

Eastchester Town Clerk  
DEC 13 12:21 PM '21

TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
DECEMBER 2, 2021

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

BOARD MEMBERS IN ATTENDANCE:

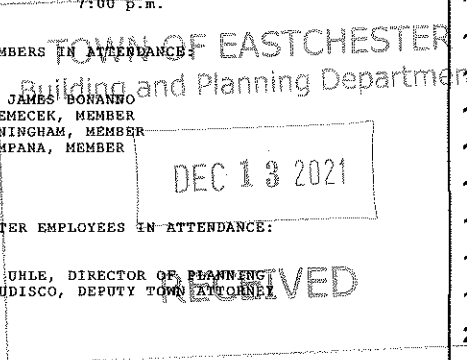
CHAIRMAN JAMES BORANNO  
PHILIP NEMECEK, MEMBER  
MARK CUNNINGHAM, MEMBER  
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

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1 EASTCHESTER PLANNING BOARD - 12/2/21

2 I'll come up to the drawings to show

3 you the proposed scope of work. So the

4 proposed scope of work will include the

5 construction of a second story addition over

6 the existing footprint, which is highlighted

7 here in the yellow; a new front entry porch,

8 highlighted here in blue; a two story addition

9 at the rear, highlighted here in red.

10 We're also proposing interior

11 alterations on both the first floor and in the

12 basement, and we're proposing site alterations,

13 including the removal of an in-ground swimming

14 pool, expansion of the existing driveway, new

15 retaining walls at the driveway, and a new

16 walkway and steps.

17 Here's the first floor plan. So

18 basically on the first floor, we're eliminating

19 the existing bedrooms on the first floor

20 because it is currently a ranch style house,

21 everything is on one level. We're removing all

22 the bedrooms and expanding the living spaces

23 and creating a new family room. So we'll have

24 a living room, dining room, kitchen, and a

25 family room all on the first floor. Then on

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EASTCHESTER PLANNING BOARD - 12/2/21

1 THE CHAIRMAN: Good evening. This is

2 the town of Eastchester Planning Board meeting

3 of Thursday December 2nd, 2021. If everyone

4 would rise for the Pledge of Allegiance.

5 (Pledge of Allegiance.)

6 THE CHAIRMAN: Let's see. We'll do

7 attendance. Mr. Phil Nemecek.

8 MR. NEMECEK: Present.

9 THE CHAIRMAN: Mr. Mark Cunningham.

10 MR. CUNNINGHAM: Present.

11 THE CHAIRMAN: And Mr. Campana.

12 MR. CAMPANA: Present.

13 THE CHAIRMAN: Pretty simple tonight.

14 There's two applications. The first

15 application is 14 Hilltop Road. The second is

16 15 Webster Road.

17 Other than that, let's do it. Mr.

18 Iannacito.

19 MR. IANNACITO: Good evening. My name

20 is John Iannacito, I'm an architect, and I'm

21 representing 14 Hilltop Realty, LLC, the owners

22 of the subject property. We are proposing

23 additions and alterations to the existing

24 single family residence.

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1 the second floor, we're going to create four

2 new bedrooms and three new bathrooms with a

3 double height foyer space.

4 Here is the proposed front elevation.

5 So the footprint stays the same. Here's the

6 second story addition over the existing

7 footprint and the new front entry porch. The

8 right side, the only difference is the second

9 story addition.

10 Then at the rear, again, the second

11 story addition, and this would represent the

12 two story addition at the rear.

13 Then the side, the second story

14 addition with three new overhead doors.

15 Here is a rendering showing the

16 exterior materials. The proposed materials,

17 the wall surfaces will be a combination of

18 brick veneer and cedar siding all painted

19 white. The roof will be a slate roof. The

20 trim boards will be AZEK painted white. The

21 shutters will be wood painted black. The

22 railings will be composite painted white. The

23 columns are AZEK painted white. The overhead

24 door and the front door would be wood painted

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1 white. So it's a white and black combination  
2 on the color scheme.

3 I have samples of the materials, if  
4 you want to see them. Thank you for your time,  
5 and I'm happy to answer any questions. The  
6 project was presented to the Architectural  
7 Review Board on November 4th, and it was  
8 approved as submitted with no additional  
9 comments. Thank you.

10 THE CHAIRMAN: Can you focus on the  
11 rendering again?

12 MR. IANNACITO: Sure.

13 THE CHAIRMAN: That big 3D rendering  
14 that was up there. That's fine, leave it  
15 there. That's very handsome. I like the  
16 details. There's a lot of details there to  
17 give it depth. I think you outdid yourself.

18 MR. CUNNINGHAM: One of your nicer  
19 works, and they're all nice.

20 THE CHAIRMAN: Maybe we just haven't  
21 seen you for awhile and we don't appreciate it,  
22 now we do more. I think your client is pretty  
23 happy to have you.

24 MR. CAMPANA: One very simple  
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1 question. I notice that on the windows under  
2 the covered porch, you have the soldier course  
3 lintel.

4 MR. IANNACITO: Okay. Above the  
5 windows.

6 MR. CAMPANA: Above the windows, yes.  
7 The brick soldier course lintel. I think the  
8 garage doors would look great with those, too.

9 MR. IANNACITO: Yes, we could that.

10 MR. CAMPANA: That's my only comment.

11 MR. IANNACITO: On the side. Yes, we  
12 could definitely do a soldier course over the  
13 garage doors on the side.

14 MR. CAMPANA: Other than that, I think  
15 it's beautiful.

16 MR. IANNACITO: They probably would  
17 have done that anyway. I'll put it on the  
18 drawings.

19 MR. NEMECEK: John, you mentioned  
20 there was a swimming pool that was being  
21 removed?

22 MR. IANNACITO: Yes. So there is a  
23 liner pool in the rear yard. So if you look at  
24 the survey, it's dotted in right here in the

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1 back. It's in really bad shape, so they are  
2 going to remove it and fill it.

3 MR. NEMECEK: Okay.

4 THE CHAIRMAN: So we haven't changed  
5 the impervious; right?

6 MR. NEMECEK: The impervious surfaces  
7 are not going --

8 MR. IANNACITO: We actually have a  
9 zero net increase on impervious surfaces, and  
10 we will be adding dry wells for the leaders.

11 THE CHAIRMAN: That's a good idea.  
12 Thank you.

13 Any other comments?

14 MR. CAMPANA: No comments.

15 MR. NEMECEK: Let's see if we have  
16 comments from the public. That would be great.

17 THE CHAIRMAN: So I make a motion to  
18 open the public hearing on this application,  
19 21-38, 14 Hilltop Road.

20 MR. NEMECEK: Second.

21 THE CHAIRMAN: All in favor.

22 (AYE)

23 THE CHAIRMAN: If there were people  
24 here, I'm pretty sure I know what they would

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1 say. I make a motion to close the public  
2 hearing on this application, 21-38, 14 Hilltop.

3 MR. NEMECEK: Second.

4 THE CHAIRMAN: All in favor.

5 (AYE)

6 THE CHAIRMAN: Always good seeing you,  
7 John. Thank you.

8 MR. IANNACITO: Thank you.

9 THE CHAIRMAN: We're good; right?

10 MR. IANNACITO: Thank you. Merry  
11 Christmas and Happy New Year.

12 MR. NEMECEK: Yes, we're good.

13 THE CHAIRMAN: I'll make the motion to  
14 approve. I didn't do that yet. I make a  
15 motion to approve this application --

16 MS. UHLE: You did that.

17 THE CHAIRMAN: Did I?

18 MS. UHLE: Yes, you did. You all  
19 voted. But you can do it again.

20 MR. NEMECEK: I thought we --

21 THE CHAIRMAN: We just --

22 MR. CUNNINGHAM: We closed.

23 THE CHAIRMAN: Backup. Standby. I  
24 make a motion to approve Application 21-38, 14

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EASTCHESTER PLANNING BOARD - 12/2/21

1 Hilltop.  
 2  
 3 MR. NEMECEK: Second.  
 4 THE CHAIRMAN: All in favor.  
 5 (AYE)  
 6 THE CHAIRMAN: Thanks, guys.  
 7 MR. NEMECEK: You're going to  
 8 implement the recommendation that Louis made?  
 9 MR. IANNACITO: Yes.  
 10 MR. NEMECEK: Okay. Great.  
 11 THE CHAIRMAN: Merry Christmas.  
 12 Congratulations. It's beautiful.  
 13 The last application of the calendar  
 14 year is 21-27, 15 Webster Road.  
 15 MR. MAIORANO: Good evening, board.  
 16 My name Adamo Maiorano from Community Designs  
 17 and Engineering. On behalf of the applicant,  
 18 Chris Vernia, we are proposing additions and  
 19 alterations to 15 Webster Road, which is a site  
 20 located in an R-5 zoning district.  
 21 Recently, we received a zoning  
 22 variance for the right side setback in order to  
 23 create, you know, obviously the attached garage  
 24 that the applicant wishes to do. So we needed  
 25 to extend the house to a certain degree where

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1 we needed a variance for that side yard  
 2 setback.  
 3  
 4 So in regards to the overall site  
 5 planning, most of the addition is a two story  
 6 rear addition and a two story right side  
 7 addition. That right side addition is pushed  
 8 back from the current residence, which it's  
 9 non-conforming as the house sits right now.  
 10 It's very close to the street. It's about  
 11 15 feet from the front property line, and the  
 12 addition will be about another 15 feet back  
 13 further in order to create, you know, zoning  
 14 compliance within the front setback.  
 15 As far as the overall coverage,  
 16 impervious coverage, we are decreasing it.  
 17 Currently, it's non-conforming. It's over  
 18 what's allowed. We're going to actually remove  
 19 around 600 square feet of impervious surfaces,  
 20 but we are proposing storm water management for  
 21 the added area. So the back there will be some  
 22 dry well units in the rear, and then another  
 23 unit in the front for the right and rear  
 24 additions.

So basically overall site planning,

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1 again, the additions -- there is an existing  
 2 two car garage in the rear, and that will be  
 3 removed as part of this application.  
 4  
 5 Obviously, the driveway goes all the way to the  
 6 rear to access that garage. It's going to be  
 7 cut back, and it's just going to access the  
 8 attached garage. There's just a grade patio in  
 9 the rear, and on the left side is where the  
 10 condensers will be located.  
 11 MR. NEMECEK: Adamo, what is the net  
 12 change in impervious surface?  
 13 MR. MAIORANO: It's about 600 square  
 14 feet --  
 15 MR. NEMECEK: 600 square feet less.  
 16 MR. MAIORANO: -- So we're decreasing  
 17 it. So right now -- I'll just give some, you  
 18 know, numbers -- but 3,080 square feet and  
 19 we'll be about 2400 square feet.  
 20 MR. NEMECEK: Okay.  
 21 MR. MAIORANO: Again, to make it  
 22 zoning compliant.  
 23 MR. NEMECEK: And most of that is  
 24 because you're removing the dry driveway?  
 25 MR. MAIORANO: Exactly. The bulk of

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1 it is the big driveway that goes all the way to  
 2 the rear, and then the big detached garage in  
 3 the rear that's being removed. Then also, you  
 4 know, there's a patio in the rear and whatnot,  
 5 that's being removed because the proposed  
 6 addition is going to take that place, and then  
 7 we're proposing, again, just a grade patio.  
 8  
 9 As far as the finishes for the house,  
 10 there will be complete new finishes throughout  
 11 the existing house. Then, obviously, the  
 12 addition, new vinyl siding, it's in a grayish  
 13 blue color. Asphalt shingle roof it's in a  
 14 charcoal color. All of the trim is white AZEK.  
 15 The front porch will receive new AZEK column  
 16 wraps for the columns. New PVC railing.  
 17 There's a stone veneer on the front porch as  
 18 well as the steps, and then we added a little  
 19 water table stone veneer on the front garage.  
 20 Clopay basic front garage door. New front  
 21 door. Composite wood shutters. That's it in a  
 22 nutshell for the elevations.  
 23 We did receive approval from the ARB.  
 24 They did have, I guess, question about it. So  
 25 basically this shutter in the attic, it does

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EASTCHESTER PLANNING BOARD - 12/2/21

1 overlap the freeze board. The freeze board and  
2 the siding is in the same plane, so it doesn't  
3 really bother me as much. It's just I don't  
4 want to decrease the width of the freeze board  
5 because then proportionately it won't go with  
6 the soffits, and I don't want to decrease the  
7 shutter because it's the same 12 inch shutter  
8 as the rest. So I would rather show it this  
9 way. It's very hard to get a measurement  
10 because you have to sort of hang out of the  
11 attic window, but if we're able to decrease  
12 that existing window by maybe that 2, 3 inches  
13 and it doesn't do that, in the end that will  
14 end up being the condition, but for now it's  
15 sort of just overlapping that little bit of the  
16 freeze board.

17 THE CHAIRMAN: The ARB saw that?

18 MR. MAIORANO: That was, you know, one  
19 of the questions on it, which, again, yes,  
20 drawing wise you can sort of notice it. In  
21 real life, probably not.

22 MR. CAMPANA: I see, because the  
23 shutters are overlapping the freeze.

24 MR. MAIORANO: The freeze, yes. But

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EASTCHESTER PLANNING BOARD - 12/2/21

1 the freeze and the siding is in the same plane.  
2 Yes, in a perfect word -- you know, the house  
3 right now, we're just replacing that window.  
4 There are all new Andersen 200 series windows,  
5 but we're just replacing it but adding shutters  
6 to that window.

7 MR. NEMECEK: How far back is the  
8 garage going to be set back from the wall  
9 that's on the front face of the house?

10 MR. CAMPANA: About 15 feet.

11 MR. MAIORANO: 15 feet, yes. So the  
12 house right now is at 15 feet, we're going to  
13 at 30 feet. 15 feet from the corner of the  
14 house, but the front porch does come closer.  
15 The house was built in the Twenties, so  
16 obviously it's not situated as today's zoning  
17 would be.

18 MR. NEMECEK: You're just going to  
19 have a much bigger backyard now; right?

20 MR. MAIORANO: Exactly. Right now  
21 there's almost no back yard because the big,  
22 you know, detached garage. There will be a  
23 grass area back -- you know. Obviously, the  
24 floor plan is what the applicant is looking

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EASTCHESTER PLANNING BOARD - 12/2/21

1 for, you know. Obviously, more living space on  
2 the first floor, bedrooms on the second floor,  
3 and also a bedroom on the first floor, which is  
4 very important for the applicant as well.  
5 That's the whole reason for the whole project.

6 MR. NEMECEK: It looks like a terrific  
7 improvement. It looks like you've done your  
8 homework. I don't have any further questions.

9 THE CHAIRMAN: I think it's very nice.  
10 Very well done. Thank you. I don't have any  
11 questions or comments. Gentlemen?

12 MR. CAMPANA: I was going to ask -- I  
13 answered the question myself. The question  
14 was, what was the reasoning for three columns  
15 instead of four, but I saw it's an existing  
16 condition.

17 MR. MAIORANO: Yes.

18 MR. CAMPANA: It looks great.

19 THE CHAIRMAN: We have to do a public  
20 hearing. I make a motion to open the public  
21 hearing on 21-27, 15 Webster Road.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.  
24 (AYE)

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EASTCHESTER PLANNING BOARD - 12/2/21

1 (No comments.)

2 THE CHAIRMAN: It looks really good.  
3 No objections to it. I make a motion to close  
4 the public hearing on this application, 21-27,  
5 15 Webster Road.

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.  
8 (AYE)

9 THE CHAIRMAN: I make a motion to  
10 approve Application 21-27, 15 Webster Road.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.  
13 (AYE)

14 MR. MAIORANO: Thank you. I  
15 appreciate it.

16 THE CHAIRMAN: Good job.

17 MR. CUNNINGHAM: Looks good, guys.

18 MR. NEMECEK: We're done in

19 20 minutes, this is fantastic. Merry  
20 Christmas. Happy all the rest of the holidays.

21 THE CHAIRMAN: Happy holidays. Merry  
22 Christmas.

23 I think we can approve minutes; is  
24 that right?

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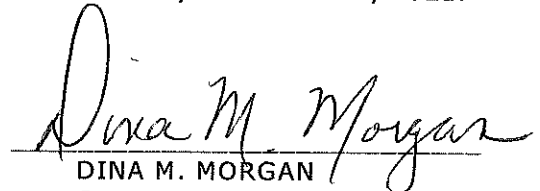
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 2 MR. NEMECEK: Yes.  
 3 THE CHAIRMAN: Mr. Nemecek just told  
 4 that he made his comments on the October 28th  
 5 minutes. So I make a motion to approve the  
 6 minutes of the Planning Board meeting of  
 7 October 28, 2021, but was I present?  
 8 MS. UHLE: You were not.  
 9 THE CHAIRMAN: I was not present.  
 10 MR. NEMECEK: Do I have to move then?  
 11 MS. UHLE: No. In fact, he can  
 12 actually vote too, legally, surprisingly.  
 13 That's fine.  
 14 THE CHAIRMAN: I could still make the  
 15 motion?  
 16 MS. UHLE: Yes.  
 17 THE CHAIRMAN: You guys, Louis and  
 18 Mark -- and Phil. All three of you.  
 19 (AYE)  
 20 MR. CAMPANA: Second.  
 21 (AYE)  
 22 MR. NEMECEK: We really got to work on  
 23 this whole approving thing. This is as sloppy  
 24 as we've been in a long time.  
 25 THE CHAIRMAN: It must be the  
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1 EASTCHESTER PLANNING BOARD - 12/2/21  
 2 Chairman.  
 3 MR. NEMECEK: We didn't have a  
 4 September meeting, you weren't here for the  
 5 October, so the last time you were at was July.  
 6 THE CHAIRMAN: That's the reason.  
 7 MR. NEMECEK: You have to practice at  
 8 home.  
 9 THE CHAIRMAN: So I make a motion to  
 10 close the town of Eastchester Planning Board  
 11 meeting of Thursday, December 2nd, 2021.  
 12 MR. NEMECEK: Second.  
 13 THE CHAIRMAN: All in favor.  
 14 (AYE)  
 15 THE CHAIRMAN: Goodnight, everyone.  
 16 MR. CUNNINGHAM: Goodnight, everyone.  
 17 Have a nice holiday. Merry Christmas.  
 18 THE CHAIRMAN: Merry Christmas.  
 19 (Meeting adjourned.)  
 20  
 21  
 22  
 23  
 24  
 25  
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1 EASTCHESTER PLANNING BOARD - 12/2/21  
 2 C E R T I F I C A T I O N  
 3  
 4 STATE OF NEW YORK )  
 ) SS.  
 5 COUNTY OF WESTCHESTER)  
 6  
 7 I, DINA M. MORGAN, Court Reporter and  
 8 Notary Public within and for the County of  
 9 Westchester, State of New York, do hereby  
 10 certify:  
 11 That the above transcript was taken from  
 12 a video of the actual hearing. I was not  
 13 present for such hearing. The video was taken  
 14 and transcribed by me to the best of my  
 15 ability.  
 16 And, I further certify that I am not  
 17 related to any of the parties to this action by  
 18 blood or marriage, and that I am in no way  
 19 interested in the outcome of this matter.  
 20 IN WITNESS WHEREOF, I have hereunto set  
 21 my hand this 13th day of December, 2021.  
 22  
  
 23  
 24 DINA M. MORGAN  
 Court Reporter  
 25  
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1 EASTCHESTER PLANNING BOARD - 12/2/21  
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