EASTCHESTER PLANNING BOARD - 12/2/21

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of Thursday December 2nd, 2021. If everyone would rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRMAN: Let’s see. We’ll do attendance. Mr. Phil Nemeczek.

MR. NEMECZEK: Present.

THE CHAIRMAN: Mr. Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: And Mr. Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Pretty simple tonight.

There’s two applications. The first application is 14 Hilltop Road. The second is 15 Webster Road.

Other than that, let’s do it. Mr. Iannacito.

MR. IANNACITO: Good evening. My name is John Iannacito, I’m an architect, and I’m representing 14 Hilltop Realty, LLC, the owners of the subject property. We are proposing additions and alterations to the existing single family residence.
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white. So it's a white and black combination
on the color scheme.
I have samples of the materials, if
you want to see them. Thank you for your time,
and I'm happy to answer any questions. The
project was presented to the Architectural
Review Board on November 4th, and it was
approved as submitted with no additional
comments. Thank you.

THE CHAIRMAN: Can you focus on the
rendering again?

MR. IANNACITO: Sure.

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

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

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

MR. CAMPANA: One very simple

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

MR. NEMECEK: Okay.

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

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

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

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

Any other comments?

MR. CAMPANA: No comments.

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

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question. I notice that on the windows under
the covered porch, you have the soldier course
lintel.

MR. IANNACITO: Okay. Above the
windows.

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

MR. IANNACITO: Yes, we could that.

MR. CAMPANA: That's my only comment.

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

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

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

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

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

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Hilltop.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Thanks, guys.

MR. NEMECEK: You're going to implement the recommendation that Louis made?

MR. IANNACITO: Yes.

MR. NEMECEK: Okay. Great.

THE CHAIRMAN: Merry Christmas.

Congratulations. It's beautiful.

The last application of the calendar year is 21-27, 15 Webster Road.

MR. MAIORANO: Good evening, board.

My name Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Chris Vernia, we are proposing additions and alterations to 15 Webster Road, which is a site located in an R-5 zoning district.

Recently, we received a zoning variance for the right side setback in order to create, you know, obviously the attached garage that the applicant wishes to do. So we needed to extend the house to a certain degree where...

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again, the additions -- there is an existing two car garage in the rear, and that will be removed as part of this application.

Obviously, the driveway goes all the way to the rear to access that garage. It's going to be cut back, and it's just going to access the attached garage. There's just a grade patio in the rear, and on the left side is where the condensers will be located.

MR. NEMECEK: Adamo, what is the net change in impervious surface?

MR. MAIORANO: It's about 600 square feet --

MR. NEMECEK: 600 square feet less.

MR. MAIORANO: -- So we're decreasing it. So right now -- I'll just give some, you know, numbers -- but 3,080 square feet and we'll be about 2400 square feet.

MR. NEMECEK: Okay.

MR. MAIORANO: Again, to make it zoning compliant.

MR. NEMECK: And most of that is because you're removing the dry driveway?

MR. MAIORANO: Exactly. The bulk of...

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we needed a variance for that side yard setback.

So in regards to the overall site planning, most of the addition is a two story rear addition and a two story right side addition. That right side addition is pushed back from the current residence, which it's non-conforming as the house sits right now.

It's very close to the street. It's about 15 feet from the front property line, and the addition will be about another 15 feet back further in order to create, you know, zoning compliance within the front setback.

As far as the overall coverage, impervious coverage, we are decreasing it. Currently, it's non-conforming. It's over what's allowed. We're going to actually remove around 600 square feet of impervious surfaces, but we are proposing storm water management for the added area. So the back there will be some dry well units in the rear, and then another unit in the front for the right and rear additions.

So basically overall site planning,

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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
25
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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
25
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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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1 (No comments.)
2
3 THE CHAIRMAN: It looks really good.
4 No objections to it. I make a motion to close
5 the public hearing on this application, 21-27,
6 15 Webster Road.
7 MR. NEMECEK: Second.
8 THE CHAIRMAN: All in favor.
9 (AYE)
10 THE CHAIRMAN: I make a motion to
11 approve Application 21-27, 15 Webster Road.
12 MR. NEMECEK: Second.
13 THE CHAIRMAN: All in favor.
14 (AYE)
15 MR. MAIORANO: Thank you. I
16 appreciate it.
17 THE CHAIRMAN: Good job.
18 MR. CUNNINGHAM: Looks good, guys.
19 MR. NEMECEK: We're done in
20 20 minutes, this is fantastic. Merry
21 Christmas. Happy all the rest of the holidays.
22 THE CHAIRMAN: Happy holidays. Merry
23 Christmas.
24 I think we can approve minutes; is
25 that right?

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<td>MR. NEMECEK: Yes.</td>
<td>C E R T I F I C A T I O N</td>
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<td>THE CHAIRMAN: Mr. Nemecek just told</td>
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<td>that he made his comments on the</td>
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<td>October 28th minutes. So I make</td>
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<td>a motion to approve the</td>
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<td>minutes of the Planning Board</td>
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<td>meeting of October 28, 2021, but</td>
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<td>was I present?</td>
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<td>MS. UHLE: You were not.</td>
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<td>THE CHAIRMAN: I was not present.</td>
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<td>MR. NEMECEK: Do I have to move</td>
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<td>then?</td>
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<td>MS. UHLE: No. In fact, he can</td>
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<td>actually vote too, legally,</td>
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<td>surprisingly.</td>
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<td>That's fine.</td>
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<td>THE CHAIRMAN: I could still make</td>
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<td>the motion?</td>
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<td>MS. UHLE: Yes.</td>
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<td>THE CHAIRMAN: You guys, Louis and</td>
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<td>Mark -- and Phil. All three of you.</td>
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<td>(AYE)</td>
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<td>MR. CAMPANA: Second.</td>
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<td>(AYE)</td>
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<td>MR. NEMECEK: We really got to work</td>
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<td>on this whole approving thing. This</td>
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<td>is as sloppy as we've been in a</td>
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<td>long time.</td>
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<td>THE CHAIRMAN: It must be the</td>
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<td>Chairman.</td>
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<td>MR. NEMECEK: We didn't have a</td>
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<td>September meeting, you weren't here</td>
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<td>for the October, so the last time</td>
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<td>you were at was July.</td>
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<td>THE CHAIRMAN: That's the reason.</td>
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<td>MR. NEMECEK: You have to practice</td>
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<td>at home.</td>
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<td>THE CHAIRMAN: So I make a motion to</td>
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<td>close the town of Eastchester</td>
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<td>Planning Board meeting of</td>
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<td>Thursday, December 2nd, 2021.</td>
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<td>MR. NEMECEK: Second.</td>
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<td>THE CHAIRMAN: All in favor.</td>
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<td>(AYE)</td>
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<td>THE CHAIRMAN: Goodnight, everyone.</td>
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<td>MR. CUNNINGHAM: Goodnight, everyone.</td>
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<td>Have a nice holiday. Merry Christmas.</td>
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<td>THE CHAIRMAN: Merry Christmas.</td>
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<td>(Meeting adjourned.)</td>
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