is.

7 MS. UHLE: He's coming.

8 MR. PETRESCU: He's a landscape

9 architect, and Thomas is representing Hudson

10 Engineering. Maybe it's going to be a little

11 lengthy, but I'll try to be as clear and to the

12 point.

13 The house is sitting on a larger lot.

14 It's R-5, we have 7500 square feet. So we will

15 benefit from a little bit more lot coverage,

16 and I will get into that in a minute.

17 The ARB say to how the house is going

18 to look. First I have to share the screen.

19 MR. NEMECEK: Somebody has something

20 on.

21 MR. PETRESCU: Not me. Can you see

22 the project now?

23 THE CHAIRMAN: Could someone mute

24 whatever is in the background, please.

25 MR. NEMECEK: It's not Thomas because

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2 he's muted.

3 MR. PETRESCU: Is my screen shared,

4 Margaret?

5 MS. UHLE: Not yet, no.

6 MR. CUNNINGHAM: That's good. It went

7 off now.

8 MR. PETRESCU: I'm sharing the screen.

9 I don't know what else to do. Here we go,

10 share. Can everybody see the rendering?

11 MR. NEMECEK: Yes.

12 MR. PETRESCU: Yes. I apologize for

13 the little delay.

14 MR. NEMECEK: You may want to enlarge

15 it a little bit.

16 MR. PETRESCU: Larger?

17 MR. NEMECEK: If you just hit the box

18 in the upper right-hand corner. Yes, that one.

19 THE CHAIRMAN: It looks even better.

20 MR. PETRESCU: So the Architectural

21 Review Board made a couple of comments, which

22 are represented in this rendering. I'm going

23 to enumerate them and answer them. We had

24 shutters around those upper windows. We had a

25 conversation, actually, as to what's

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1 symmetrical on the upper portion of the
 2 elevation, and how that, perhaps, didn't
 3 totally line up for everybody with the shutters
 4 on the lower level, so we agreed to eliminate
 5 them. At the end of this presentation,
 6 actually, I will kindly present another
 7 proposal at the client's request, which I think
 8 is going to be even better than this one. If
 9 not, this is what we agreed to do last time.

1 Currently, there is a second floor, but it's
 2 just a small dormer in the back. So we are now
 3 seeing a structure which aligns in the front,
 4 and actually, being pushed further back it kind
 5 of aligns in the back with the two buildings.
 6 Okay.

11 The AZEK is a clarification. They
 12 wanted to make sure we had square edges. Our
 13 material board had a couple of curves or curved
 14 materials. So it will all be nice and square.
 15 The columns will be paneled. The metal roof
 16 stays gray. It shows a little black because of
 17 the light, but it's a slate gray. The
 18 compressors, when I go to the plans, have been
 19 indicated on the right side of the building,
 20 and they have been screened by landscape.

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

21 The owners are, you know, younger
 22 people like all of us. They came here to
 23 retire on the East Coast, and they're making
 24 this, actually, their residence. There are
 25 some issues with accessibility challenge, and

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

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

1 open space on our first floor, which is 46 by
 2 30, is the master bedroom and the master bath
 3 with all the accessibility issues resolved to
 4 the best, and including a full wall that opens
 5 to a family room. So you have panels of
 6 allowing the person sitting in this room on the
 7 bed or traveling around to see fully outside.
 8 So we're very happy we managed to achieve this
 9 goal.

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

11 To go back for a second to what I said
 12 before, you can see the existing dashed house
 13 and the new one being pushed back. We're only
 14 going up about 6 feet, although we're adding a
 15 full floor. We're going up only 6 feet to the
 16 ridge height. We're meeting the grade in the
 17 back.

18 The zoning really was met. Actually,
 19 we tried to be a little bit under all the
 20 numbers. We can go to 2500, 2500 square feet
 21 on the FAR. We're meeting that. We're very
 22 close to it. The impervious surface, we're
 23 down about 8 percent. If you care about
 24 numbers, instead of 3375, we have 3118. That's
 25 about 8 percent under. The ridge is 2 feet

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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.

Materials. Again, the ARB has gone through them. We're going to have some blue stone, obviously, for the patios. It's nice and simple. The roof will be, as we mentioned, a slate gray. There is a HardiePlank. This is as close as it comes to white, you know, maybe it's not very clear, but it's very, very close to the white and maintenance free. We have Andersen windows with 1 inch solid mullions. The entrance doors will be natural wood.

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 have two, you know, simple additions that I would love to, on behalf of the owner, ask the Board to let us present as an option. On the main elevation, I found a way to actually merge the second floor double punch windows together. So I have four double windows across, even simpler and easier, and that is because they just love shutters. They do. So now we can have shutters all across. They line up with the fenestration below. I am also kind of inclined to go to four by six double windows. I found that Andersen makes a four by six window, rather than buying four by seven doors. The shutters don't get affected.

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

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tutorials of the street and of the site. 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.

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 8foot 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.

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.

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.

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 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 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

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 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?

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 2 THE CHAIRMAN: Sure.
 3 MR. SHERMAN: I have headphones on.
 4 The debate is on in the background here, it
 5 can't be private.
 6 MR. PETRESCU: Should I pull your
 7 drawing?
 8 MR. SHERMAN: Once Cal brings the
 9 landscape plan up. The landscape plan is not
 10 exactly like this rendering. It's close. Cal,
 11 can you find the plan?
 12 MR. PETRESCU: Yes, I'll find it, I'll
 13 find. I hear you. Give me one second.
 14 MR. SHERMAN: I can start right in,
 15 though, because what we're doing is preserving
 16 the large trees. There's a larger Maple tree
 17 in the front right corner, we're protecting
 18 that, and in the rear yard there are several
 19 large trees that are not being touched. All of
 20 the background landscape will remain the same.
 21 There's a hedge along the left and some
 22 plantings along the right property line, they
 23 remain the same. So we're really adding some
 24 things along the front walk. There's full
 25 length door windows, so I couldn't have any

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 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

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 2 on the left, we're moving it over to the right.
 3 Pretty simple landscape. That's it.
 4 THE CHAIRMAN: I think the landscaping
 5 adds a lot to the house. Is there a picture of
 6 the existing Maple? It's a large one?
 7 MR. SHERMAN: Maybe one of the
 8 neighborhood pictures, Cal.
 9 MR. PETRESCU: I'll turn to it right
 10 now, just give me one second.
 11 MR. SHERMAN: Luckily, those front and
 12 back trees are not really an area that needs to
 13 be disturbed by utility trenches.
 14 MR. PETRESCU: There you go. This is
 15 this tree.
 16 MR. SHERMAN: You can see the leaves
 17 here. It's important in the neighborhood.
 18 THE CHAIRMAN: Right. It's far enough
 19 away from the house where they'll be no damage
 20 to it.
 21 MR. PETRESCU: You see it actually
 22 better actually here. It's huge, and it's
 23 beautiful, actually.
 24 MR. SHERMAN: These shrubs along the
 25 right and along the left will remain the same.

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 2 I talked to the owner this afternoon, and she
 3 wanted me to see if I could shear back the
 4 hedge on the left so it didn't scratch the cars
 5 but not to disturb the thing, so we can do that
 6 in the winter time.
 7 THE CHAIRMAN: Okay. So thank you for
 8 the landscaping plan. Who's your other
 9 consultant?
 10 MR. PETRESCU: The engineer is ready.
 11 Let me pull him up.
 12 THOMAS: Hi, this is Thomas from
 13 Hudson Engineering. If it's easier, I have the
 14 plan open on my computer if you want me to pull
 15 it up.
 16 THE CHAIRMAN: You could share that,
 17 sure.
 18 MR. PETRESCU: So you have yours in
 19 there, or you want me to do?
 20 THOMAS: I could share, that's fine.
 21 MR. PETRESCU: Go right ahead then.
 22 THOMAS: Can everyone see my screen?
 23 MS. UHLE: No. Cal, I think you need
 24 to stop sharing your screen.
 25 MR. PETRESCU: Okay, I can do that.

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 2 Thank you for the guidance.
 3 MS. UHLE: You're welcome.
 4 THOMAS: Can you see my screen yet?
 5 MS. UHLE: Yes. It also looks like it
 6 can be enlarged possibly, if you can.
 7 THE CHAIRMAN: Actually, you could
 8 shrink it a little bit so it fits the window.
 9 MS. UHLE: The whole window could be
 10 enlarged.
 11 MR. PETRESCU: The upper right-hand
 12 corner.
 13 THOMAS: I'm going to do the 30 second
 14 version here.
 15 So more or less we did testing on
 16 site. The soils were very good, very good for
 17 infiltration practices. So what we have here
 18 is, we collected the entire house, this top
 19 portion of the driveway, as well as the
 20 existing garage, and we're infiltrating it in
 21 the rear yard here for the hundred year storm
 22 per town standards.
 23 The driveway will all remain the same.
 24 It will likely need to be resurfaced due to the
 25 construction of the building. Other than that,

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 2 the grading will all stay the same in that
 3 area, as well as the majority of the site.
 4 That is basically the brief version.
 5 I'll be more than happy to answer questions. I
 6 don't want to go too in depth if you don't need
 7 it.
 8 THE CHAIRMAN: No, that's fine. So
 9 whatever added impervious is being put in the
 10 chambers in the back?
 11 THOMAS: Yes.
 12 THE CHAIRMAN: Cool. That's all we
 13 need to know. What else you got? Anything
 14 else?
 15 THOMAS: I think that's it.
 16 MR. PETRESCU: There were some
 17 comments. I spoke to Michael and to Tom today,
 18 and they will be taken care of.
 19 THE CHAIRMAN: Sure.
 20 MR. PETRESCU: Nothing major.
 21 THE CHAIRMAN: Right. Our consultant
 22 will go over the plans before a C of O is
 23 issued.
 24 So back to architecture, right? So,
 25 gentlemen, I guess we can comment on -- so

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

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

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

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

24 MR. PETRESCU: Correct. Yes. They
25 were the same, they were just split. They were

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

4 MR. CUNNINGHAM: You're going to mull
5 all the windows together?

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

12 MR. NEMECEK: I agree with the ARB.

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

20 MR. CAMPANA: Are these shutters
21 operable or are they fixed?

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

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

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

18 THE CHAIRMAN: Can you toggle to the
19 proposed?

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

23 THE CHAIRMAN: Take your time.

24 MR. PETRESCU: That's the proposed.

25 MR. CAMPANA: I like the shutters.

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2 MR. PETRESCU: Before and after.

3 THE CHAIRMAN: Good job.

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

11 MR. PETRESCU: We have the same
12 height -- if I may.

13 MR. CAMPANA: Yes.

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

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2 small protective rating behind it. So you open
3 over the bushes, so-to-speak, only for the sake
4 of the beauty and of the light. So I'm happier
5 with this proposal.

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

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

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

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

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

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

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

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

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

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

20 MR. CAMPANA: There would also be some
21 architectural detailing that pintles and hinges
22 on the shutters, which would make it look
23 obviously authentic, which would give the house
24 even more character than what you designed now.
25 I think that would enhance it, but I understand

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2 that's a financial thing as well.

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

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

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

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

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

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

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

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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, I 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.

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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?

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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 to about 8 inches, which is substantial.

MR. NEMECEK: 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.

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MR. CAMPANA: Not only that, the shutters -- I agree with you completely, Mark, but also the operable shutters sit on the house at an angle as opposed to flat, which will give the house more depth and texture as well, which would add to it.

MR. PETRESCU: They have hinges and hardware, the latch.

THE CHAIRMAN: Can you go back to your rendering that I like so much? I just want to envision shutters. I just want to see what it would look like with shutters. Just take black on the bottom, move it up to the top, and that's what it would look like. It wouldn't just be a sea of black, it would be black punctuated by a strip of white clapboard.

MR. NEMECEK: Right. Kind of like in between the two on the bottom.

THE CHAIRMAN: Yes. Is that about what it would be? Mr. Petrescu, is that about the same gap between the bottom --

MR. PETRESCU: Yes, yes, yes. Not to confuse the issue, at one point she said, well, maybe I shouldn't have any shutters at all. I

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 2 said, no, no, no. The lady has a very nice
 3 aesthetic eye, you know.
 4 THE CHAIRMAN: The way the shutter
 5 will lay over the corner board on the upper
 6 floor will be the same as that that occurs on
 7 the --
 8 MR. PETRESCU: They will not anymore
 9 now because --
 10 MR. CUNNINGHAM: No, we don't want it
 11 to. Move it over.
 12 THE CHAIRMAN: Move it over. Got it.
 13 Okay.
 14 MR. NEMECEK: Like I said, Jim, maybe
 15 just what Mark --
 16 THE CHAIRMAN: You don't have to vote,
 17 you could just mumble.
 18 MR. NEMECEK: I am mumbling. It's
 19 getting late. I haven't eaten dinner yet, it's
 20 almost 10 o'clock.
 21 THE CHAIRMAN: He's wearing us down.
 22 MR. PETRESCU: I didn't mean to -- I
 23 thought it was important to share.
 24 MR. NEMECEK: It is. It is.
 25 MR. CUNNINGHAM: It's a nice job.

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 2 It's beautiful.
 3 MR. PETRESCU: Thank you.
 4 THE CHAIRMAN: I don't think it
 5 will -- especially now what you're proposing, I
 6 think actually -- what about on the side of the
 7 house, are we changing those? Those will match
 8 the front?
 9 MR. PETRESCU: Yes, it should be for
 10 consistency.
 11 THE CHAIRMAN: Okay.
 12 MR. PETRESCU: All operable shutters
 13 with hardware.
 14 MR. CAMPANA: These are what operable
 15 shutters look like.
 16 THE CHAIRMAN: Oh, cool.
 17 MR. CAMPANA: As opposed to the ones
 18 that are just put to the side of the casing and
 19 screwed to the wall.
 20 MR. CUNNINGHAM: They would look like
 21 that one.
 22 MS. UHLE: To summarize, you're
 23 approving version two with operable shutters;
 24 is that correct?
 25 MR. NEMECEK: Yes.

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 2 MR. TUDISCO: Before you do that,
 3 don't we have to do a public hearing?
 4 MS. UHLE: Rob, I just was trying to
 5 summarize they're proposing. I shouldn't have
 6 said approving. What they're proposing right
 7 now is the second version that Cal presented
 8 but with the operable shutters.
 9 MR. NEMECEK: Yes.
 10 THE CHAIRMAN: Correct.
 11 MR. NEMECEK: Of course we look
 12 forward to hearing from the public on this.
 13 MR. PETRESCU: And the 6 inches on the
 14 first floor.
 15 THE CHAIRMAN: And the 6 inches on the
 16 first floor, yes, correct.
 17 Public hearing then. Unless there's
 18 more comments, guys? We're good?
 19 MR. NEMECEK: No.
 20 THE CHAIRMAN: So I make a motion to
 21 open the public hearing on this application,
 22 20-27, 25 Grand.
 23 MR. NEMECEK: Second.
 24 THE CHAIRMAN: All in favor.
 25 (AYE)

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 2 MR. TUDISCO: Are there any members of
 3 the public who wish to address the Board on
 4 this application? Please raise your hand, and
 5 I will invite you to un-mute yourself.
 6 Mr. Chairman, there does not appear to
 7 be any members of the public who wish to weigh
 8 in on this application.
 9 THE CHAIRMAN: Okay. Thank you. So
 10 then I'll make a motion to close the public
 11 hearing on this application, 20-27, 25 Grand
 12 Boulevard.
 13 MR. NEMECEK: Second.
 14 THE CHAIRMAN: All in favor.
 15 (AYE)
 16 THE CHAIRMAN: If we do it fast, it
 17 will just be done. I'm sort of okay with the
 18 new proposal because I think it adds character.
 19 We're not just slapping something on, I think
 20 it adds character, and it's not very simple.
 21 That being said, as Margaret just said
 22 2 minutes ago, not even, 20 seconds ago, that's
 23 the option that we're voting on now.
 24 MS. UHLE: Also, we have to the two
 25 typical conditions that we have. The landscape

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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

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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

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40 year shingle roof that's a grayish color. There's a cedar shingle siding on the upper part that will have just a clear finish, and then the bottom is a gray Hardie Board. The roof over the door and over the little dormer are standing seam metal roofs. It's a pewter color. The front door and the garage are going to be stained wood.

The two comments that the Architectural Review Board had were to make the lights on either side of the garage bigger, which we did on this drawing, and to add the location of the air conditioners, which are in the back side of the house. They're heavily shrubbed at this point. I don't know if you could see that.

There's an addition going on right now in the back. It's a kitchen addition that Cahill got approval for several months ago. Basically the back of the house is being worked on but the front hasn't gotten approval. The garage is on the same plain as the rest of the house. The second floor has a slight addition, just a foot overhang over the garage. The

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attic has two new dormers. This is basically the house in the front.

Any questions? Also, the stone is all stone that's on the site already that we're going to use around the base of the house. Cahill, do you have anything to add?

MR. MCGUIRE: Basically the house is just going to look a hundred times better than what it was, and I hope you'll like the enhancements.

MR. CUNNINGHAM: I just have to say one thing. I'm just really elated about the fact that this is hand drawn. I've been building for a quite a few years, I'm just very impressed.

THE CHAIRMAN: I second that.

MS. MARRONE: I also wanted to say that the windows are black Andersen 400 series casement throughout.

MR. CUNNINGHAM: It's a very nice looking job.

MR. MCGUIRE: Thank you. Thanks, Maggie.

MR. CAMPANA: No comments.

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1 THE CHAIRMAN: So let's do the public
2 hearing. I make a motion to open the public
3 hearing on 20-28, 4 Hathaway.
4 MR. NEMECEK: Second.
5 THE CHAIRMAN: All in favor.
6 (AYE)
7 THE CHAIRMAN: One last time, Rob.
8 MR. TUDISCO: Are there any members of
9 the public who wish to address the Board on
10 this application? Please raise your hand, and
11 I'll invite you to un-mute yourself.
12 Mr. Chairman, at this time I don't see
13 any hands indicating anybody wanting to offer
14 comments to the Board.
15 THE CHAIRMAN: Thank you. So then I
16 make a motion to close the public hearing on
17 20-28, 4 Hathaway.
18 MR. NEMECEK: Second.
19 THE CHAIRMAN: All in favor.
20 (AYE)
21 THE CHAIRMAN: Very nicely done. I
22 think it will definitely improve everything
23 there. Thank you for going through the effort
24 to fix all of this, and thank you for the

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1 drawings.
2 I make a motion to approve this
3 application, 20-28, 4 Hathaway.
4 MR. CUNNINGHAM: Second.
5 THE CHAIRMAN: All in favor.
6 (AYE)
7 THE CHAIRMAN: Great. Thank you.
8 Good luck.
9 MR. CUNNINGHAM: Very nice.
10 MS. MARRONE: Thank you.
11 MR. MCGUIRE: Thank you very much,
12 guys.
13 THE CHAIRMAN: I'm going to swing by
14 and see how it's gets build. Thanks, guys.
15 MR. CUNNINGHAM: Thank you.
16 THE CHAIRMAN: I think we're all done,
17 right, Margaret?
18 MR. NEMECEK: Yes.
19 MR. CAMPANA: Yes.
20 THE CHAIRMAN: I make a motion to
21 close the Planning Board meeting of 10/22/20.
22 MR. NEMECEK: Second.
23 THE CHAIRMAN: All in favor.
24 (AYE)
25

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1 THE CHAIRMAN: Goodnight, guys. Thank
2 you.
3 (MEETING ADJOURNED)
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CERTIFICATION

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

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

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

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

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

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DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEETPAGECORRECTION

DINA M. MORGAN, REPORTER