

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:
ACTING CHAIRMAN ROBERT PULASKI
MARK CUNNINGHAM, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

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

TOWN OF EASTCHESTER
Building and Planning Department
NOV 26 2018
RECEIVED

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 let's just go through what's on the agenda and
3 what's not on the agenda.
4 Under old business, we have 11 Mill
5 Road, then the Applestone Meat Company, then
6 the Siwanoy Country Club.
7 New business will follow with 210
8 Hillside Place and 663 White Plains Road.
9 If for some reason you're here for the
10 next items, they're adjourned. Those items are
11 the Gas Mart on 600 White Plains Road, 71 Park
12 Drive, and that's it.
13 So we'll call up the first item on the
14 agenda, 18-22, 11 Mill Road. Would you please
15 come up and give us a presentation of what you
16 are asking for approval.
17 MR. FAUSTINI: Good evening. My name
18 is Nick Faustini, I'm an architect for the
19 applicant, Claire Mill Capital. We were
20 actually here earlier this year, I believe in
21 May, to present this application.
22 We are proposing to renovate the
23 existing building at 11 Mill Road, which is
24 across the street. It currently consists of
25 two retail stores, two offices at the second

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
2
3 ACTING CHAIRMAN PULASKI: If everyone
4 would please rise for the Pledge of Allegiance.
5 (Whereupon the Pledge of Allegiance
6 was said.)
7 ACTING CHAIRMAN PULASKI: Welcome,
8 everybody, to the October meeting of the
9 Planning Board. This is a three member board
10 tonight, which means that if something is for
11 approval, we all have to agree or it doesn't go
12 forward. So if that is a concern and you would
13 prefer to appear before a fuller board, then
14 you don't have to come up when your name is
15 called or you could just leave now. We've
16 acted with three member boards plenty, and I
17 don't think we've gotten any negative reviews
18 on that.
19 In any event, we'll do a roll call.
20 Mark Cunningham.
21 MR. CUNNINGHAM: Here.
22 ACTING CHAIRMAN PULASKI: Bill West.
23 MR. WEST: Present.
24 ACTING CHAIRMAN PULASKI: Bob Pulaski,
25 me, I'm Acting Chairman tonight.
With that said, the first items --

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 floor level, two apartments at the third floor
3 level, and two apartments at the fourth floor
4 level. We are proposing to maintain the retail
5 at the ground floor level, convert the two
6 offices at the second floor level to two
7 apartments, maintain the two apartments at the
8 third floor level, and combine the fourth floor
9 units to one unit so it will be one apartment.
10 We are also proposing a 150 square
11 foot addition on the back of the building to
12 allow for an A.D.A. access point, rear lobby
13 and a refuse room, and also a rear basement
14 stair.
15 Our actual change of use is resulting
16 in a lesser parking demand, but our addition
17 required that the entire building be reviewed
18 again, which required an area variance for
19 parking because there is less parking than
20 would be required by today's code. We did
21 obtain a variance from the Zoning Board I
22 believe in September, earlier this year. We
23 presented to the Architectural Review Board a
24 few weeks ago, earlier this month, and the
25 Architectural Review Board had some comments

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

about the facade improvements -- I actually provided a handout -- and those comments related to the canopy and the light fixtures.

We're just back here tonight to answer any questions and present the application again if you would like.

ACTING CHAIRMAN PULASKI: Do you have an elevation drawing of what that back section and front section will look like?

MR. FAUSTINI: Sure. I'll just flip the pages.

MR. CUNNINGHAM: You could just pull that mic out.

MR. FAUSTINI: So this is the proposed front of the building. We are proposing a new canopy here over the front entrance for the residential entrance. These two doors are the retail entrances. This is the front facade, which is essentially staying the same. We're just changing what were smaller windows to standard size windows to match the rest of the facade. The building -- I'm not sure if you're familiar with it -- it's undergone an entire roof replacement, so that's actually almost

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

complete. The back here of the building -- I'm sorry, this is the side from the parking lot side -- we're opening three more windows at the retail level. They used to be there, they've just been since blocked up, we're just going to restore them. This is the back addition that we're proposing as viewed from the parking lot side. From the other street side -- this is a corner lot -- again, the facade is going to stay pretty much the same. You'll see the canopy here facing Mill Road, it's just cantilevered off the building, and this is the addition on the back which creates another door in the rear. This is a rear view of the addition and the building itself. The building remains mostly the same, it's just the rear addition that we're proposing. The roof of the rear addition is proposed with a mansard roof with a flat roof in the center so we can locate the air conditioning units and they'll be hidden from view.

ACTING CHAIRMAN PULASKI: Anything else? That's it? What were the concerns of the ARB?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

MR. FAUSTINI: They just wanted a little bit more information with respect to the canopy, so I've provided some dimensions for the canopy. They also wanted to see why we were introducing ornamental iron work, and it was inspired by a photograph, which I provided in the handout as well. They also had some questions about the lighting cut sheets, so we just provided the lighting cut sheets for the gooseneck lighting which would basically light up the future signage for the retail stores.

MR. WEST: Could you state the purpose of the addition again.

ACTING CHAIRMAN PULASKI: If you could just put that there so the public could see it because it's done very nicely.

MR. FAUSTINI: It's a canopy that's cantilevered off the building. There's a 10 foot setback for this building, so we can't place any columns that would support the roof. It's extending 3 feet off the building. We have, again, just standard ornamental iron work, but it's also framing the residential entrance. Trying to give it an identity

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

separate from those of the retail entrances. I'm just going to flip the page. The inspiration came from this photograph here, which is very similar to what you see on the fencing that we've shown. Again, it's just a little bit more delicate detailing for the building.

ACTING CHAIRMAN PULASKI: It looks like it fits the period of the building design.

MR. FAUSTINI: Yes, it does. I'm just going to flip to the next page, which is the light fixture cut sheet for the gooseneck lights to light up the signage. Dark bronze would be the proposed color to match the existing windows, and this is just a photograph of an installed application. Again, this is just technical information but showing the arm of the gooseneck lighting and the canopy. Again, it's just bubbled there. The last light fixture is a robe light. It's just going to be placed over the number 11. It basically just provides some lighting for the front entrance and also illuminates the number 11. It's a small light. It's 1 inch in diameter, about

DINA M. MORGAN, REPORTER

<p style="text-align: right;">9</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 18 inches long, and it's placed along the</p> <p>3 building.</p> <p>4 ACTING CHAIRMAN PULASKI: So you've</p> <p>5 said that that's the front entrance for the</p> <p>6 retail.</p> <p>7 MR. FAUSTINI: The residential</p> <p>8 entrance.</p> <p>9 ACTING CHAIRMAN PULASKI: Oh, that is</p> <p>10 the residential. I stand corrected. Retail</p> <p>11 will enter where?</p> <p>12 MR. FAUSTINI: So currently there are</p> <p>13 two entrances along Mill Road for the retail.</p> <p>14 So there's one retail storefront here and</p> <p>15 there's another retail storefront here. The</p> <p>16 residential is framed by this canopy. We are</p> <p>17 also proposing a rear entrance with the</p> <p>18 addition. The 150 square foot addition creates</p> <p>19 a rear entrances that's successful for those in</p> <p>20 wheelchairs. Right new these two entrances</p> <p>21 have steps.</p> <p>22 ACTING CHAIRMAN PULASKI: Just going</p> <p>23 back over what you said before, the bottom</p> <p>24 floor is retail, then on the second floor you</p> <p>25 have how many apartments?</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">11</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 the retail only or the residents?</p> <p>3 MR. FAUSTINI: Excuse me.</p> <p>4 MR. WEST: The rear addition, is it</p> <p>5 just for retail?</p> <p>6 MR. FAUSTINI: I'll just flip the page</p> <p>7 to the floor plan so you could see. Actually,</p> <p>8 it's an accessible entrance for both retail</p> <p>9 units and also leads to the stair that leads to</p> <p>10 the upper floors. In that respect, it's not</p> <p>11 accessible to the second and third and fourth</p> <p>12 floors, but it's accessible to the ground floor</p> <p>13 levels. I'll just flip the plan so you could</p> <p>14 see the floor plan. So this is the accessible</p> <p>15 ramp to a landing, the rear vestibule where</p> <p>16 there will be mailboxes, and then accessible</p> <p>17 entrances to the two retail stores. This is a</p> <p>18 common corridor that leads you to the front of</p> <p>19 the building.</p> <p>20 MR. WEST: Okay.</p> <p>21 ACTING CHAIRMAN PULASKI: So if you</p> <p>22 want to go to the apartments, it doesn't have a</p> <p>23 handicap accessible entrance to the apartments?</p> <p>24 MR. FAUSTINI: No, unfortunately this</p> <p>25 building is not accessible to the upper units.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">10</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 MR. FAUSTINI: Two apartments.</p> <p>3 ACTING CHAIRMAN PULASKI: Two</p> <p>4 apartments. The same on the third?</p> <p>5 MR. FAUSTINI: Yes.</p> <p>6 ACTING CHAIRMAN PULASKI: But the</p> <p>7 fourth floor is --</p> <p>8 MR. FAUSTINI: One unit, 2 bedroom</p> <p>9 unit. All of the other units are one bedroom</p> <p>10 units.</p> <p>11 ACTING CHAIRMAN PULASKI: Okay. A</p> <p>12 little bit of history on this building is it</p> <p>13 has been vacant for awhile, it was in good</p> <p>14 shape, but for some reason the owner of the</p> <p>15 building didn't want to seem to part with it</p> <p>16 and now he has. If I recall a prior</p> <p>17 presentation, whoever took control of it or</p> <p>18 purchased it wanted to follow in the previous</p> <p>19 owner's intent and keep it a very nice styled</p> <p>20 building, and so, I think it's going to do this</p> <p>21 part of town very well.</p> <p>22 Any questions from the board at the</p> <p>23 moment?</p> <p>24 MR. CUNNINGHAM: No.</p> <p>25 MR. WEST: The rear entrance is for</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">12</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 MR. WEST: The ARB reviewed the</p> <p>3 addition, the space left in the driveway,</p> <p>4 right, because it's a current driveway today;</p> <p>5 did you get to the parking lot?</p> <p>6 MR. FAUSTINI: Yes. In terms of the</p> <p>7 parking lot, the red hatched area represents</p> <p>8 the addition, we have a two way access isle,</p> <p>9 handicapped parking --</p> <p>10 MR. WEST: Even with the addition?</p> <p>11 MR. FAUSTINI: Yes.</p> <p>12 ACTING CHAIRMAN PULASKI: Being that</p> <p>13 this is a public noticed item -- correct?</p> <p>14 MS. UHLE: Yes.</p> <p>15 ACTING CHAIRMAN PULASKI: I make a</p> <p>16 motion to open the public hearing on 18-22, 11</p> <p>17 Mill Road.</p> <p>18 MR. CUNNINGHAM: Second.</p> <p>19 ACTING CHAIRMAN PULASKI: All in</p> <p>20 favor.</p> <p>21 (All aye.)</p> <p>22 ACTING CHAIRMAN PULASKI: Anyone from</p> <p>23 the public wishing to make comments, provide</p> <p>24 comment on this?</p> <p>25 (No comments.)</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

<p style="text-align: right;">13</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 ACTING CHAIRMAN PULASKI: Then I make</p> <p>3 a motion to close the public hearing on 11-22,</p> <p>4 11 Mill Road.</p> <p>5 MR. CUNNINGHAM: Second.</p> <p>6 ACTING CHAIRMAN PULASKI: All in</p> <p>7 favor.</p> <p>8 (All aye.)</p> <p>9 ACTING CHAIRMAN PULASKI: Okay. Any</p> <p>10 other questions from the board?</p> <p>11 MS. UHLE: I'm just going to make one</p> <p>12 comment. When this appeared before the</p> <p>13 Architectural Review Board, the applicant</p> <p>14 didn't have the specific details for the -- as</p> <p>15 much detail for the awning or for the lighting</p> <p>16 fixtures. Typically the ARB reviews those.</p> <p>17 The ARB did ask if the applicant would meet</p> <p>18 with the sign committee, which is a</p> <p>19 subcommittee of the ARB, just to get a better</p> <p>20 sense of the details. So that will be a</p> <p>21 condition of approval. Just so that you know,</p> <p>22 that's very informal.</p> <p>23 MR. WEST: Question for you on the</p> <p>24 lighting. The stores up the street from there,</p> <p>25 didn't we approve the lighting for them similar</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">15</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 (All aye.)</p> <p>3 ACTING CHAIRMAN PULASKI: The motion</p> <p>4 passed.</p> <p>5 The next motion. I make a motion to</p> <p>6 approve Application 18-22, 11 Mill Road,</p> <p>7 subject to the following condition: The</p> <p>8 proposed ornamental steel awning, fence, and</p> <p>9 light fixtures shall be subject to final review</p> <p>10 and approval by the town's sign committee. All</p> <p>11 in favor.</p> <p>12 MR. CUNNINGHAM: Second.</p> <p>13 ACTING CHAIRMAN PULASKI: All in</p> <p>14 favor.</p> <p>15 (All aye.)</p> <p>16 ACTING CHAIRMAN PULASKI: Okay. Thank</p> <p>17 you.</p> <p>18 MR. FAUSTINI: Thank you very much.</p> <p>19 MR. CUNNINGHAM: Good luck. It looks</p> <p>20 great.</p> <p>21 MR. FAUSTINI: Thank you.</p> <p>22 ACTING CHAIRMAN PULASKI: While he is</p> <p>23 removing his paperwork, we call up the next</p> <p>24 application, 18-03, Applestone Meat Company,</p> <p>25 735 White Plains Road. As they're coming up to</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">14</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 to this?</p> <p>3 MS. UHLE: Typically that's the sign</p> <p>4 committee that approves the signage and the</p> <p>5 lighting.</p> <p>6 MR. WEST: Okay.</p> <p>7 MS. UHLE: Which is a subcommittee of</p> <p>8 the Architectural Review Board, which is why I</p> <p>9 think they just wanted to see this in a little</p> <p>10 more detail as well. So you want it to be kind</p> <p>11 of consistent?</p> <p>12 MR. WEST: That would be nice.</p> <p>13 ACTING CHAIRMAN PULASKI: So you shook</p> <p>14 your head, you acknowledged that you are in</p> <p>15 agreement with providing these items to the</p> <p>16 town sign committee.</p> <p>17 MR. FAUSTINI: Yes.</p> <p>18 ACTING CHAIRMAN PULASKI: Okay.</p> <p>19 Proceeding to the next step, this application</p> <p>20 requires a SEQRA Negative Declaration. So I</p> <p>21 make a motion to adopt a Negative Declaration</p> <p>22 for Application 18-22, 11 Mill Road.</p> <p>23 MR. CUNNINGHAM: Second.</p> <p>24 ACTING CHAIRMAN PULASKI: All in</p> <p>25 favor.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">16</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 make their presentation, I note that at the</p> <p>3 last meeting the public hearing on this was</p> <p>4 opened and remains open.</p> <p>5 MS. ASCHER: I'm Gail Ascher, the</p> <p>6 architect with John Cotugno for Applestone Meat</p> <p>7 Company. I want to introduce the owner -- the</p> <p>8 two owners, Joshua Applestone and Samantha</p> <p>9 Gloffke. They were asked to come tonight</p> <p>10 because last month we presented the project,</p> <p>11 the proposed renovation of a dental office, and</p> <p>12 there was discussion about the 24/7 operation</p> <p>13 and the owners were asked to come themselves to</p> <p>14 discuss this.</p> <p>15 ACTING CHAIRMAN PULASKI: We'll get</p> <p>16 into that. Even though you presented at the</p> <p>17 last meeting, there are always new persons from</p> <p>18 the public, and so, I ask you to start from the</p> <p>19 beginning and walk through the application.</p> <p>20 MS. ASCHER: The entire application?</p> <p>21 ACTING CHAIRMAN PULASKI: Yes. It's</p> <p>22 not a large application. It equates everything</p> <p>23 with what we're going to talk about.</p> <p>24 MS. ASCHER: Okay. We're proposing to</p> <p>25 renovate a dental office for the Applestone</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

<p style="text-align: right;">17</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 Meat Company -- you could probably present it</p> <p>3 better than I can. Come up. It's your</p> <p>4 company.</p> <p>5 ACTING CHAIRMAN PULASKI: Please, even</p> <p>6 though you've been introduced, introduce</p> <p>7 yourself.</p> <p>8 MR. APPLESTONE: Good evening. My</p> <p>9 name is Joshua Applestone. I'm the owner and</p> <p>10 creator of the Applestone Meat Company, which</p> <p>11 is a butcher shop that we run 24 hours a day, 7</p> <p>12 days a week in our retail locations. We have a</p> <p>13 processing facility upstate which we do all our</p> <p>14 processing, and we are currently opening brick</p> <p>15 and mortar stores that we open 24 hours a day,</p> <p>16 7 days a week. They're attended by a human 7</p> <p>17 days, 8 to 9 hours a day through a pickup</p> <p>18 window, which will be explained. We have</p> <p>19 machines, vending machines, that serves the</p> <p>20 meat 24 hours day, 7 days a week.</p> <p>21 ACTING CHAIRMAN PULASKI: I appreciate</p> <p>22 that, and we'll get into a discussion on that,</p> <p>23 but I would like to just go over the physical,</p> <p>24 where it is. A lot of the public are familiar</p> <p>25 with the Trader Joe's area.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">19</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 MS. UHLE: Gail, can you actually</p> <p>3 speak into the microphone because that's for</p> <p>4 the TV and for the stenographer.</p> <p>5 MS. ASCHER: Yes. So gooseneck</p> <p>6 lighting. The colors are neutral. We're going</p> <p>7 to paint to match existing, sort of a cream</p> <p>8 color, front and back. We've have a sign</p> <p>9 proposal. This is their sign logo. We'll</p> <p>10 present to the signage board. Before and</p> <p>11 after, front elevation.</p> <p>12 MS. UHLE: You can take the mic out.</p> <p>13 ACTING CHAIRMAN PULASKI: I remember</p> <p>14 you agreed that you would take care of the</p> <p>15 front facade on White Plains Road and the back</p> <p>16 facade.</p> <p>17 MS. ASCHER: Correct. In terms of</p> <p>18 painting?</p> <p>19 ACTING CHAIRMAN PULASKI: Fix the</p> <p>20 cornice work and some holes.</p> <p>21 MS. ASCHER: Yes, repair the holes.</p> <p>22 Absolutely.</p> <p>23 ACTING CHAIRMAN PULASKI: When all</p> <p>24 done, it will look like a spruced up --</p> <p>25 MS. ASCHER: Absolutely. The security</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">18</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 MS. ASCHER: Yes. It's in the Trader</p> <p>3 Joe's in the rear -- the main parking lot,</p> <p>4 which is the main entrance in the rear. It's</p> <p>5 the center location between GNC and the nail</p> <p>6 salon. We're proposing to rebuild the deck. I</p> <p>7 had given out samples. I don't have them right</p> <p>8 now.</p> <p>9 ACTING CHAIRMAN PULASKI: That's all</p> <p>10 right, that all right.</p> <p>11 MS. ASCHER: It's going to be a cable</p> <p>12 rail, it's going to be a stainless cable rail,</p> <p>13 and we're going to redo the decking with a Trex</p> <p>14 material. It's going to be like a gray,</p> <p>15 charcoal gray color. These are going to be</p> <p>16 painted black. All the trim is black, it's</p> <p>17 going to be open and glass. We propose to have</p> <p>18 automatic bifolding doors like you would have</p> <p>19 at CVS. It's accessible. There's a lift. The</p> <p>20 handicapped accessibility is transparent for</p> <p>21 security reasons. We're adding lighting,</p> <p>22 gooseneck lighting, we're adding automatic</p> <p>23 lighting, you know --</p> <p>24 MR. CUNNINGHAM: Motion sensors?</p> <p>25 MS. ASCHER: Motion sensor lighting.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">20</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 tape comes off the window, we clean up the</p> <p>3 window.</p> <p>4 ACTING CHAIRMAN PULASKI: If I recall,</p> <p>5 the --</p> <p>6 MS. ASCHER: The idea is all glass and</p> <p>7 transparent on both ends.</p> <p>8 ACTING CHAIRMAN PULASKI: The decking</p> <p>9 and the railing was very attractive and you</p> <p>10 said that the doors, the front door and the</p> <p>11 back door would be mostly glass so that you had</p> <p>12 good visibility.</p> <p>13 MS. ASCHER: Correct.</p> <p>14 ACTING CHAIRMAN PULASKI: You</p> <p>15 mentioned that you would have low lights, low</p> <p>16 light level inside so in night mode it would</p> <p>17 not be something that would be projecting light</p> <p>18 out into the public area.</p> <p>19 MS. ASCHER: Correct.</p> <p>20 ACTING CHAIRMAN PULASKI: In your</p> <p>21 write-up, you've talked about a lot of security</p> <p>22 cameras and security companies that will be</p> <p>23 monitoring; correct?</p> <p>24 MS. ASCHER: Yes, 24/7.</p> <p>25 MS. UHLE: Could you just turn to the</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

EASTCHESTER PLANNING BOARD - 10/25/18

1 floor plan for a minute because I just wanted
2 to clarify two things. Just out of
3 curiosity -- and I know we asked this last
4 time but I'm still unclear - you're saying that
5 there's a customer service window, but if you
6 look at that plan, it doesn't appear to show a
7 customer service area.

8 MS. ASCHER: That should clarify it.

9 ACTING CHAIRMAN PULASKI: So one of
10 the things that I'm picking up on the plan
11 sketch you just gave us, is that there is a
12 dumbwaiter that I believe connects with the
13 basement?

14 MS. ASCHER: Access the basement
15 storage.

16 ACTING CHAIRMAN PULASKI: So you're
17 going to get your deliveries, they're going to
18 go into the basement, and then they'll come
19 upstairs, and then shift into the vending
20 machines; right?

21 MS. ASCHER: In general, correct.

22 MR. APPLESTONE: One of the service
23 people will be going downstairs to the
24 basement, load up the dumbwaiter --

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 ACTING CHAIRMAN PULASKI: So at this
2 point, why don't we pick up your discussion
3 because it's going to be more operational now.
4 We've seen the aesthetics.

5 MS. ASCHER: Do you want the plan page
6 up.

7 ACTING CHAIRMAN PULASKI: No, that's
8 fine. That's fine.

9 You gave us a little bit of a brief
10 rundown. There is a customer service window?

11 MR. APPLESTONE: Yes.

12 ACTING CHAIRMAN PULASKI: And so
13 during the time that somebody is there, they
14 will be selling items through that window?

15 MR. APPLESTONE: Yes. We have a
16 freezer that we sell everything, a discounted
17 rate for the frozen food. It's a new concept.
18 We've been running it for years upstate, but as
19 we move along we like to just add a human
20 element to it so people don't think we're just
21 running machines.

22 ACTING CHAIRMAN PULASKI: I believe
23 the paperwork says you will have somebody there
24 from 11 to 6.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 MR. APPLESTONE: They'll be there
2 more. The window will be open 11 to 6.
3 Someone show up around 8 just to start cleaning
4 up and everything.

5 ACTING CHAIRMAN PULASKI: Okay. So do
6 you want to go into some description again of
7 how your operation works and what your
8 experience has been elsewhere?

9 MR. APPLESTONE: Sure. We do all our
10 processing upstate in a facility made for this.
11 So anything not in the facility upstate is just
12 a brick and mortar. There's no cutting. Just
13 gets delivery of refrigerated items or frozen
14 items in a Cryovac bag or a -- the technical
15 terms is ROP, reduced oxygen packaging, and we
16 stock them in the machines. We have a certain
17 amount of time we allow the items in the
18 machines and the stuff gets frozen and sold
19 frozen. We've been doing this over two years
20 upstate with two separate locations very
21 successfully. I know it sounds weird, but it
22 works.

23 ACTING CHAIRMAN PULASKI: And the
24 hours at those locations work?

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 MR. APPLESTONE: 24/7. It was a test,
2 but, yes, we realized who are we to tell people
3 when they can shop when we can leave it open.
4 We have not had an issue, knock on wood. We
5 run security cameras, we have all that, you
6 know, running. We have a full monitoring
7 system. It's just a good model.

8 ACTING CHAIRMAN PULASKI: Now, the
9 security cameras that you have placed inside
10 and outside, will they cover every nook and
11 cranny?

12 MR. APPLESTONE: Yes, they do.

13 ACTING CHAIRMAN PULASKI: There's no
14 dark spot; nobody can get in between cameras
15 and disappear?

16 MR. APPLESTONE: Upstate where we run
17 this, we have many more nooks and crannies than
18 the rectangle in Scarsdale. As we mentioned
19 before when you guys had mentioned about the
20 lighting, the lighting is incredibly important
21 to be not too bright, not too light pollution,
22 but to be warm and inviting and safe. That's
23 what we promote with our business, internally
24 with our employees, all the way down to what we

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 do with our retail, we just are really safe and
2 clean.

3 We've designed the space so it's full
4 transparency. So again, at night it's like a
5 diner, a warm glow rather than something
6 offensive. The flagship store upstate in Stone
7 Ridge, which is a very small town and does shut
8 down at 9, 10:00, is busy all the time. It
9 never ceases to amaze us. There's just many
10 people who need to eat and don't have to time
11 to shop. It's worked out so far.

12 ACTING CHAIRMAN PULASKI: Do you keep
13 a charted statistic of how many steaks you're
14 selling at different hours of the day?

15 MR. APPLESTONE: Funny you should ask
16 that. The technology we have today doesn't
17 really have that much detail for sales. We've
18 been patenting design our own machines that
19 will be out next year that I'm sure will launch
20 into the store after they're being produced
21 that will be able to do that. But with what
22 the modern machines are now, we could tell when
23 we have credit card sales, we can't tell what
24 and how many, but we have sales all the time.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 ACTING CHAIRMAN PULASKI: Okay. So
2 even if we just went with the credit card
3 sales, are there certain hours that were peaks,
4 and then it drops off, and then eventually it
5 picks up again?

6 MR. APPLESTONE: Weekends just as a
7 rule are always busier.

8 ACTING CHAIRMAN PULASKI: I'm talking
9 in the 24 hour venue.

10 MR. APPLESTONE: Yes, I'm talking
11 about like 12, 1, 2, 3 a.m. sales we see more
12 over the weekends than during the week, but we
13 definitely see enough during the week that we
14 should keep it open. We hear more about it,
15 honestly, by word of mouth and people coming up
16 and thanking us than we actually look up the
17 records. If there's no issue, we don't look at
18 the records. It's not that user friendly right
19 now. The next generation will be. For right
20 now we rely on our sales. People are really
21 thankful for this service.

22 ACTING CHAIRMAN PULASKI: I don't know
23 if this is an appropriate question, but your
24 steaks would be how much less than in a regular

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 supermarket?

2 MR. APPLESTONE: I'm not allowed to
3 answer that. My press people never let me. We
4 don't do boxed beef, getting boxes of
5 tenderloins. We only deal with whole animals
6 and local farms. So we go by how many steer we
7 sell or how many pigs we sell. We have a very
8 high quality product. My previous company was
9 globally known, and we are on the forefront of
10 this type of whole animal butchering. Our
11 product is tops. We're cheaper, around
12 20 percent I would like to say, although I
13 always get in trouble when I say that. If you
14 go shopping yourself, we match Trader Joe's on
15 chicken prices. Our ground beef, which is some
16 of the best you will ever have, is \$6.99 a
17 pound. That's what people live on. People
18 don't liver on rib eyes.

19 ACTING CHAIRMAN PULASKI: Shifting
20 questions, shifting focus, the cameras that you
21 have, is there some person that monitors the
22 visual on those cameras 24 hours a day?

23 MR. APPLESTONE: We monitor them
24 ourselves. We have not have issues yet. We

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 have a full loop, though, that stays I think a
2 month, so if we ever had an issue, it's on
3 tape. We've had issues with machines overnight
4 before. We weren't sure if they were
5 vandalizing the machines or if the machines
6 just broke, and they just broke. We were able
7 to go through the camera and always see stuff
8 like that.

9 ACTING CHAIRMAN PULASKI: One of our
10 concerns, and I'm sure you probably have heard
11 it from other locations and maybe from the last
12 meeting you were here, is that we have youth
13 that likes to hang out. There are popular
14 places, and I'm not despairing the youth, I was
15 young at one time too and looking for places,
16 so if somebody were going into your
17 establishment to hang out as opposed to buy
18 food, would your security report that?

19 MR. APPLESTONE: I wouldn't say they
20 would report it. If it became an issue,
21 there's ways to discourage that type of
22 behavior. Just to talk about youth and hanging
23 out in a butcher shop, I just don't see it
24 happening, honestly. If it does happen, we

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 could very easily put coded locks on the doors
2 that need a magnetic strip to unlock it. Once
3 we have an app open, we're considering doing
4 something like a key type of thing. We're
5 trying to avoid -- as a model we're trying to
6 avoid people having to join in order to belong
7 and be able to shop. We feel that you
8 shouldn't have to be part of a membership to be
9 able to use this. Until it becomes an issue,
10 we would rather not be locking doors or putting
11 a security guard in. I'm not opposed to it.
12 We will be going to New York City eventually.
13 We have sights on a couple of locations. That
14 might actually require security guards, but not
15 because of youth hanging out but because of
16 bums sleeping in them during the winter.

18 ACTING CHAIRMAN PULASKI: We have
19 occasion to have some of those too.

20 MR. APPLESTONE: Then I'll be putting
21 security in because that's not -- as far as the
22 safety of any shoppers, that is not acceptable
23 at all, and I would change that the next day.

24 ACTING CHAIRMAN PULASKI: Now, I
25 assume that with a coded entry or a card entry

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 if somebody were inside, they would always be
2 able to get out?

4 MR. APPLESTONE: Yes. It would work
5 like an ATM. Same thing. You just need
6 something that would hold that magnetic
7 identification to know who was in there at what
8 point. But again, like I said, unless we start
9 having issues, I'd rather not go down that road
10 but I'm happy to. I'm not opposed to it and
11 I'm not opposed to spending the money to it,
12 I'm just trying to take baby steps with this
13 model because it's working out so well so far,
14 I don't want to spook people. But safety is
15 our number one concern, I promise you, and
16 always has been.

17 ACTING CHAIRMAN PULASKI: Okay. I
18 think we've gotten a summary. I would like to
19 see if there is anyone from the public. The
20 public hearing is open if anybody from the
21 public would like to speak on this. Please
22 come up and state your name. What will occur
23 here is the public will speak, and then we'll
24 ask for one of you to respond to that.

25 MR. WILLIAMS: Ken Williams, 11
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 Howard.

3 I think the concern is the same as
4 last time. Mr. Applestone covered it pretty
5 well, and we understand your thoughts --

6 ACTING CHAIRMAN PULASKI: The
7 conversation is with us.

8 MR. WILLIAMS: Of course. Our concern
9 is 24/7 for Eastchester. In a small town
10 upstate, maybe demographics are a little bit
11 different. There are quite a few people in
12 this town. It is a town, it's not a city. We
13 think a 24/7 operation sets a precedent that
14 I'm opposed to, and we talked to other
15 neighbors in the area that are also opposed to
16 a 24/7 operation. I think the business is a
17 great idea, but for Eastchester -- maybe New
18 York City with cards and everything else and
19 membership it might work a little bit better.
20 We just don't really think that a 24/7
21 operation is befitting to the town and it sets
22 a precedent. Other businesses say, hey, great,
23 24/7, we could start looking at other
24 applicants coming in to do the same types of
25 things here. As you had stated, you know,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 there are a lot of kids in this town and there
2 are a lot of college kids in this town, and it,
3 I think, will potentially create some issues.

5 That's pretty much our opinion. Thank
6 you.

7 ACTING CHAIRMAN PULASKI: Anyone else
8 wishing to speak? Yes? No?

9 (No comments.)

10 ACTING CHAIRMAN PULASKI: Margaret, I
11 think at the last meeting we had asked that the
12 Police Department be consulted; what was the
13 outcome of that?

14 MS. UHLE: Yes, at the last meeting
15 you did ask me to speak to the Police
16 Department, so I met with two of the police
17 lieutenants. They did indicate to me that they
18 did feel uncomfortable with the business being
19 open 24 hours a day for a lot of the reasons
20 that you had explained. They said especially
21 considering there will not be any on site staff
22 for certain periods of time. They did say that
23 they were concerned that the enclosed space
24 could serve as a hangout in the cold weather
25 especially. Right now there is an issue with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 teenagers hanging out in the Lord & Taylor
 2 parking lot, which is directly across the
 3 street, so especially in cold weather that
 4 could look somewhat comfortable in comparison.
 5 They're also concerned that the parking lot
 6 behind the store where the main entrance is
 7 proposed because it's enclosed on three spaces
 8 could potentially become an even more secluded
 9 hang out. They have in the past had some
 10 issues with individuals, essentially homeless
 11 individuals taking refuge in, in fact, what was
 12 the 24 hour laundromat across the street here
 13 on Mill Road that is no longer 24 hours. They
 14 also thought it could be vulnerable to
 15 vandalism and theft.

16 ACTING CHAIRMAN PULASKI: Okay. I
 17 have a question for the owner. If you did not
 18 run a 24 hour operation, would that impact
 19 whether you wanted to stay with this
 20 application or --

21 MR. APPLESTONE: Oh, we wouldn't have
 22 done it if we couldn't do the 24/7. But just
 23 to address the issues that people are having,
 24 we could higher security very easily. I just

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 don't think it's fair about the 24/7. Stone
 2 Ridge is a college town itself, has a community
 3 college. The next town over has a much larger
 4 university. We have a pretty dense population,
 5 not tremendous, not as much as Scarsdale here,
 6 but we definitely have a lot of people, and
 7 it's used. It's just simply that. I
 8 understand people have their reservations about
 9 it, they have not necessarily fears but
 10 concerns, but I think they could be addressed.

11 ACTING CHAIRMAN PULASKI: I think
 12 different towns can view things differently.
 13 This town doesn't have an establishment like
 14 this that operates on 24 hours. We do have a
 15 nice, friendly laundromat that becomes a bit of
 16 a clubhouse and a couple of other areas that
 17 creates problems from time to time with the
 18 policing. There's also a likelihood that to
 19 run 24 hours a day, then that becomes another
 20 patrol point. That would be what we would
 21 expect of the Police Department and what the
 22 Police Department would expect that they should
 23 provide. So then as you add points like that
 24 to a patrol, then there are other thing that

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 are given up or eventually more patrolmen are
 2 added. So these are all considerations. I
 3 think we also had an e-mail from another --

4 MS. UHLE: Another resident that
 5 expressed concerns.

6 ACTING CHAIRMAN PULASKI: That had a
 7 similar statement to Mr. Williams. Any
 8 questions from this board?

9 MR. WEST: Have you looked -- like I
 10 think Bob mentioned -- have you looked at the
 11 demographics of Stone Ridge versus Eastchester?
 12 This is not really a 24-hour town. There's
 13 like five supermarkets in town, all of which
 14 are not 24 hour, and people still manage to
 15 eat. Then why not like with the banks have the
 16 magnetic readers come in and out?

17 MR. APPLESTONE: You have ATM's in
 18 this town that run 24 hours a day. This is a
 19 more active town than the other towns we have
 20 in. I just don't see the idea that because
 21 it's not here, it doesn't belong. I think
 22 that's wrong. I also think that this type of
 23 design does deserve a chance.

24 As far as security concerns from the
 25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 police or whatever, they very easily could be
 2 hired and taken care of. It's accepted many
 3 other places. I understand this is Scarsdale
 4 and not everywhere else, but these types of
 5 things can be addressed. We are on the
 6 forefront of concern of safety and
 7 accessibility and people need good food. It's
 8 a common fact.

9 MR. WEST: I'm not sure that this town
 10 needs it at 3 in the morning.

11 MR. APPLESTONE: It's a matter of
 12 opinion, I guess.

13 MR. CUNNINGHAM: I think that's true,
 14 I think it's definitely a matter of opinion.
 15 From my case, it's a very nice concept, but
 16 again, I still can't wrap my head around the
 17 fact that we would need to have a store like
 18 this open for 24 hours. I would have to agree
 19 with basically where Bob was going, which was,
 20 I mean, is this written in stone; is this the
 21 only way that you would run your business in
 22 this town? I think the concept is good. I
 23 don't think the 24 hours is something that we
 24 need or would like to see in the town.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

MR. APPLESTONE: I'm sorry, was that a question?

MR. CUNNINGHAM: No. I'm making a statement. Basically you've told us what your concept is, the meat, the product. I just cannot wrap my head around the fact that I would have to buy a steak or anything between 9:00 at night and 7 in the morning.

MR. APPLESTONE: People do.

MR. CUNNINGHAM: I'm sure they do, but I just don't see this town being one of those places that would be doing those purchases at that time.

MR. APPLESTONE: Okay.

ACTING CHAIRMAN PULASKI: Okay. Now, you did say that you would propose having security.

MR. APPLESTONE: Yes.

ACTING CHAIRMAN PULASKI: Security being a person?

MR. APPLESTONE: It could be a number of different ways. It could be a multiple of -- like I said, a code or like an ATM where it takes a magnetic strip to open the door with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

full monitor and hiring a patrol to come by at whatever interval we would need. Like I said, in New York City we're going to be doing this anyway. Where we are now is sleepier than this town. So as we go towards the city -- that's why I'm ready with this answer -- we already accepted the fact that we might have to do security. The back of that area was a concern of mine right off the bat. It's really well lit at night. I've been down here -- I have relatives in the area, I've been down here half my life, I have never seen roving bands of kids, but I know they exist, I have no doubt. You mentioned about Lord & Taylor, that could be an attractive spot. Hiring a security team or something like is not really a big deal for us. It doesn't stop the concept and just promotes more safety.

ACTING CHAIRMAN PULASKI: Right now we don't have a proposal in front of us regarding security. So if we vote on this at this point, we vote on it as it's been presented, or if you want to consider coming back with a security proposal --

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

MR. APPLESTONE: We'll have to add it to the proposal.

ACTING CHAIRMAN PULASKI: Then we would hold this over until we had a chance to review that.

MR. APPLESTONE: Perfect. Thank you.

ACTING CHAIRMAN PULASKI: With that said, I'm just going to adjourn this item and keep the public hearing open.

MR. APPLESTONE: Thank you.

ACTING CHAIRMAN PULASKI: While all the paperwork is being put away, we'll start calling up the next application, 18-20 Siwanoy Country Club, 351 Pondfield Road.

Would you tell us who you are and run through the application.

MR. ROGERS: Sure. My name is James Rogers, I'm an architect representing Siwanoy Country Club. I'm here with my colleague, Luke Ericson; with Zac Pearson who represents Insite Engineering who are the civil engineers; and in the event that questions arise, David Cecil, who is the club's general manager, is also here to answer questions.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

I'm going to review quickly the scope of the project, then ask Zac to review the site plan, site drainage issues, and then we'll go into a description of the project. We have two easels up here because there have been some architectural changes since the last hearing before this group. The changes represent reduction in scope in all cases. They don't represent an expansion of scope. This has been before ARB.

This is an overhead view of the club's campus. You see the clubhouse to the right and a golf services building here. We have these two easels, as I said, to explain changes, but this shows site impact of the project in red, if you could see that outline. You have the existing footprint of the building, the blue, which comes out further here and further here, represents the expansion of the clubhouse footprint. In fact, in the case of the exterior patios over here, the proposed expansion has been reduced, it's not as great as it once was. We had the golf services building, which we presented to you in the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 previous hearing, that has not changed at all.
 2 It remains exactly as it was originally. It
 3 contains three floors; a basement and two
 4 levels above. The basement is cart storage,
 5 the main level is a golf pro shop and a golf
 6 training center with stalls for training and
 7 practice and simulated golf, and the second
 8 floor is a fitness center for the club's
 9 members.

10 I'm going to ask Zac to quickly review
 11 the site plan issues, and then we'll explain
 12 the architectural.

13 MR. PEARSON: Good evening, Chairman,
 14 members of the board. Since the last time we
 15 met with you, we met with the town consulting
 16 engineer, we did on-site testing for the
 17 infiltration systems. We're proposing to
 18 collect the storm water runoff from the newly
 19 created impervious areas and to infiltrate that
 20 storm water back into the ground. I know that
 21 was a concern at our previous meeting as there
 22 is I guess some downstream flooding from the
 23 club.

24 Generally, Jim kind of touched on the
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/25/18

1 improvements. There's a terrace on the south
 2 side of the building and a parking area
 3 improvement. Those two areas will be collected
 4 and treated in an infiltration system to the
 5 south of the building. The addition to the
 6 east near the putting green and the new golf
 7 services building, the runoff from those areas
 8 will be collected and piped to an infiltration
 9 system out kind of on the first hole to the
 10 east of the clubhouse. We are in receipt of
 11 the town engineer's comments, and we don't see
 12 any issues there. We'll be able to address all
 13 those comments.

14 ACTING CHAIRMAN PULASKI: You had to
 15 go before a Zoning Board on this, correct, and
 16 the reason that that happens is because of the
 17 zone that you're in, an R-20, which is a single
 18 residential family, there are some height
 19 limitations. Where you are, you're
 20 sufficiently away from houses and such that
 21 they gave you the variances on that. Okay, if
 22 you would just go over the architecture.

23 MR. ROGERS: Sure. I'm going to start
 24 with the first floor plan. Luke is standing
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/25/18

1 next to the original application that we
 2 submitted to you. As I mentioned, the major
 3 changes represent -- major, they're not really
 4 major -- they represent in all cases a
 5 reduction in scope. So over to the extreme
 6 right -- Luke, if you could point out of
 7 terraces -- we had three levels of terraces.
 8 That has now been pulled back so that there are
 9 two levels of terrace instead of three.
 10 Footprint of the building is reduced there. On
 11 the left side, which is the north side, you
 12 could see the footprint of columns going around
 13 the exterior of the building. This is a grill
 14 room expansion. The existing building comes to
 15 this curve, the proposed building comes to this
 16 curve. That wall remains as originally
 17 planned, but those column footprints which you
 18 see in the original drawing are footprints for
 19 a pergola, a shading device, and that has now
 20 been removed and the exterior patio area here
 21 has been reduced.

22 Otherwise, really the overarching
 23 purpose of this project has two parts: One is
 24 to significantly upgrade the building

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/25/18

1 infrastructure. It's an old historic building,
 2 it's been added on too many times over the
 3 years, and it's time to just kind of regroup
 4 and focus on major upgrades of the building
 5 systems, HVAC especially, but also plumbing and
 6 electric and life safety and so on. And to
 7 provide, I'll say, more up-to-date member
 8 services. Club members in this day and age are
 9 expecting a more flexible and kind of
 10 comprehensive array of especially dining and
 11 socializing options, and in renovating the
 12 interior of the space, that's the thrust of all
 13 of this work.

14 So the first floor plan remains
 15 essentially similar to what it is today, major
 16 change being an expansion of this space to
 17 include a bar, a freestanding bar here, and an
 18 expansion of the kitchen. The kitchen today is
 19 the bottleneck on the capacity of the club to
 20 meet dining needs, so it has to be
 21 substantially expanded, and that's part of this
 22 program.

23 MR. WEST: The additional terraces are
 24 designed for dining, lounging, all of the
 25 **DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 above?
 3 MR. ROGERS: I'm sorry, say it again.
 4 MR. WEST: The terraces.
 5 MR. ROGERS: The terraces, yes, in the
 6 summer they're used for outdoor dining.
 7 Now we're going to go to the second
 8 floor. The second floor contains locker rooms.
 9 They are not changing in size. This is
 10 essentially what we showed you before with the
 11 following major exception, that in this area,
 12 which is the roof over the new bar which I
 13 pointed out, we originally had an enclosed room
 14 which we at the time called a multipurpose
 15 room. That room is no longer being built, and
 16 instead we're creating a roof deck overlooking
 17 the 18th green. So we need to make changes in
 18 railing and so on, but the building height
 19 actually will come down as a result of that
 20 change. You could see on the drawing to the
 21 right the overhead view of that pergola shading
 22 device, that's the device that has been removed
 23 from this plan. Otherwise, the second floor
 24 plan remains essentially the way it is today
 25 but with major infrastructure upgrades.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 The third floor is unchanged from the
 3 plan we submitted to you originally. You see
 4 it here. It's currently guest rooms. The
 5 problem is it has a corridor going down the
 6 middle, it's under a roof with dormers. Those
 7 rooms are way undersized and really not
 8 appropriate for this kind of use. So we're
 9 pulling the corridor to one side and creating
 10 four suites rather than trying to manage with
 11 those very undersized rooms, which are barely
 12 usable I would say.
 13 Let's go to the renderings. I'm going
 14 to switch to renderings now. Do you have
 15 questions about the plans at all?
 16 (No questions.)
 17 MR. ROGERS: Once again, we have these
 18 two images so that you could see the
 19 differences. The drawing on the right, the
 20 rendering on the right shows the building with
 21 the multipurpose room on that upper level.
 22 That idea has been abandoned, and we're
 23 replacing it just with a roof deck which
 24 requires a balustrade for code safety reasons
 25 obviously, and the number of terraces here has

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 been reduced from three to two counting the one
 3 at the upper clubhouse level. Otherwise, the
 4 architectural intent of these drawings remains
 5 exactly the same. They're backwards now.
 6 Sorry.
 7 ACTING CHAIRMAN PULASKI: You're going
 8 to build it the right way; right?
 9 MR. ROGERS: Yes, we're going to build
 10 it frontwards, but this is actually backwards.
 11 This is actually what we showed you previously.
 12 You see the pergola here, the shading device.
 13 It's been removed from that drawing.
 14 Otherwise, the other changes here, the kitchen
 15 because of its expansion is moved out to this
 16 wall, so rather than windows, which you see
 17 here, it's arches which are in the pressed into
 18 the building exterior. This room up above,
 19 which is very understated architecturally,
 20 remains. Otherwise, as I said, the basic
 21 intent and imagery of the building and the
 22 architecture is the same as what we showed you
 23 originally.
 24 ACTING CHAIRMAN PULASKI: Okay. You
 25 presented this before the ARB; did the ARB have

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 any comments?
 3 MS. UHLE: No. This just referred it
 4 to you with a recommendation to approve as
 5 submitted.
 6 ACTING CHAIRMAN PULASKI: If the ARB
 7 said to approve as submitted, then who are we
 8 to ask you more questions about it. In any
 9 event, that's our job.
 10 This is a public hearing, and it's
 11 been noticed as a public hearing, so I'm going
 12 to open the public hearing on Application
 13 18-20, Siwanoy Country Club, 351 Pondfield
 14 Road; do I have a second?
 15 MR. CUNNINGHAM: Second.
 16 ACTING CHAIRMAN PULASKI: All in
 17 favor.
 18 (All aye.)
 19 ACTING CHAIRMAN PULASKI: Anyone from
 20 the public wishing to speak on this
 21 application?
 22 (No comments.)
 23 ACTING CHAIRMAN PULASKI: Seeing no
 24 one, I make a motion to close the public
 25 hearing on Application 18-20, Siwanoy Country

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 Club, 351 Pondfield Road; do I have a second?
 3 MR. CUNNINGHAM: Second.
 4 ACTING CHAIRMAN PULASKI: All in
 5 favor.
 6 (All aye.)
 7 ACTING CHAIRMAN PULASKI: Okay. So
 8 it's back to the board. Does the board have
 9 any comments, questions?
 10 I have a comment. What I'm looking at
 11 is a very vibrant, healthy club, and I think
 12 that's good. When a club is able to make
 13 adjustments in a not uncostly manner, I mean, I
 14 could see you're going to spend a few dollars
 15 on this, that's all good for the health of the
 16 club. If you look at the club just generally
 17 from a distance, the architecture is nice, it
 18 blends in, and what you're proposing is more of
 19 the same. You aren't taking over a huge,
 20 massive area now for building and not doing
 21 justice to the golf club or to the parking.
 22 You're staying within your bounds, but
 23 you're -- what you said before of what the
 24 members want today is different from what they
 25 wanted 10 or 20 years ago. So because of the
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 vibrancy of the club and to keep it that way,
 3 you're making those adjustments. So without
 4 getting into the nitty gritty of your design,
 5 just doing that global statement, that's what I
 6 see that you're proposing in front of us, and I
 7 know I am fine with it.
 8 If there are no other questions or
 9 comments, I will make a motion. I make a
 10 motion to adopt a Negative Declaration for
 11 Application 18-20, Siwanoy Country Club, 351
 12 Pondfield Road; do I have a second?
 13 MR. CUNNINGHAM: Second.
 14 ACTING CHAIRMAN PULASKI: All in
 15 favor.
 16 (All aye.)
 17 ACTING CHAIRMAN PULASKI: With that
 18 said, I make a second motion to approve
 19 Application 18-20, Siwanoy Country Club, 351
 20 Pondfield Road, subject to the following
 21 condition: Prior to the issuance of the
 22 building permit, the proposed engineering,
 23 storm water management plans shall be subject
 24 to a final review and approval by the town's
 25 engineering consultant. Do I have a second?
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 MR. CUNNINGHAM: Second.
 3 ACTING CHAIRMAN PULASKI: All in
 4 favor.
 5 (All aye.)
 6 ACTING CHAIRMAN PULASKI: Thank you.
 7 You're approved.
 8 MR. ROGERS: Thank you very much.
 9 MR. CUNNINGHAM: It looks great.
 10 ACTING CHAIRMAN PULASKI: We'll all
 11 accept an invitation to the opening ceremony if
 12 we could get out of work.
 13 Oh, yes, I'm sorry, I was taking a
 14 breather there, and I forgot to announce the
 15 next application coming up is 18-32, 210
 16 Hillside Place.
 17 MS. ASCHER: Hi there. I'm back for
 18 John Cotugno. He could not be here. He had
 19 another meeting out in Long Island tonight.
 20 MS. UHLE: Could you state your name
 21 again for the record.
 22 MS. ASCHER: Sorry. Gail Ascher,
 23 architect. I'm working with John Cotugno on
 24 behalf of 210 Hillside Place, which is Joe
 25 Gentile Contracting. He's a masonry
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/25/18
 2 contractor. We're here for preliminary review
 3 of a proposed hip roof on an existing one story
 4 commercial building, commercial garage.
 5 ACTING CHAIRMAN PULASKI: This
 6 preliminary review is for the purpose of being
 7 referred to the Zoning Board for consideration
 8 of area variances?
 9 MS. ASCHER: Yes.
 10 ACTING CHAIRMAN PULASKI: Okay.
 11 Please continue.
 12 MS. ASCHER: So the existing legal
 13 non-conforming one story commercial garage is
 14 located in an RB zone. The garage has been
 15 utilized as equipment storage for the owner,
 16 which is an excavation and masonry contractor
 17 for many years. The proposed work includes the
 18 construction of a hip roof structure above the
 19 existing flat roof. It also includes the
 20 construction of a 7 foot deep porch at the
 21 front of the building.
 22 The purpose of the hip roof is to up
 23 grade the drainage of the existing structure
 24 and reduce the maintenance required for the
 25 existing flat roof.
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

The purpose of the front porch is to provide protection from the elements while the workers load and unload the trucks. The proposed work will not increase the floor area of the building or the impervious surfaces on the lot.

It was denied by Mr. King and referred to the Zoning Board for both non-conformance of the rear yard setback -- the proposed roof alteration has a rear yard setback of 0 feet, which is a deficiency of 30 feet or 100 percent. The side yard setback requirement is 10 feet, and the proposed roof alteration has a side yard setback of 3 feet, which is a deficiency of 7 feet or 70 percent. So it's legal non-conforming. Essentially, we're in line with the existing structure except for the front porch. I can present that.

ACTING CHAIRMAN PULASKI: Now that you've read the narrative, if you could describe it on the drawings, I would appreciate it.

MS. ASCHER: This is the existing elevation, garage, flat roof structure. Here's

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

the survey. It shows the front porch here. This is the side lot line. It's existing legalized non-conforming front porch. So front, rear, and then the two sides here.

ACTING CHAIRMAN PULASKI: We'll have to get the microphone that the rock stars use.

MS. ASCHER: I have some photos. Here are some photos of the existing conditions. It's really sort of -- it's going to be cleaned up a lot, put it that way. I think it's going to be a huge improvement.

ACTING CHAIRMAN PULASKI: That's one of the things that you didn't read that's in my summary, that now all the trucks are going to be inside and all the materials are going to be inside.

MS. UHLE: Well, that was in my notes. There was an existing garage, which is a legal non-conforming use. Then in 1988, the applicant came before the Zoning Board to allow him to expand the garage to essentially create a second garage door, garage building. A condition of that approval was that all materials would be stored within the garages

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

and not stored out on the site. So I did want to make you and the Zoning Board aware of the conditions of that original approval.

ACTING CHAIRMAN PULASKI: Oh, okay. Is that something that's not happening now?

MS. UHLE: You know what, I have not been out to the site, but based on the photographs, it appears that that's something we have to take a look at.

ACTING CHAIRMAN PULASKI: So then it's good that you put that in, and the Zoning Board will know to review that with you. Go ahead.

MS. ASCHER: This is the new hip roof structure. It's sort of a standing seam metal roof 7 feet out, and drainage will be to gutters which will go to dry wells which will be presented to the Planning Board. The site engineers will be working on that. On the rear side where it's the lot line, there will be a parapet, and that will as well come to leaders into the storm drainage system. Elevations of the sides.

ACTING CHAIRMAN PULASKI: Okay. So what I would like you to show us is, there was

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

an increase to the degree of non-conformity, the rear yard setback of 0 feet --

MS. ASCHER: That's existing. That's legal non-conforming.

MS. UHLE: What increases is actually putting the roof on it because it's -- if you think of it, it doesn't meet the setbacks and it has a flat roof. As soon as you put the roof on it, that roof is also not meeting the setback.

ACTING CHAIRMAN PULASKI: Then you have some overhang; is that it?

MS. UHLE: Well --

MS. ASCHER: Not that on that side. That's the parapet side.

ACTING CHAIRMAN PULASKI: I'm just trying to understand --

MS. ASCHER: Yes, yes, yes.

ACTING CHAIRMAN PULASKI: -- What the increase is.

MS. ASCHER: No overhang there, no.

MS. UHLE: I'll explain the variances.

ACTING CHAIRMAN PULASKI: All right.

MS. UHLE: It really is simply because

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 the roof begins at that zero lot line setback
2 as well, and as it projects up, it doesn't meet
3 the setbacks. It's supposed to be set back --
4 let's see what it's supposed to be -- 30 feet
5 is required. So that roof is going to be
6 within that 30 foot setback. So it's simply
7 that they're increasing the degree of
8 non-conformity with regard to parts of that
9 structure not meeting the proper setbacks.

10 MS. ASCHER: It's legal
11 non-conforming.

12 ACTING CHAIRMAN PULASKI: We
13 understand that. I was just trying to -- this
14 is a public hearing, there are people who are
15 watching it on TV, and for their edification
16 and my own I was just trying to --

17 MS. UHLE: It's a little bit confusing
18 because you think, well, it's just a roof. If
19 you think about, when it was originally
20 approved or even when that addition was
21 approved, it was a flat roof. Now that you put
22 a hip roof on it, that potentially could affect
23 views from adjacent neighbors or whatever,
24 block a view or something, but because the roof

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 itself doesn't meet any of the setbacks, the
2 way our zoning law is written is it's legal
3 non-conforming as is, but as soon as you add
4 something to that, that requires variances as
5 well.

6 ACTING CHAIRMAN PULASKI: The reason
7 to go through some of this is that sometimes
8 you just mention the world variance and
9 everyone goes, oh no, no, no. So we just
10 wanted to understand the variance.

11 MR. CUNNINGHAM: How much higher is it
12 in that elevation right there?

13 MS. ASCHER: What's the height of the
14 roof?

15 MR. CUNNINGHAM: Yes. You have the
16 elevation right there.

17 MS. ASCHER: 6 feet. I mean, it's a
18 low pitch.

19 MR. CUNNINGHAM: I'm sorry.

20 MS. ASCHER: 6 feet. It's a 6 and 12
21 pitch. It's a low pitch.

22 ACTING CHAIRMAN PULASKI: Personally,
23 I like the fact that we're going to a hip roof
24 as opposed to a flat roof.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 MR. CUNNINGHAM: I think it would be
2 more in tune with the surrounding areas.

3 MS. ASCHER: Well, yes, right.

4 MR. CUNNINGHAM: Provided it's not
5 blocking someone's view.

6 MS. ASCHER: It's tying the building
7 together. Right now it's just a mish mosh. I
8 think it makes it look more attractive.

9 ACTING CHAIRMAN PULASKI: Any other
10 questions from the board?

11 MR. CUNNINGHAM: No.

12 ACTING CHAIRMAN PULASKI: Okay. Since
13 this is being presented to us for referral to
14 the Zoning Board, I make a motion for
15 Application 18-32, 210 Hillside Place, to the
16 ZBA for consideration of variances; do I have a
17 second?

18 MR. CUNNINGHAM: Second.

19 ACTING CHAIRMAN PULASKI: All in
20 favor.

21 (All aye.)

22 MS. ASCHER: Thank you. When is the
23 meeting; the end of November?

24 MS. UHLE: The Zoning Board meeting?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

1 MS. ASCHER: Yes.

2 MR. CUNNINGHAM: The 3rd of December,
3 5th of December?

4 MS. UHLE: It's posted online.

5 MR. CUNNINGHAM: It's earlier in
6 December.

7 ACTING CHAIRMAN PULASKI: Thank you
8 for the presentation.

9 Last but not least, Application 18-39,
10 663 White Plains Road, a public hearing. Did
11 you bring the public with you?

12 While you're setting up, for those
13 that travel White Plains Road, on the west side
14 there appears to be one last lot open kind of
15 opposite Lake Isle, and you are proposing to
16 fill that lot.

17 MS. UHLE: Can I make a quick comment?
18 Actually, I want to backtrack just very quickly
19 to 210 Hillside Place.

20 ACTING CHAIRMAN PULASKI: Yes.

21 MS. UHLE: Just for knowledge, I did
22 ask the applicant when they go to the Zoning
23 Board, if they are approved and come back to
24 Planning Board, to provide both boards with

DINA M. MORGAN, REPORTER

61

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 more context in terms of how that roof --
3 what's adjacent to that building on either
4 side. There was really no context provided.
5 So I did e-mail the applicant, and they are
6 aware of that.
7 ACTING CHAIRMAN PULASKI: Okay. Are
8 you picking any of that up?
9 MS. UHLE: Gail?
10 ACTING CHAIRMAN PULASKI: Gail?
11 MS. UHLE: I did send you and John an
12 e-mail saying that when you go to the Zoning
13 Board and come back to the Planning Board, to
14 provide some additional context like cross
15 sections or something with regard to that
16 structure --
17 MS. ASCHER: Neighbors?
18 MS. UHLE: -- Compared to the
19 neighboring properties.
20 MS. ASCHER: Yes, yes, yes. Sure.
21 MS. UHLE: Thank you.
22 ACTING CHAIRMAN PULASKI: Thank you.
23 State your name.
24 MR. MAIORANO: Good evening, board
25 members, Adamo Maiorano from Community Designs
DINA M. MORGAN, REPORTER

62

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 and Engineering. On behalf of the applicant
3 and owner, Tim Dumaj, we are proposing a new
4 single family dwelling at 663 White Plains
5 Road.
6 As you mentioned before, the existing
7 site is currently a vacant lot with some
8 vegetation. There are two trees in the rear of
9 the property that will be removed for this
10 proposed project. There's also a row of
11 arborvitaes along the rear property line which
12 will remain. Along with that, there is newly
13 proposed landscaping to be done around the
14 property, which was provided in that packet by
15 Tony Acocella, Landscape Architect.
16 As far as the overall site drainage,
17 we did perform deep hole tests and percolation
18 tests that the town engineer has witnessed.
19 All of the newly created -- since it is a
20 vacant lot, completely a hundred percent of the
21 newly created impervious surfaces will be
22 captured on site with the proposed storm water
23 mitigation.
24 If you want to go to the overall
25 aesthetics?
DINA M. MORGAN, REPORTER

63

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 ACTING CHAIRMAN PULASKI: Yes.
3 MR. MAIORANO: In it's overall design,
4 the applicant/owner has been very much involved
5 in the creation of the spaces. As far as the
6 materials throughout the front elevation, we'll
7 have a stone veneer as well as some stucco, and
8 there will be stucco on the sides and rear of
9 the property, rear elevation. All of the
10 accent and trim work is a white AZEK. The
11 roofing will be a dark charcoal colored asphalt
12 shingle roof. The garage doors and front door
13 are basically as depicted in the elevations.
14 The lighting around the house, there will be
15 wall lights next to the garage doors, the rear
16 door, and a sconce on the side door that's
17 covered by a roof. The front portico will then
18 have a soffit light shining down on it.
19 Let's see what else there is.
20 ACTING CHAIRMAN PULASKI: The air
21 conditioner is --
22 MR. MAIORANO: It will be located in
23 the rear of the property with landscaping
24 around it as well.
25 ACTING CHAIRMAN PULASKI: You have
DINA M. MORGAN, REPORTER

64

1 EASTCHESTER PLANNING BOARD - 10/25/18
2 some shrubs around it or such?
3 MR. MAIORANO: Exactly.
4 ACTING CHAIRMAN PULASKI: AZEK or
5 shrub?
6 MR. MAIORANO: Shrubbery around it.
7 The actual specific plants are in the landscape
8 plan. When we did present to the Architectural
9 Review Board -- I'll go back to the
10 elevations -- there was just a comment
11 recommendation to -- the actual roof above the
12 garage, to lower it just a bit, take off the
13 decorative corbels, and put a few more posts on
14 the railing above to give it some more
15 definition. We did do that, and I think it
16 kind of give it some better character to the
17 elevation.
18 ACTING CHAIRMAN PULASKI: Good. I'm
19 glad you're agreeing with the ARB.
20 MR. MAIORANO: They're good.
21 ACTING CHAIRMAN PULASKI: One of the
22 things I'm noticing is unlike the other houses
23 along that road that have filled in those lots,
24 yours is wider in the front because that's the
25 shape of the lot. The lot is wider than the
DINA M. MORGAN, REPORTER

<p style="text-align: right;">65</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 ones next to it. It might not be as deep but</p> <p>3 it's wider.</p> <p>4 MR. MAIORANO: Exactly.</p> <p>5 ACTING CHAIRMAN PULASKI: You're</p> <p>6 accessing off of White Plains Road?</p> <p>7 MR. MAIORANO: Yes. That's just a</p> <p>8 comparison. This property is on a corner lot</p> <p>9 and then the house to the right. There's an</p> <p>10 entrance that's on the right-hand side to get</p> <p>11 away from that traffic light that's there on</p> <p>12 Hilldale and White Plains, so we located the</p> <p>13 driveway on the right-hand side.</p> <p>14 ACTING CHAIRMAN PULASKI: Have you</p> <p>15 done a landscaping plan?</p> <p>16 MR. MAIORANO: Yes. It's attached in</p> <p>17 the packet.</p> <p>18 ACTING CHAIRMAN PULASKI: Just walk us</p> <p>19 through it. Ah, it's small. I need a</p> <p>20 different pair of glasses.</p> <p>21 MS. UHLE: It's in your packet too.</p> <p>22 ACTING CHAIRMAN PULASKI: That's all</p> <p>23 right.</p> <p>24 MR. MAIORANO: It will be bigger in</p> <p>25 real life.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">67</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 ACTING CHAIRMAN PULASKI: All in</p> <p>3 favor.</p> <p>4 (All aye.)</p> <p>5 ACTING CHAIRMAN PULASKI: Any</p> <p>6 questions or comments from the board?</p> <p>7 MR. WEST: No. His designs are</p> <p>8 usually pretty decent.</p> <p>9 MR. MAIORANO: What's that?</p> <p>10 MR. WEST: Everything is good here.</p> <p>11 ACTING CHAIRMAN PULASKI: I think we</p> <p>12 have all these architects trained that -- years</p> <p>13 ago we used to give them trouble and now</p> <p>14 they're coming before us with good designs.</p> <p>15 Okay. So then we go to the final</p> <p>16 motion. I make a motion to approve Application</p> <p>17 18-39, 663 White Plains Road, subject to the</p> <p>18 following conditions: Prior to the issuance of</p> <p>19 the building permit, the proposed storm water</p> <p>20 management plan shall be subject to final</p> <p>21 review and approval by the town's engineering</p> <p>22 consultant; and prior to the issuance of a</p> <p>23 Certificate of Occupancy, the landscape</p> <p>24 architect shall provide a signed and sealed</p> <p>25 letter to the Building and Planning Department</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">66</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 ACTING CHAIRMAN PULASKI: That's all</p> <p>3 right. It's very symbolic.</p> <p>4 MR. CUNNINGHAM: Margaret will be</p> <p>5 checking this.</p> <p>6 ACTING CHAIRMAN PULASKI: The whole</p> <p>7 trick here is that you have to stay with the</p> <p>8 plan. You can't change it without notifying us</p> <p>9 and -- notifying Margaret and the Building</p> <p>10 Department.</p> <p>11 So this has been noticed as a public</p> <p>12 hearing, so we will go through the process of</p> <p>13 opening the public hearing. I make a motion to</p> <p>14 open the public hearing on Application 18-39,</p> <p>15 663 White Plains Road; do I hear a second?</p> <p>16 MR. CUNNINGHAM: Second.</p> <p>17 ACTING CHAIRMAN PULASKI: All in</p> <p>18 favor.</p> <p>19 (All aye.)</p> <p>20 ACTING CHAIRMAN PULASKI: Seeing</p> <p>21 nobody in the room other than the designer</p> <p>22 making the presentation, I make a motion to</p> <p>23 close the public hearing on Application 18-39,</p> <p>24 663 White Plains Road; do I have a second?</p> <p>25 MR. CUNNINGHAM: Second.</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">68</p> <p>1 EASTCHESTER PLANNING BOARD - 10/25/18</p> <p>2 certifying that the landscape plan has been</p> <p>3 installed in accordance with the approved</p> <p>4 plans. Any proposed changes to the landscaping</p> <p>5 plans shall be reviewed by the landscaped</p> <p>6 architect and approved by the Building and</p> <p>7 Planning Department prior to installation, and</p> <p>8 shall be documented in a letter submitted by</p> <p>9 the landscape architect to the Building and</p> <p>10 Planning Department. With that said, do I hear</p> <p>11 a second?</p> <p>12 MR. CUNNINGHAM: Second.</p> <p>13 ACTING CHAIRMAN PULASKI: All in</p> <p>14 favor.</p> <p>15 (All aye.)</p> <p>16 ACTING CHAIRMAN PULASKI: Thank you.</p> <p>17 MR. CUNNINGHAM: Good luck. Looks</p> <p>18 good.</p> <p>19 ACTING CHAIRMAN PULASKI: I noticed</p> <p>20 the other day driving down White Plains Road,</p> <p>21 that you have an office near the Odyssey Diner.</p> <p>22 MR. MAIORANO: Yes.</p> <p>23 MR. CUNNINGHAM: It's been there for</p> <p>24 awhile.</p> <p>25 ACTING CHAIRMAN PULASKI: Has it?</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

EASTCHESTER PLANNING BOARD - 10/25/18

MR. CUNNINGHAM: Yes.

ACTING CHAIRMAN PULASKI: Maybe you changed the facade or something.

MR. MAIORANO: I would like to change it.

ACTING CHAIRMAN PULASKI: Come before us. Since it's your place, we'll make sure that we do it justice in our conversation review.

With that said, I make a motion to close October's Planning Board meeting; do I hear a second?

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN PULASKI: All in favor.

(All aye.)

ACTING CHAIRMAN PULASKI: Good night.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/25/18

C E R T I F I C A T I O N

STATE OF NEW YORK)
) Ss.

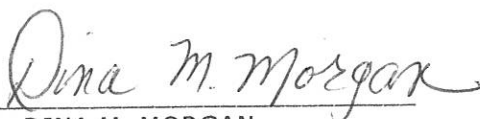
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of November, 2018.



DINA M. MORGAN

Court Reporter

DINA M. MORGAN, REPORTER