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(Pledge of Allegiance.)

ACTING CHAIRMAN NEMECEK: Let's do the roll call. I'm Phil Nemecek. I'm acting as the Chairman today in the absence of James Bonnano, who will not be here today.

Mark Cunningham

MR. CUNNINGHAM: Present.

ACTING CHAIRMAN NEMECEK: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: All right. Next item is the approval of the minutes of the three most recent meetings of the Planning Board; May 27th of 2021; June 24th, 2021; and July 20th of 2021. I know I've provided comments and revisions for each of those.

So not hearing anything from either of my two colleagues, I'm going to move to approve all three of those minutes subject to the revisions that have been provided to Margaret.

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MR. VARGHESE: That's lot one.

ACTING CHAIRMAN NEMECEK: The lot which is vacant right now is lot two.

MR. VARGHESE: Yes.

ACTING CHAIRMAN NEMECEK: Okay. Thank you.

MR. VARGHESE: Then we have worked with the engineer for the storm water management, so I will ask Mr. -- to talk about it.

MR. BERTE: Paul Bertie from ARQ, PC. We designed the site to mitigate the hundred year storm event. We analyzed the site as if there were no impervious surfaces on the lot, and we've collected all of the runoff from the driveway and the roof leaders to subsurface infiltration systems.

In August, we did deep hole and percolation tests, to find that we have deep, well draining soils. We did four tests; two in the back, two in the front. Some of the percs were really fast, which is good, means the water will go down fast. The design uses the conservative values that we found, so that we

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driveway, manhole, and we've got the system set up so that if it exceeds the capacity of the dry well, which is designed for the hundred year storm -- we actually put enough dry wells in there so that it all infiltrates -- but if, for some reason, we get a heavier storm event than that, the house will have an overflow with a sump pump to mechanically remove it.

MR. CUNNINGHAM: Did you say footing drains too?

MR. BERTE: Footing drains too. I mean, because it's well draining, I wouldn't expect there to be ground water during normal events without any rain or even if there is a rain event, but if there is a significant rain event, we will tie a footing drain into the sump pump, which will be pumped up to the dry well system.

ACTING CHAIRMAN NEMECEK: Do you know whether Joe Cermele -- has he received a copy of a report?

MS. UHLE: Yes. I spoke to Joe Cermele this morning. He's been in close communication with the applicant's engineer.

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In my meetings notes, I indicated we also met with the applicant's entire team, including the engineer and Joe Cermele on October 14th. Joe did receive the latest plans. He didn't have time to put together a memo for the board. There are still things that need to be tweaked, but he did he could confirm that it will work.

As you know, when they come for Planning Board approval for the individual single family homes, those plans will be even more detailed. Yes, he did review it, I spoke with him today, and he was fine with it.

ACTING CHAIRMAN NEMECEK: You mentioned the quality of the soil in the two locations generally being, you know, fairly quick draining, if you will.

MR. BERTE: Yes.

ACTING CHAIRMAN NEMECEK: Not being problematic. Do you know whether there are any issues with ground water retention with flooding, if you will, right now?

MR. BERTE: I don't, but knowing that these soils are of a sandy nature, even when you dig down deep, one hole was dug at nine

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2 feet, one was down at six feet. We were just
3 limited by the machine that we had that day to
4 how deep we got. We didn't hit any confining
5 soils, no rock, and we didn't have any ground
6 water enter the holes when we were there.
7 That's all I could speak of what we did for
8 that soil test. I don't have any other data
9 that would contradict that much.
10 ACTING CHAIRMAN NEMECEK: Okay.
11 Gentlemen?
12 MR. CUNNINGHAM: No.
13 MR. CAMPANA: I do have just one quick
14 question. This will be further developed, but
15 erosion control measures, those would be
16 included on this when --
17 MS. UHLE: So right now they're simply
18 proposing the division line so that they'll
19 have two legal building lots. Assuming that
20 they'll get Planning Board approval or as soon
21 as they Planning Board approval, they've
22 already prepared the drawings for the
23 individual single family homes.
24 MR. CUNNINGHAM: Then we can review it
25 at that time?

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2 MS. UHLE: Yes. This is simply two
3 building lots. Before you approve two legal
4 building lots, we always like to confirm that
5 the drainage can work. The other details,
6 architectural details and things, can be worked
7 out during the ARB approval process.
8 ACTING CHAIRMAN NEMECEK: One question
9 I do have about impervious surfaces.
10 Obviously, there's a structure on lot one right
11 now, and there's a driveway I think to the left
12 of the building, so there is some impervious
13 surface there right now. It strikes me that,
14 you know, just -- I don't think I have a
15 calculation of what's there now compared to
16 what would be there under the proposed building
17 of two single family residences; do you know
18 what the approximate increase -- assuming it's
19 an increase -- in what the impervious surfaces
20 would be?
21 MR. BERTE: If you gave me a minute, I
22 could answer that.
23 ACTING CHAIRMAN NEMECEK: Is it less
24 than double?
25 MR. BERTE: It's less than double,

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MR. CUNNINGHAM: Second.

ACTING CHAIRMAN NEMECZEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECZEK: Are there any members of the public who wish to comment on this application?

MR. CUNNINGHAM: You can come up to the mic. Just introduce yourself.

MR. TUDISCO: You have to give your name and address, please.

MR. CHEN: My name is Kevin. I'm from 97 Lee, the neighbors across.

First of all, I would like to appreciate the board members hold a hearing today.

ACTING CHAIRMAN NEMECZEK: I'm sorry, Kevin, what's your last name?

MR. CHEN: Kevin, Kevin Chen.

ACTING CHAIRMAN NEMECZEK: Chen. Thank you.

MR. CHEN: 97 Lee. I appreciate the board hold a hearing today to give the neighbors an opportunity to express our big concerns on the safety side, and I would also like to thank Margaret Uhle. We had multiple e-mail communications. We really appreciate her to share the information and provide the detailed explanations.

ACTING CHAIRMAN NEMECZEK: And Mr. Chen, just -- rest assured, that Margaret has disseminated to the members of this board, the communication, even the e-mail that you sent earlier today. I know I have had a chance to review it. I'm familiar with it, but since this is a public hearing, go ahead and voice what concerns you have, we will listen, and we may have questions for you. Maybe there are other members of the public who may want to comment on your comments. So go ahead.

MR. CHEN: Thanks, gentlemen. We as neighbors object to the subdivision for two reasons:

First, is safety. By looking at the original plan, you see 97 is across the -- the second one, the driveway is facing my house directly, which means if the car in the driveway lost control, they will hit my car.

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1. professionals, but we would like to at least
2. have some idea on a very high level, which
3. means the plan they try to build the one
4. building and after that build a second one,
5. will the project be like two, three years, or
6. build the two buildings simultaneously? I feel
7. they should do more homework, they should
8. go back, address our safety concerns so our
9. neighbors will feel comfortable and feel safe
10. on their project.

11. That's all I have. Thank you.
12. ACTING CHAIRMAN NEMECEK: Thank you.
13. I do want to emphasize one thing for you. The
14. application that is before us today is an
15. application for a subdivision. This is an
16. oversized property right now. It's as big as
17. two normal sized properties on Lee Avenue. So
18. what we are considering today, the application
19. we're considering is to subdivide that single
20. property into two, which can legally be done.

21. What we have in recent years required
22. of an applicant, because we understand fully
23. what's going to happen after the subdivision,
24. it's being subdivided so a second home could be

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1. build built. That's almost invariably why
2. there would be a subdivision.
3. MR. CHEN: Understood.
4. ACTING CHAIRMAN NEMECEK: What we are
5. not considering -- we are aware of the plan and
6. we're looking into the plan and it's fully out
7. there that the ultimate plan is to build two
8. homes where there is right now only one, that's
9. also a separate process. If the applicant gets
10. the subdivision, they're going to have to come
11. back here. I don't know that they're seeking
12. any zoning variances.

13. MS. UHLE: No, they're not.
14. ACTING CHAIRMAN NEMECEK: They will
15. have to come before this board and they will
16. have to go before the Architectural Review
17. Board, which is a separate bother, and a very
18. capable one. They meet I think on the first
19. Thursday of the month. The Architectural
20. Review Board addresses issues principally
21. relating to the design of the property, the
22. landscaping, landscape architecture, lighting,
23. a number of those issues. This board is the
24. board that is principally concerned with

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going to let you speak anyhow.

MR. CUNNINGHAM: How far is it up the
hill from Scarsdale Road?

MR. TELESCO: The second block. So
between Alida and Ewart.

MR. CUNNINGHAM: Okay.

MR. TELESCO: So I want to say about
15 years ago, the prior owner of the property
was having an issue with water in his basement.

What he did was, he disconnected the leader
coming down from the roof. I don't know where
it went. I don't if it went into a dry well,
if it was just draining there. He extended a
pipe all the way across his side yard, which is
the vacant lot that's being proposed to
subdivide, and he put it about 15 feet from the
property line, which is about 30 feet from my
parents' home. Low and behold, my parents had
water in the basement, and they never had water
in the basement prior, they haven't had water
in the basement since. They went and knocked
on the door and said, you can't do this, we're
getting water now. So he did remove it. But
just to the point, that water can be an issue

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well, so that not only can the applicant's
engineer address some of those concerns, he can
address those concerns as well.

ACTING CHAIRMAN NEMECKE: By the way,
I was being a little facetious earlier when I
asked the engineer about the -- Paul about the
hundred year storms because up until five years
ago or so, maybe even more recently, the town
simply required a 50 year storm, but it seems
that -- how that is defined, you know,
unfortunately with recent climate awareness,
perhaps, certainly hundred year storms are --
seem to occur more frequently than every
hundred years, but that is the standard that
the town applies -- that it now applies to any
new construction, and certainly -- yes.

MS. UHLE: It used to also be net
increase compared to existing conditions. Now
if you demolish, it's like a clean slate. It
is something the town is taking very seriously.
We keep kind of improving upon the
requirements.

ACTING CHAIRMAN NEMECKE: And I do
appreciate Mr. Teleasco's comments about any

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there. The properties are on a hill, water is
going to come down. So if it is subdivided, I
do think that the placement of the dry wells
really has to be looked at. I have a concern
about the overflow of pumps. It's great for
that resident that the water is being pumped
out of their driveway or out of their basement
to a dry well, but if that dry well is on that
side of the house, which is close to 94 Lee,
that could be problematic for 94 Lee. I think
it has to be looked at that it has to go all
the way in the back or all the way in the front
where its got no chance to seep down to 94 Lee.

That's all I have tonight because the
other things are not appropriate. I do
appreciate your letting me speak tonight.
Thank you.

ACTING CHAIRMAN NEMECKE: Thank you.

MS. UHLE: Can I just make one
comment? As you know, Joe is reviewing the
storm water management plan for the
subdivision. He will also review the storm
management plan for each individual home.
We'll make sure that he attends the meetings as

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to the high side of the property.

ACTING CHAIRMAN NEMECEK: Is that towards the left?

MR. BERTE: Towards the left of each of the houses. That's where the front yard is.

MR. CUNNINGHAM: When you say a sump pump, you're talking about having one inside of the house? You mentioned footing drains, so now you're taking water that's outside, introducing to the inside, inside the envelope, which is not really ideal, and then you're pumping it to a CULTEC?

MR. BERTE: Right. I mean, footings are ground water.

MR. CUNNINGHAM: Ideally, we want them to go to daylight and away from the property.

MS. UHLE: We'll need you to be at the microphone for the stenographer. You can carry it around with you, if you would like.

MR. CUNNINGHAM: The footing drains, you're taking out water, bringing it into a sump system that's inside, that's pumped to a CULTEC, and that's retention and then it's distributing --

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MR. BERTE: Infiltrating into the ground -- back into the ground.

MR. CUNNINGHAM: But those systems would probably be in the front on the high side?

MR. BERTE: Right now we're proposing them on the high side of the front yards, so on the left side of the front yards.

MR. CUNNINGHAM: But in the front?

MR. BERTE: Yes. Just because it's a closer --

MR. CUNNINGHAM: What was happening before is, they had drains that were going -- it was sheet flowing across the property and into the neighbor, whereas now it's going to be underground. That's the way the systems work. It's a little different.

ACTING CHAIRMAN NEMECEK: I think another member of the public wanted to make a comment.

MR. TELESCO: My name is Peter Telesto. My wife and I live at 94 Lee Avenue. We've lived there since 1965. I have a bit of hearing problem, so I'm not sure what I'm able to
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builder to come and knock on your door because
this is the forum for this kind of
communication. So far, neighbors have been
notified that the builder intends to seek
subdivision approval. This is an opportunity
to discuss and express concerns. If
subdivision approval is granted, then he will
submit an application showing the proposed
homes. That will be an opportunity for
residents to discuss those. I just wanted to
point out, this is sort of the means for
communication.

I did forward your concerns about --
not today with regard to the safety, which I
can discuss today with the builder, but with
regard to the driveways, and I do think when I
talked to the builder about the alignment of
the driveways, they actually were looking to
try to accommodate that to the extent that they
could. I don’t know how successful they were
because there are grading issues and drainage
issues and other issues, but they did take that
concern seriously.

ACTING CHAIRMAN NEMECEK: If I can
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come here for communications. Have so many
concerns, safety concerns; the driveway, even
the soil, the water. I do feel the builders
should address that before this gets approved.
That’s all I have to say. Thanks. I
appreciate it.

ACTING CHAIRMAN NEMECEK: I can assure
you, that this board takes it job very
seriously. I also would think that the owner
and the engineer, the architect, the builders,
everyone has an incentive to do this job right.
Nobody wants any problems.

That said, does the applicant have any
comments in response to what we’ve heard? Are
there any more comments from the public?

MS. UHLE: If there is no one else in
the public, I have one more comment.

ACTING CHAIRMAN NEMECEK: I think we
can probably close the public hearing.

MS. UHLE: I would just wait until all
the comments.

ACTING CHAIRMAN NEMECEK: Okay.

MS. UHLE: One of the safety issues
that I think the neighbors were concerned about
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was -- this is kind of interesting -- is
that -- although they didn't articulate it
specifically, but this is what I understand --
is that interestingly for residential
construction, there is no New York State code
requirement or local code requirement that a
site be fenced. So if there is an open
construction site, sometimes there are open
foundations. There are some builders that
choose to install construction fencing around
sites, some builders chose not to. We rarely,
if ever, have incidents as a result. I
understand neighbors that have young children
especially, that they, you know, they're not
supposed to trespass on properties, but that's
difficult to say to a seven year old.

ACTING CHAIRMAN NEMECEK: That's an
open invitation to trespass.

MS. UHLE: So what I was going to say
is, you know, that's something that the
Planning Board could impose as a condition of
an approval or that the builder could agree to
put up the temporary construction fencing to
secure a site so that neighbors can at least,

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Leewood and Dale, you'll see a fence around the
Suez water plant.

MS. UHLE: I think, as Louis had
indicated, that could be a condition of any
demolition permit. A lot of builders do that
under any circumstances, but we don't require
it and can't require it.

MR. CUNNINGHAM: Like I said, I didn't
realize that in the Town that wasn't a --

MS. UHLE: It is for commercial.

MR. CUNNINGHAM: Like I said, we can't
build anything without having protection around
the whole thing.

MR. TUDISCO: Would that be an
appropriate condition for a subdivision?

MS. UHLE: At this point, it kind of
has to be an agreement, which I feel
comfortable imposing. The thing with making it
a condition of subdivision approval is that in
order to have two building lots, he needs to
file the subdivision plat, which means it's
already approved. It's kind of hard to
enforce. We can all agree it will be a
condition of a demolition permit because that's

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when he's building the homes or demolishing the
homes, see that there is some kind of barricade
for children, etcetera.

The interesting thing is, that's hard
to make as a condition of subdivision approval
because I'm not quite sure when he would intend
to demolish something, but I think if we can at
least have an agreement from the builder to put
security fencing up.

MR. CUNNINGHAM: Actually, if you go
down to the corner of Leewood and Dale Road,
you'll see basically a commercial job going up.
I happen to be a commercial builder in
Manhattan, and we can't build anything without
having what we call controlled access.

Basically, it's always a fence, it's a sidewalk
bridge, it's overhead protection. I think
that's something that's a major concern to the
neighbors, and I think that we could certainly
make that a stipulation. You could just put a
chain link fence around the whole thing and no
one could access it and you guys can get in out
and out and it makes everything safe. It's a
wonderful idea. Like I said, if you go to

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that's when the whole process would get
started. And you're okay with that? Thank
you.

ACTING CHAIRMAN NEMECEK: Margaret, do
you have anything more?

MS. UHLE: No. So if you're just
going to vote at this point, you could close
the public hearing.

ACTING CHAIRMAN NEMECEK: Did the
applicant have any -- did you want to comment
on anything you heard from the public?

MR. DI MATTEO: Hello, board. Thank
you for hearing my case here. My name is
Emilio DiMatteo. I've been building houses all
over Westchester for the past 20/30 years. All
our sites are -- we fence in all our sites. We
take neighborhoods, we sweep the streets, we
make sure everything is clean. We're coming in
there with machines and excavators, and we
leave the site clean every day. We do plan to
build the homes simultaneously also.

Safety is our biggest concern. I have
kids myself, and I definitely don't want kids
walking around a job site, that could be

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1 dangerous.
2 If you have any questions, I could
3 answer any other questions you might have.
4 MS. UHLE: If you're building them
5 simultaneously, assuming you get approvals --
6 well, once you get your building permits, say,
7 how long do you anticipate the construction
8 process for both homes would last?
9 MR. DI MATTEO: I would say about a
10 year.
11 MS. UHLE: Okay. Thank you.
12 MR. DI MATTEO: Thank you.
13 ACTING CHAIRMAN NEMECEK: Any other
14 questions from this board?
15 MR. CUNNINGHAM: No.
16 MR. CAMPANA: No questions.
17 ACTING CHAIRMAN NEMECEK: I think,
18 under the circumstances, I'm prepared to move
19 ahead with the subdivision. There would be
20 potentially two votes that we would have to
21 take.
22 MS. UHLE: The first one is, you need
23 to adopt a Neg Dec.
24 MR. TUDISCO: Close the public

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1 hearing.
2 ACTING CHAIRMAN NEMECEK: Yes. Yes.
3 I make a motion to close the public hearing on
4 Application 21-29, 102 Lee Avenue subdivision.
5 MR. CUNNINGHAM: Second.
6 ACTING CHAIRMAN NEMECEK: All in
7 favor.
8 (AYE)
9 ACTING CHAIRMAN NEMECEK: I also make
10 a motion to adopt a Negative Declaration, a Neg
11 Dec for Application 21-29, 102 Lee Avenue
12 subdivision.
13 MR. CUNNINGHAM: Second.
14 ACTING CHAIRMAN NEMECEK: All in
15 favor.
16 (AYE)
17 ACTING CHAIRMAN NEMECEK: We also then
18 have to take a vote, and I move to approve the
19 sketch plan, the preliminary plat, and the
20 final plat for the subdivision at 102 Lee
21 Avenue, Application 21-29.
22 MR. CAMPANA: Second.
23 ACTING CHAIRMAN NEMECEK: All in
24 favor.

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an aluminum backer, and it will give the
illusion of like a fiber cement board that's
painted in a wood color. It's a custom made
piece that looks like natural wood.
In the middle of the facade, you have
the Dunkin' sign, which will be
non-illuminated, and above that you’ll have
gooseneck lights that will substitute whatever
is there right now. The Dunkin’ sign will be
smaller because it’s no longer Dunkin' Donuts,
it’s just the Dunkin’. The goosenecks, I
believe there are like five goosenecks there
right now, we'll be removing all of them and
replacing them with three new goosenecks.

Above the aluminum backer board, we
will re-paint the existing coping that's there
with the charcoal color. Both the coping and
the orange band will extend over to the liquor
store to kind of give it continuity, and it
will also turn the corner a bit where that
overhang is at the existing liquor store. At
the Dunkin’, right now there is one wall pack
light right in the middle. We'll be removing
that and putting two to either side just to

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shine on the sidewalk for safety purposes.

At the previous Architectural Review
Board meeting, the board had asked us as a
condition of approve or I guess as a
suggestion, to update the existing trash cans
that are there. We provided a spec sheet for
that.

In addition to that, on the right side
of the facade we were asked to just pull in all
the finishes so they're contained within the
facade and don't go into the adjacent property.
So we also made those modifications to the
drawings.

If you have any questions. I have
finishes here as well, if you would like to see
the colors.

ACTING CHAIRMAN NEMECK: I have a
question about the Mill Road Wines and Liquors.
The orange band that's going across, it's going
to have LED lighting underneath it?

MS. FLORESCA: Underneath it, yes.

ACTING CHAIRMAN NEMECK: And that's
going to go all the way across the Dunkin'
store as well as the liquor store?

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MS. FLORESCA: I have a copy of the spec sheet.

ACTING CHAIRMAN NEMECZEK: These garbage cans, are they permanent; are they going to be moveable; is there a particular location?

MS. FLORESCA: We'll locate them where the existing ones are. They're not as heavy, like they can be moved, but we'll put them wherever the existing ones are. We're proposing them in black.

ACTING CHAIRMAN NEMECZEK: I think the existing ones have moved around over time.

MR. CAMPANA: These are 24 pounds, but I'm sure there's a way to anchor them.

ACTING CHAIRMAN NEMECZEK: I think we've asked whatever questions. Let's open the public hearing.

I make a motion to open the public hearing for Application 21-30, Dunkin', 1 Michael Frey Drive.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN NEMECZEK: All in favor.

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2 ACTING CHAIRMAN NEMECK: The third an
3 final application of the evening, Application
4 21-31, 2 Eastway.
5 MR. IANNACITO: Good evening. My name
6 is John Iannacito, I'm an architect, and I'm
7 representing Mr. an Mrs. Michael McGlinn this
8 evening. Michael is with me tonight. We are
9 proposing additions and alterations to the
10 existing single family residence located at 2
11 Eastway.
12 The proposed scope of work will
13 include a one story garage addition with a
14 breezeway at the rear and side of the existing
15 property, and we're also proposing to
16 reconfigure the existing circular drive to
17 provide access to the garage.
18 Here a rendering of the proposed
19 garage, which sits here. The proposed roof of
20 the new garage will be hip roofs and gables to
21 match the details of the existing residence.
22 On the materials, the wall surfaces
23 will be a stucco finish color to match
24 existing. The roof will be slate to match
25 existing. The windows will be a vinyl clad in

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2 a sand tone finish to match existing. The
3 gutters will be copper to match existing. The
4 overhead doors will be a painted wood to match
5 the existing trim work. I believe that's it.
6 The trim work will be painted to match the
7 existing trim work. All the materials will
8 match the existing.
9 The project was presented to the
10 Architectural Review Board on October 7th, and
11 it was approved with two recommendations.
12 The first was to verify the size of
13 the trim boards and the rake boards just to
14 make sure that what we're proposing on the new
15 garage will match. We previously had them at
16 five and a half inches, the existing were
17 eight, so I did modify that on the exterior
18 elevations, bumped them up to eight inches.
19 The second recommendation was to show
20 the exterior lighting. So on the proposed
21 elevations, I show the existing light fixture
22 at the front door, which is here, and then
23 we're going to add a couple of light fixtures
24 on either side of the overhead doors, and then
25 there will be down lights within the breezeway

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1 to comment on 2 Eastway?
2 (No comments.)
3 ACTING CHAIRMAN NEMECEK: I don’t see
4 anyone. I make a motion to close the public
5 hearing on Application 21-31, 2 Eastway.
6 MR. CUNNINGHAM: Second.
7 ACTING CHAIRMAN NEMECEK: All in
8 favor.
9 (AYE)
10 ACTING CHAIRMAN NEMECEK: I don’t have
11 any further comments. I think it looks like a
12 fantastic job.
13 I make a motion to approve Application
14 21-31, 2 Eastway.
15 MR. CUNNINGHAM: Second.
16 ACTING CHAIRMAN NEMECEK: All in
17 favor.
18 (AYE)
19 MR. IANNACITO: Thank you.
20 MR. CUNNINGHAM: Good luck, guys.
21 Very nice. Beautiful.
22 ACTING CHAIRMAN NEMECEK: Good luck.
23 With that, I make a motion to a close the town
24 of Eastchester Planning Board hearing of
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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 video of the actual hearing. I was not
present for such hearing. The video 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 15th day of November, 2021.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER