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TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING

TOWN OF EASTCHESTER  
DECEMBER 3, 2020  
Building and Planning Department

DEC 22 2020

RECEIVED MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO  
PHILIP NEMECEK, MEMBER  
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter  
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3

EASTCHESTER PLANNING BOARD - 12/3/2020

(AYE)

THE CHAIRMAN: Good job, Phil.

So the following applications have

been adjourned and will not be heard tonight:

The first one is 19-42, 5 Ray Place; 20-08, 291

Main Street; and the last one is 20-34, 16

Albanese Place, AKA 2210 Main.

Tonight, everything on the agenda has

been noticed as a public hearing. The

applicant and board members will speak first,

and then we'll open a public hearing. If

anyone from the viewing audience would like to

make a comment, use the raise hand feature on

Zoom or star 9 if you're calling in from a

phone, Mr. Tudisco will acknowledge you and

invite you to speak. Please remember to

un-mute your microphone and state your name and

address before beginning.

The first item on the agenda is

Application 20-13, 10 Leewood Drive,

Troublesome Brook Pump Station. The public

hearing on that was closed on October 22, 2020.

Since that time, the Planning Department has

put together a draft resolution, which was

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2

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THE CHAIRMAN: Good evening. This is  
the Planning Board meeting of December 3rd,  
2020. I would like to do the roll call.

Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mark Cunningham is not.  
Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Jim Bonanno is here.  
We could do the minutes first because that's  
the order we're in. We're all voting on all  
three?

MS. UHLE: No, just on the May 28th  
and the July 21st.

THE CHAIRMAN: Okay, good. Then I  
could do this together. I make a motion to  
approve the meeting minutes of May 28, 2020 and  
July 21, 2020.

MR. NEMECEK: Subject only to the  
revisions that I have circulated or will be  
circulating imminently.

THE CHAIRMAN: Yes, subject to that.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

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4

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prepared and is being provided to the Board,

and we will continue to review it. So all

that's left to do now is make a motion to

approve this application, which I'll do, we've

seen it and the public hearing commented on it

completely, so nothing left to be said except

I'll make a motion now to approve this

application, 20-13, 10 Leewood Drive,

Troublesome Brook Pump Station, subject to the

conditions of approval noted in the referenced  
Resolution.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Good. That one is  
done.

The next application is Application  
20-19, 189-191 Brook Street, Kidz Korner.

MS. UHLE: Just give it a minute for  
people to get set up here.

MS. BEYER: Ivy was having a little  
trouble getting on. Neither of us could get  
the link to work at first, but eventually I  
did.

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5

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2 MS. UHLE: I just saw her here. I

3 just lost her again. Let's see. Is she going

4 to try to link in again?

5 MS. BEYER: I'll let her know.

6 MS. UHLE: Here she is. She's got her

7 hand raised. Let's see. She should be coming

8 up. There she is.

9 DR. RENTZ: I could hear you but you

10 all couldn't see me.

11 MS. UHLE: You're okay now; right?

12 DR. RENTZ: Yes, I'm okay now.

13 MS. UHLE: Actually, Ivy, I think you

14 could start whenever you're ready.

15 DR. RENTZ: Louise, do you want me to

16 start with you first? Hold on, let me see.

17 MS. UHLE: Louise, you're muted.

18 DR. RENTZ: Hold on, let me see.

19 LOUISE: Good evening.

20 THE CHAIRMAN: Good evening.

21 DR. RENTZ: I'm sharing the screen.

22 Hold on, here we go. I think I got it. Let me

23 see. I'm going up, I'm going up. Tell me when

24 to stop.

25 LOUISE: I guess go to sheet number 2.

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6

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2 That would be C-2 -- sheet number 3, actually.

3 DR. RENTZ: Sheet number 3.

4 LOUISE: There you go, stop there.

5 Awesome.

6 Joe from Kellard Sessions will not be

7 joining us tonight. In the course of the past

8 week, we had the opportunity to talk in depth

9 with him over a separate Zoom meeting on what,

10 if any, issues he had or suggestions he had

11 remaining. So this document that we submitted

12 to present tonight includes everything that got

13 discussed at the Zoom meeting. It's my take

14 that it now resolves any remaining comments and

15 suggestions he might have. More specifically,

16 some of the comments that we included were just

17 relocating the trench drain. So the grading

18 goes in the direction from south to north,

19 which is the lay of the land. So the lay of

20 the land of this property is -- everything is

21 dipping back to the back left corner. That's

22 the way grading is going. So we start at a

23 high point of the street, approximately 4 or

24 5 feet off of the curb line. At that point,

25 that's our drainage high point, and we're

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7

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2 sloping down to a trench drain. That got

3 relocated from the center of the lot, and I

4 think this works much better.

5 We included in the submission, some

6 additional grades, which is what he had

7 requested. We revised the rear fence from a 6

8 foot high chain link fence to a 4 foot high

9 solid timber fence in order to avoid having the

10 need for a separate zoning approval for a 10

11 foot high fence plus 6 foot high retaining wall

12 in the rear. The rear retaining wall is not 6

13 feet across. It's only at that back left

14 corner where the site dips down, you know, as

15 an existing condition, do we see a 6 foot high

16 or 5.4 foot high exposed retaining wall. At

17 the right back corner of the lot, it's more

18 like 1.9 feet exposed height of retaining wall.

19 So it dramatically dips down in that back left

20 corner, and the grade starts to raise up as we

21 move toward the left neighbor's house. That's

22 the nature of this particular property.

23 So included in this submission also

24 is, we've identified where rooftop mechanicals

25 are going to be going. Those will be tucked

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8

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2 behind a gable peak that was introduced in, I

3 think, the first or second planning submission

4 this year. I think back in September, we

5 introduced doing a front gable just so match

6 the street view. That will be described by

7 Theresa in a few minutes.

8 Also included in this submission is a

9 garbage enclosure location.

10 I think that those were the key points

11 for, you know, the suggestions and comments

12 that he had made. I think there's a little

13 drafting remnant on the legend there that will

14 get wiped out. You see some characters

15 underneath the legend there, that's an error.

16 Those are the key points that I would

17 like to make for today.

18 THE CHAIRMAN: Thank you. Any

19 comments, guys?

20 MR. NEMECEK: None right now.

21 THE CHAIRMAN: So water drains from

22 the street into the trench drain?

23 LOUISE: That's right. From the

24 driveway.

25 THE CHAIRMAN: Into the trench drain.

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## EASTCHESTER PLANNING BOARD - 12/3/2020

Where does the overflow go?

LOUISE: The overflow -- we have a huge volume capacity here. The overflow naturally drains to the back left corner of the property. It's a very transient, very short duration situation, and it's been doing that for years without any intervention. Here we're collecting all the water.

THE CHAIRMAN: So that's natural drainage down the left side of the building or west side of the building?

LOUISE: Yes, exactly. Right, back left corner. There's lots of impervious surfaces over there as well.

THE CHAIRMAN: I guess the question is, all the comments that Kellard Sessions brought up in their letter, have they all been addressed in this?

LOUISE: He had comments that were over and above. For example, he wanted much more detail about how the utilities get hooked up or finer points of things that we wouldn't normally tackle until we're in final design. A 100 percent completed document that gets

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## EASTCHESTER PLANNING BOARD - 12/3/2020

submitted, will include many more details. At this stage of the game, we haven't brought the MEP on board. We're speaking with Collado Engineering out of White Plains to come join the team. Once that occurs, we'll figure out -- they will assist us with the utilities as well. There's a lot of street -- there's gas right at the curb line, there's water right at the curb line, there's a water valve right at the front. Until we open those up, I don't see any need for having to do anything but go back to the existing water valve or existing gas valve that is in the street. Once we expose it and it doesn't meet -- you know, it's either defective or it's too old or it needs to be replaced or it corroded or it's not functioning as intended, then, you know, we could take that up rather than having to go into Brook all the way back to the main line utilities. Electrical will be overhead, you know, with telephone overhead as well. Power is overhead.

DR. RENTZ: Louise, I believe he agreed that could be determined at a later

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## EASTCHESTER PLANNING BOARD - 12/3/2020

date. When we had the meeting, there were points that Joe was okay with being determined or as a condition of approval once we get to that stage.

LOUISE: Yes, right.

THE CHAIRMAN: So we don't expect to have to see a revised set of drawings before the next meeting, this is the set?

LOUISE: Yes, this is the set.

MS. UHLE: If I could just say a couple of things. One, to kind of reiterate some things that Louise and Ivy said. Both Joe and Phil, when they do their memos, they're very comprehensive and actually I and they understand.

There are sort of three steps. One, is to feel comfortable enough that the site plan is set, that the engineering can be addressed that you can adopt a Neg Dec and refer it to the Zoning Board. Then if it comes back to you, you may need some additional detail for final site plan approval, and then some things may be a condition of the building permit. I think both Joe and Phil do very

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## EASTCHESTER PLANNING BOARD - 12/3/2020

comprehensive memos, but in their review, they're also aware there are different phases when those things are appropriate to do.

The other thing I was going to say is, Joe just received this, so Louise can certainly -- if he continues to see minor things, she can continue to tweak the plan until they make the next formal submission to the Planning Board. So there may be modest changes. Hopefully, by the next meeting Joe will attend, and he'll be in a position to say, I'm satisfied, we're ready to move on.

THE CHAIRMAN: So there may be a little more work to do.

MS. UHLE: It could be minor, but she can certainly continue to work with Joe to kind of tweak things, and then the formal submission for the January meeting would be kind of the set drawings.

DR. RENTZ: I was under the impression that when we went down the list with Joe, that we did tweak all the things that he asked for except what we couldn't.

MS. UHLE: Yes, absolutely. But

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EASTCHESTER PLANNING BOARD - 12/3/2020

again, he hasn't reviewed this to confirm that.

DR. RENTZ: I'm sorry.

MS. UHLE: He hasn't had an

opportunity to review it yet to confirm it. As Louise said, there may be minor clean up herself that she wants to do. Jim had said, so this is set, we're not going to see anything else. We'll potentially get another submission.

DR. RENTZ: I understand, yes.

THE CHAIRMAN: Okay, that's clear.

Thank you, Louise. I think we understand what's next.

DR. RENTZ: Theresa, do you want to go next, since we're already on this thing?

MS. UHLE: Theresa, you're muted.

MS. BEYER: You could scroll up, I guess. So we had been asked to make it a little more residential looking, so I added a little gable front over the porch and also put in a bunch of shutters on the front face, which is, you know, a typical way of dealing with things. It's like the building next door. It has a little front porch, it has the front

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EASTCHESTER PLANNING BOARD - 12/3/2020

facing gable. As you go around to the sides, it gets a little simpler. The gable does not go above the roof. The gable is not going to hide the heating equipment. That parapet, I have drawn it as 15 inches high, I think. If it needs to be a little higher, I don't it would make a huge difference.

LOUISE: The equipment could go toward the back of the roof, and it would be less apparent.

MS. BEYER: I don't think it would be visible if it's in the middle of the roof.

THE CHAIRMAN: What is the equipment, just fans?

LOUISE: Air handler and two condensers. Again, we haven't gotten Collado on board yet. We're waiting to get the Zoning Board, Planning Board approvals before we bring the MEP on board. They are thinking heat pumps and we're thinking about solar. I had suggested how about solar in combination with heat pumps. Actually, I had broached the idea to Theresa about using geothermal as well as Collado. We work with Collado on other jobs,

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EASTCHESTER PLANNING BOARD - 12/3/2020

that's why we're going to pull them in. The principal at Collado had suggested heat pumps in combination with solar works well. So we're probably going to try to go down that path. There's a gas moratorium -- Theresa or Ivy, any thoughts about the gas hookup?

MS. BEYER: We don't need it.

DR. RENTZ: We don't need it.

LOUISE: So we're going to try to go the route of --

DR. RENTZ: We're not going to use gas. We don't use gas now. We use all electric pumps in all the centers that I have. I prefer that.

LOUISE: Okay, so that's what I suggested so far. The MEP was receptive to that.

THE CHAIRMAN: Right. So if there is anything going on the roof, once you decide what it is, it has to be shown somewhere so we can get an idea of how it's going to look from the street.

LOUISE: Right now I show it on C2. I show two condenser units and one RTU. Before

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EASTCHESTER PLANNING BOARD - 12/3/2020

the MEP is on board for doing design. The reason I did that is just so everybody could go -- that was a question that had come up in the second Planning Board meeting is, where are the mechanicals. You could see right the roof there, two condensers and one RTU.

MS. BEYER: Once Collado tells me what size they are, I'll obviously put them in the elevations, and I could also draw a section that you could see from the street whether they're visible or not, but I suspect they won't be.

THE CHAIRMAN: Right. You said geothermal too as in dig well and tap water?

LOUISE: Geothermal going down into the ground to try to tap geothermal, but the MEP was against it, and thought that, you know, we'll do very well with a combination of heat pump and solar.

THE CHAIRMAN: Okay. Solar. Okay. Got it.

LOUISE: That's what I proposed.

DR. RENTZ: I like the idea because we already use heat pumps, so it's sufficient for

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EASTCHESTER PLANNING BOARD - 12/3/2020

what we need.

LOUISE: Super.

THE CHAIRMAN: Thank you. It's back to you, Theresa.

MS. BEYER: There we go. So the entrance, there's basically sort of a sidewalk under this porch across the front of the building. The entrance is on the right, here. If you could just scooch down a little bit, Ivy, so we could see the plans. You come in to a vestibule, so you have a double entry, there's a hall. We have the infants and toddlers on the ground floor because they need grade level exits, and then upstairs we have the pre-K classrooms, which, Margaret, I just wanted to mention, it looks like you could -- in other day cares, you could turn this into a school, and therefore, it's an E use and it doesn't need to be sprinkled, but we'll see.

MS. UHLE: Okay.

DR. RENTZ: What Theresa is saying, I had a building where we had both uses. We kept the infants downstairs and the exit directly from the classroom. Because we only had the E

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EASTCHESTER PLANNING BOARD - 12/3/2020

use, which we also got the State certificate, we could put the preschool kids only upstairs, and they would exit from that exit, and that was fine with the State.

MS. UHLE: That's going to be ultimately a call by the building inspector and the fire captain.

DR. RENTZ: Yes.

MS. BEYER: Obviously, you know, if that's not feasible, we'll put it in.

LOUISE: Theresa, what type of framing construction are we talking about; is this all non-combustible?

MS. BEYER: I've been assuming that we're going to have some kind of steel frame and Hardie Board on the outside, which is non-flammable, but I don't know that its got an official fire rating. This should be a pretty safe building.

LOUISE: So all materials are going to be non-combustible?

MS. BEYER: Yes.

DR. RENTZ: The State has fire ratings for each part of building, depending on where

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EASTCHESTER PLANNING BOARD - 12/3/2020

we are, what classroom, so we have to comply with that as well once we get into construction.

MS. BEYER: We'll use metal studs, you know, some kind of steel frame. I assume, Louise, you and I will be talking about that at some point soon.

LOUISE: Greg and Davis are handling the site as well as the structural.

THE CHAIRMAN: That's everything. So we saw the elevations. You said Hardie Board?

MS. BEYER: Yes, that was what my thoughts were. It would like nice and residential.

THE CHAIRMAN: Right. What's the color; is it on the rendering?

MS. BEYER: It's a charcoal gray maybe.

DR. RENTZ: Charcoal gray. Hold on, let me see if I could get the rendering. I have to stop sharing. Hold on one second. The materials were on the first plan that we submitted. Let me see.

MR. NEMECEK: Something that looks

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EASTCHESTER PLANNING BOARD - 12/3/2020

like this.

THE CHAIRMAN: Thank you, Phil. Any other questions about the architecture, guys?

MR. CAMPANA: I have a quick question. What was the reason or was there any thought put into extending the gable above the flat roof?

MS. BEYER: It isn't going above the flat roof.

MR. CAMPANA: I'm sorry.

MS. BEYER: It is not going.

MR. CAMPANA: What is the reason for that? Why doesn't it go above the flat roof.

MS. BEYER: Because I don't like the looks of a 3 foot wide piece of building going in front of a flat roof. That, to me, looks like McDonald's.

MR. CAMPANA: Can you go back to the floor plan for a second? I just want to see that second floor plan quickly and the elevation.

DR. RENTZ: Hold on, I have to switch screens again. Is that what you want to see?

MR. CAMPANA: Go up to the elevation

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## EASTCHESTER PLANNING BOARD - 12/3/2020

quickly for a second.

MS. BEYER: If you look at the side elevations, you would have this weird 3 foot wide thing sticking in front of the flat roof.

MR. CAMPANA: Correct. I guess my question is, it being a gable, you know, a gable should be something prominent on a structure, and I think what's happening now, you know, the flat roof is still the prominent part of the architecture. Whereas, this gable is somewhere in between a portico and, you know, a dormer of sorts. On the second floor,

it looks like also your break point is probably only going to be about 3 feet above the floor elevation. So if you go to the floor plan --

MS. BEYER: You have about 7 to 8 feet that have a 7 foot 6 ceiling height.

MR. CAMPANA: 7 foot 6. Okay. Can you just go down to the floor plan for a second?

LOUISE: That's a good point, Louis.

MR. CAMPANA: See that gable right there, 7 foot 6, those walls on the ends would have to kick in order leave enough head room so

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## EASTCHESTER PLANNING BOARD - 12/3/2020

it's not a dangerous condition for kids.

MS. BEYER: We might put a closet there.

MR. CAMPANA: Okay. One of my only concerns is the front elevation. The point of the gable was to, you know, enhance it architecturally, but also give it a sense of hierarchy as opposed to the flat roof being the main structure here. Do you know what I mean? Bring that eave height up and go over the flat roof. I know that may be an issue if you incorporate solar, or you could actually benefit from it, you may be able to fit more solar up there.

THE CHAIRMAN: If you were to do that, just so I understand -- could you go back to the elevation and trace what it is we would be doing. We would be raising the peak up to there; right?

MR. CAMPANA: Right. You would raise the eave, basically, over the plate height up to the flat roof elevation or the parapet elevation, and then the gable would go beyond that, higher than that. So it looks as if it's

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## EASTCHESTER PLANNING BOARD - 12/3/2020

a roof on the building as opposed to a projection off the front of the flat roof.

THE CHAIRMAN: It would be more prominent, right, and that window wouldn't look so squished.

MR. CAMPANA: I think it would be beneficial to study that before going to ARB. I know you have to go to Zoning first, but I think it's going to be a big -- not a big -- it's going to be an issue that will be discussed.

DR. RENTZ: Okay. What you're recommending is to bring it up a little bit over to here?

MR. CAMPANA: Right. Bring the plate height up to the parapet elevation.

DR. RENTZ: So right here?

MR. CAMPANA: That's right. So this way the gable is fully above.

THE CHAIRMAN: Move the whole thing basically.

MR. CAMPANA: Right. That will allow you also to coordinate both the elevation and the rendering because the rendering has two

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## EASTCHESTER PLANNING BOARD - 12/3/2020

windows, the elevation has one, so that needs to be coordinated as well.

THE CHAIRMAN: Oh, the rendering shows two? Yes.

MS. BEYER: He didn't draw it right. At least when I put those shutters in, there wasn't room for two windows. This could certainly move up another couple of feet and hit the top of the parapet or I could make the parapet a little higher. I really am not a fan of that kind of fake gable over -- to me, that looks like the --

MR. CAMPANA: I'm suggesting making it part of the structure and running that gable all the way to the back.

DR. RENTZ: I see what you're saying.

MS. BEYER: Make a double height space, or we have an attic that goes all the way back across the room? I don't understand.

MR. CAMPANA: Is there a basement?

MS. BEYER: No.

MR. CAMPANA: Okay. So then that will give you ample storage space.

MS. BEYER: Well, you can't really get

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## EASTCHESTER PLANNING BOARD - 12/3/2020

1 up there.

2 DR. RENTZ: Putting this almost like  
3 how a dormer would be on top.

4 MR. CAMPANA: It's not a dormer, it  
5 would be a roof.

6 MS. BEYER: It's not a dormer, it's a  
7 flat roof.

8 DR. RENTZ: No, he's not saying it's a  
9 flat roof. He's saying that this becomes part  
10 of the structure, so it's another roof; right?  
11 Am I correct, that's part of the roof?

12 MR. CAMPANA: You are correct. Ivy,  
13 you are correct.

14 THE CHAIRMAN: Through the depths of  
15 the site.

16 MS. BEYER: Sure, that would be okay.

17 MR. CAMPANA: That's what I was  
18 suggesting.

19 DR. RENTZ: I was trying to understand  
20 what he was saying.

21 MS. BEYER: Okay. We could do that.

22 THE CHAIRMAN: Now your roof land  
23 changes, right, because you have a ridge on  
24 that side of the roof?

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## EASTCHESTER PLANNING BOARD - 12/3/2020

1 MR. CAMPANA: Exactly.

2 MS. BEYER: It makes things more  
3 complicated.

4 MR. CAMPANA: It adds character.

5 DR. RENTZ: I like it.

6 MR. CAMPANA: The whole point of what  
7 we're doing here is beautification also of the  
8 area.

9 MS. BEYER: That's pretty expensive  
10 beautification though.

11 DR. RENTZ: I like what you said  
12 though.

13 MS. BEYER: Okay. We'll see. It's  
14 Ivy's money.

15 MR. CAMPANA: But there's ways of  
16 doing it cost effectively.

17 DR. RENTZ: I like the idea because if  
18 it gives us a little bit of extra -- they kill  
19 our space with closets and things like that, so  
20 if we have a little bit of space where we could  
21 store even the smallest items, even like  
22 supplies, that helps with not knocking out the  
23 square footage on the floor. I like that idea.

24 MS. BEYER: Okay. I'm not quite sure

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## EASTCHESTER PLANNING BOARD - 12/3/2020

1 how we get access to it because it's not on the  
2 same side as the stairs.

3 DR. RENTZ: You'll figure it out.

4 LOUISE: A couple of things. Going  
5 back to this, now we're talking about a gable  
6 roof, so the condensers go outside on the lawn  
7 someplace and the air handlers now in the  
8 attic?

9 MR. CAMPANA: No. You see the gable  
10 where it is right now, whether it's on this  
11 side or the other side, it goes straight up, so  
12 half your roof is still flat.

13 DR. RENTZ: That's plenty of room for  
14 you to put your mechanicals.

15 LOUISE: One of the advantages, you  
16 know, of a pitched roof, is that it doesn't  
17 hold snow, snow rolls off, etcetera.

18 MR. CAMPANA: Let's expensive  
19 structure.

20 MS. BEYER: Except it's going to roll  
21 off onto the flat roof now.

22 MR. CAMPANA: You have gutters and  
23 leaders.

24 LOUISE: So now you have a flat roof

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## EASTCHESTER PLANNING BOARD - 12/3/2020

1 material and you also have a gable roof, so now  
2 you have two different types of roofs. I think  
3 it's either one or the other. Either we go all  
4 gable or we go flat and we try to raise up this  
5 front would be gable in the front as Louis had  
6 suggested, and I am totally in agreement that  
7 we either raise it up or we go all gable, but  
8 we don't mix the two. We could put the solar  
9 right on a gable and air handler in the attic  
10 and condensers outside.

11 THE CHAIRMAN: I don't know what we  
12 you mean by all gable.

13 LOUISE: Have a gable roof.

14 MR. CAMPANA: I think the concern is  
15 the roofing materials. So you have the roofing  
16 material of the gable, which would be probably  
17 an asphalt shingle, and then you would have the  
18 material of the flat roof being an EPDM or a  
19 Kemper or something.

20 LOUISE: Exactly. It doesn't make  
21 sense to do both.

22 MR. CAMPANA: You don't see the flat  
23 roof.

24 LOUISE: So now you have two different

25 DINA M. MORGAN, REPORTER

## EASTCHESTER PLANNING BOARD - 12/3/2020

roofing materials and now I have situation where snow is rolling off onto and, you know, accumulating on the flat roof. It no longer is shedding snow. At this point --

MR. CAMPANA: In the other regard, it would be holding snow instead of shedding snow; right?

MS. BEYER: Right, but you don't have the drift load and the sliding load and all of that stuff.

LOUISE: In terms of maintenance, it's better to pick one type of roof, either going all flat or going all gable.

THE CHAIRMAN: Why don't we start with the architecture, and then you figure out how to get it to work.

MS. UHLE: Can I just say something? I think there was pretty much a consensus that the complete flat roof was not something that the board members thought was appropriate last month. I think members were leaning towards more of a gabled type roof, but I think it would now be back in Theresa's hands to come up with something -- whether it's partial gable,

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

partial flat, fully gabled, whatever -- to come back with something, but I think the flat roof option was something the Board, and I'm fairly certain the ARB would say that they don't think that's the most appropriate option either. I don't think you have to design it or come up with a solution right now. I think it's just understanding the concept of Louis' initial comments about making the gable more prominent and having the overall look --

MS. BEYER: It's right next to an apartment building with a flat roof and across the street from the CVS. I'm not really understanding why -- it's 40 by 40. If it was 25 by 40, I could easily put a gable roof on it, but it's very hard to make a -- it's going to be this enormous roof or it's going to have a very shallow slope, which is not much better looking.

DR. RENTZ: Louis, can I ask a question?

MR. CAMPANA: Yes.

DR. RENTZ: I get what Louise is trying to say. If we stayed with the flat roof

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

and just raised the gable in the front for design purposes, is that sufficient, or is it that you really want a gable roof versus a gabled look?

MS. UHLE: It's really up to you guys to design something. I don't think the Board could answer that specifically. The only thing I'm confused about is, it's a less than 3000 square foot building and we have single family homes of this size all the time that have a variety of roof lines. I guess I'm not understanding the difficulty of having, you know -- why it's either got to be totally flat 3000 thousand square foot building or -- I really think the Board has indicated, and board members could disagree with me --

DR. RENTZ: I'm not disagreeing with you. For my own clarity because I am confused as to what they are requesting.

THE CHAIRMAN: I think it's pretty clear.

MS. UHLE: They're not designing it for you, Ivy.

DR. RENTZ: We're talking about roofs,

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

that's why I'm asking this question. At the last meeting, we were talking about design. This meeting, we're talking about a roof.

MS. UHLE: The Board is saying they would prefer a gable type roof feature that's flat more prominent. The flat roof is less prominent. With regard to how you then handle, you know, mechanical equipment, et cetera, that will be driven by eventually the ultimate design. It goes back into Theresa's hands to design something where the flat roof is less prominent and the gable roof is more prominent. There might be multiple ways to do that. I start getting nervous when board members start designing it.

THE CHAIRMAN: Right, we're not designing it here.

MS. UHLE: The point that Louis had said previously -- I believe, Louis -- was to try to be more consistent with the character of some of residential buildings in the neighborhood that have more gabled roofs and those types of features. I don't think they could tell you do it this way or that way or

**DINA M. MORGAN, REPORTER**



## EASTCHESTER PLANNING BOARD - 12/3/2020

1 this way or that way. It's really up to  
2 Theresa.

3 MS. BEYER: Last time they  
4 specifically suggested punching out just part  
5 of the front facade, and now that's not good  
6 enough. That's all. I thought I had done  
7 exactly what was requested. So there you go.

8 DR. RENTZ: My understanding was that  
9 there was nothing there last time.

10 MS. BEYER: Exactly.

11 DR. RENTZ: So if this is not what  
12 they're looking for, then is there something  
13 that they're looking for that we're missing  
14 because there was nothing there the last  
15 meeting. This is the first time we're looking  
16 at this design.

17 MR. CAMPANA: I could say one thing, I  
18 think it's proportion and scale that's missing.

19 MS. BEYER: All right.

20 MR. NEMECEK: If I could comment.  
21 Going all the way back to the July meeting,  
22 which is the first time you came before us,  
23 there was some discussion of the significant  
24 cost of putting a gabled roof on. I think what

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 we were looking for, I think some of the words  
2 that were used were some more architectural  
3 interest in the appearance of the building  
4 within -- that could be done cost effectively.  
5 As Margaret just said, it behooves the  
6 applicant to come forward with either an idea  
7 or multiple ideas, and, you know, what we  
8 promised then and what we're doing now is  
9 simply working with you on exploring different  
10 ideas, something that might work. Again, we  
11 don't want the Taj Mahal here. We don't want  
12 to put you to that financial burden, nor should  
13 we. It seemed like we were having a discussion  
14 about moving that gable up and changing the  
15 roof line for half of the building. I'm not an  
16 architect, I'm lawyer, so what I was hearing  
17 from Louise and Theresa, was that somehow --  
18 and wouldn't understand the snow drift  
19 principle as fully as you would -- that somehow  
20 putting the combination of a gabled roof on one  
21 half and a flat roof, even though you wouldn't  
22 be able to see the flat roof, it would be  
23 behind a parapet, and even though that would  
24 satisfy or certainly come closer to, from what

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 I'm hearing, what we are looking for  
2 architecturally, that from an engineering  
3 standpoint that type of bifurcation wouldn't  
4 work. If that's the case, then that's a  
5 non-starter. So if someone could explain that  
6 to me just very briefly. I don't need to know  
7 the whole mechanics and physics of it, but it  
8 sounds like there's a snow issue if you did a  
9 bifurcated roof that doesn't exist with a  
10 simple flat roof.

11 THE CHAIRMAN: I don't want to touch  
12 that, nor do I really think we have to. I  
13 think Louis has an idea, he put it forth, let's  
14 see what they come back with. I think what  
15 Margaret said makes sense. I'm sure there are  
16 concerns that you put forth and they put forth,  
17 but I don't think that's for this Board to  
18 discuss.

19 MR. NEMECEK: Fair enough.

20 THE CHAIRMAN: And I'm a structural  
21 engineer, by the way.

22 MS. UHLE: Not to beat a dead horse, I  
23 rather think, Ivy, rather than saying  
24 specifically what you want us to do, I think

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 the things to take from this are what Louis  
2 said about proportion, scale, architectural  
3 interest, and had mentioned making a gable of  
4 some sort more prominent. I think the real  
5 issue is the architectural interest and the  
6 proportion and the scale. There's probably a  
7 thousand ways you could do that. You don't  
8 want to start designing architecture by  
9 committee. I think it's really understanding  
10 those issues.

11 DR. RENTZ: I guess I was just trying  
12 to understand his point because it seemed like  
13 it was evolving, so I wasn't sure where we were  
14 going with all of this.

15 MS. UHLE: Remember proportion, scale,  
16 and architectural interest. Those three  
17 things.

18 MR. NEMECEK: Yes. With a recognition  
19 of cost effectiveness. We don't want you to  
20 break the bank on a roof that doesn't have any  
21 utility other than architectural interest.

22 MS. UHLE: Again, we're not only  
23 talking about a roof, we're talking about the  
24 character of the entire structure on the front

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 facade, which is what you do for every  
3 application that comes before you, including  
4 single family homes.

5 DR. RENTZ: Okay.

6 MS. BEYER: I'm sure I can tweak it so  
7 that we're all happy.

8 THE CHAIRMAN: Make us all happy.  
9 That's why you get paid the big bucks.

10 MS. BEYER: We get the little bucks.  
11 Everybody else gets the big bucks.

12 THE CHAIRMAN: Where are we going?

13 DR. RENTZ: Carlito, do you want to go  
14 next?

15 MR. HOLT: My name is Carlito Holt  
16 with Provident Design Engineering. We're the  
17 traffic consultant on the project.

18 So we prepared a traffic study dated  
19 September 30th, which was reviewed by your  
20 consultant, and issued a memo dated  
21 October 13th. We've had some discussions about  
22 how to address some of the key elements of that  
23 memo, and, as Louise mentioned, we even had a  
24 Zoom meeting with the town professionals last  
25 week to get more clarity on how best to address

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 some of the aspects.

3 I'll just highlight -- I don't think  
4 we have to go through every item in the memo,  
5 but just highlight some of key ones that were  
6 in there and what we're going to be preparing  
7 as far as formal responses.

8 One dealt with, we analyzed the Ray  
9 Place intersection, and now that DeCicco's is  
10 open, the recommendation is to go out and get  
11 some real data as opposed to projected data,  
12 which we will do. We're going to have somehow  
13 out there to do counts during the AM and PM  
14 hours, which is the daycare center's main  
15 operating hours to verify what was utilized in  
16 our analysis is actually occurring out there  
17 today with DeCicco's in operation.

18 I think one of the other items was  
19 input from Westchester County. I want circle  
20 back to that one because that kind of dovetails  
21 into something else. Bear with me. I think  
22 one of the other key items was getting  
23 information with respect to employees and what  
24 type of mode of transportation they're using  
25 and whether there would be a parking generator

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 and knowing that on-street parking has time  
3 restriction in the area, finding an appropriate  
4 place that they will be able to park long term  
5 if they are driving. So I know we've had  
6 discussions about finding what permit  
7 availability there is in the area, and Ivy has  
8 provided detailed information on the employees.  
9 This being an existing operation nearby that's  
10 moving essentially a block over, there's good  
11 real data as to how we can quantify that.

12 I think the biggest one that was one  
13 of the bigger topics of discussion in our Zoom  
14 meeting last week, was the pickup and drop off  
15 operations. I think some of the concern was  
16 that the parking area is generally tight and  
17 what you didn't want to see is people trying to  
18 pull in and out of that parking area, pick up  
19 and drop off, and that's not the intention.  
20 The intention for the spaces on-site are really  
21 for more long term employee parking or if a  
22 parent is coming in for some sort of conference  
23 that's going to be staying to talk to someone  
24 longer term. It's not the intent to have cars  
25 coming in and out of there at a high level of

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 frequency because it is a smaller area and you  
3 wouldn't want to have that type of turnover.  
4 What we talked about for the pickup and drop  
5 off is to try and maximize the amount of pickup  
6 and drop off that occurs on the school side of  
7 Brook Street. So trying to avoid parents  
8 parking on the opposite side of Brook Street,  
9 and then having to cross the street to bring  
10 their child into and out of the school. In  
11 discussing it with the town's traffic  
12 consultant, I think there are ways we could  
13 direct traffic so that if they were arriving on  
14 the opposite side of Brook Street, they could  
15 turn earlier and loop back around on the Post  
16 Road to drop off on the right-hand side. The  
17 key is having the space available in front of  
18 the building for the drop off. There are  
19 metered spaces that are along the front, so one  
20 thing that was discussed if possibly  
21 approaching Town Board to see if we could work  
22 with the parking restrictions on those metered  
23 spaces and have some sort of temporary  
24 restriction, whether you restrict it to 15  
25 minute parking during certain time periods so

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 it's very conducive to the parent pickup and  
 2 drop off, but then it's still available for  
 3 other patrons and residents during the off  
 4 hours of the daycare. So that's in process,  
 5 and obviously that's something that's going to  
 6 have to be broached with the Town Board. Then  
 7 subsequently, Brook Street being a county road,  
 8 it will have to be discussed with the county  
 9 because they do have some say over the  
 10 operations along their county roadway.

11 Phil, if you want to highlight  
 12 anything else, or if you think I touched about  
 13 everything.

14 MR. GREALY: Yes. Mr. Holt covered  
 15 the main points. We had a discussion last week  
 16 with the whole group. I think it's very  
 17 important in terms of providing a narrative of  
 18 the procedures for pickup and drop off, so that  
 19 for the parents they know exactly the  
 20 operations of how to pick up and drop off.  
 21 Because there isn't your typical parking lot or  
 22 area, the curbside drop off is critical here.  
 23 I think they have a good plan of spacing out  
 24 the pickups and drop offs, but it's critical to

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 have this input from the Town Board because if  
 2 we can't have those restrictions, we can't have  
 3 double parking for people dropping and picking  
 4 up at this location. There's too much volume  
 5 along Brook Street.

6 In terms of what Carlito was  
 7 describing that we discussed, anyone arriving  
 8 from the west to pick up or drop off their  
 9 child, we don't want them trying to cross Brook  
 10 Street at this location, being an uncontrolled  
 11 location, you know, crossing between vehicles.  
 12 There are some changes on the other side that  
 13 are being implemented to improve sight lines  
 14 coming out of Ray Place. Now there is an  
 15 opportunity that they can direct parents that  
 16 are coming from the west, coming from the  
 17 parkway and Harney Road, to come up Brook  
 18 Street, turn left onto Summerfield, come up to  
 19 the signal at Route 22, make a right turn, and  
 20 come around so they're on the correct side to  
 21 pick up and drop off. There is a way to handle  
 22 this. It's a little complicated. But because  
 23 of the type of operation, and I think how Ivy  
 24 runs her business, it can be enforced in terms

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 of the parents abiding by that. They'll all  
 2 understand it because it's safer for them to  
 3 begin with.

4 I think it's critical to have the Town  
 5 Board input because if we can't change -- I  
 6 think there's about five metered parking spaces  
 7 between the commercial or I should say mixed  
 8 use building next door where the beauty salon  
 9 is, continuing across the frontage and a little  
 10 bit further to the west on Brook Street. So if  
 11 a couple of those had to be removed or limited  
 12 to certain hours, I think that is critical to  
 13 the pickup and drop offs. As he stated, in the  
 14 middle of the day where the higher demand would  
 15 be for those meters, I don't think there is a  
 16 conflict. It could be a time restricted type  
 17 of situation, but we do have to have a very  
 18 detailed, spelled out plan of the pickups and  
 19 drop offs, the input and some confirmation from  
 20 the Town Board and the county, because we have  
 21 to make sure that we have, you know, it wrapped  
 22 up pretty tightly.

23 Lastly, as he noted, when the study  
 24 was done, DeCicco's had not opened yet.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 Because this site is directly opposite Ray  
 2 Place, I think it's critical to have some real  
 3 data of traffic movements to and from DeCicco's  
 4 on Ray Place, especially during the afternoon  
 5 pickup time. The morning would probably not be  
 6 that critical because a lot of these drop offs  
 7 occur before the store is either open or has  
 8 any significant activity. I think those are  
 9 really the key points.

10 We also wanted some input from the  
 11 Fire Department and emergency services, and  
 12 then, of course, Joe's comments were very  
 13 detailed. Relative to the parking, I think  
 14 it's a fairly significant variance that they're  
 15 requesting in terms of, you know, the code.  
 16 However, Ivy understands her operation, she  
 17 knows how the employees arrive, but again,  
 18 that's something really for, I guess, the ZBA  
 19 will weigh in on that. That will become  
 20 critical also because of the conditions of  
 21 parking in the area.

22 So I think Carlito did a pretty good  
 23 recap, but the criticalness of this is really  
 24 driving the whole operation. Forget the pun,

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 but it will be very critical. We do not want  
3 anyone crossing Brook Street contiguously to  
4 drop off and pick up for sure.

5 MR. NEMECEK: I would think also, that  
6 no parent is really going to want to drag a  
7 very young child across that very busy street  
8 in the fist instance. I think there's a built  
9 in impetus for --

10 MR. GREALY: It may be self enforcing,  
11 but you have to make it pretty clear cut.

12 DR. RENTZ: Phil, we definitely gave a  
13 lot of input and a lot of insight on how we  
14 could do this. Typically, parents try to get  
15 as close to the building as possible. If I  
16 require that they go up Summerfield, they will,  
17 but I need to make sure that they could park to  
18 get out and bring the child in because they  
19 can't just let the kid out. They got to get  
20 out of the car and bring the kid in and then  
21 back into their car.

22 THE CHAIRMAN: Right, but pushing  
23 traffic into the residential neighborhood is  
24 also not fair to the residents on those  
25 streets.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020

2 MR. GREALY: I think their plan will  
3 say how much, so we could weigh in on that.  
4 The distribution initially was I think more  
5 from the south and, you know, coming from 22.  
6 We have to get some parameters on it and the  
7 numbers, but again, I think the key is to  
8 establish the drop off area with the Town  
9 Board. That's the most critical. If we don't  
10 have a drop off area, we have a bigger problem.

11 DR. RENTZ: Mr. Bonnanno, Summerfield,  
12 I thought that was a commercial street? That's  
13 residential?

14 MR. GREALY: West more residential,  
15 easterly more commercial.

16 THE CHAIRMAN: That's commercial over  
17 there?

18 DR. RENTZ: Yes. I didn't see any  
19 real residences. I saw a lot of commercial.

20 THE CHAIRMAN: It's commercial over  
21 there?

22 MR. GREALY: Mostly, yes.

23 MR. NEMECEK: Mostly. It's mostly  
24 commercial.

25 THE CHAIRMAN: One with of the things

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 you brought up, Phil, was the emergency  
3 services. I didn't read Joe's comment. How do  
4 the fire trucks pull in?

5 MR. GREALY: I don't know if the Chief  
6 has written a memo yet, whether they would just  
7 use that pull in area along the street or --  
8 they wouldn't go into the driveway for sure.

9 MR. NEMECEK: They couldn't.

10 MR. GREALY: They wouldn't want to go  
11 in there and then have to back out, so they  
12 would fight it from the street, but I think we  
13 wanted his input in terms of how they would  
14 deal with it. In fact, it may be helpful to  
15 have one or two of these spaces removed totally  
16 and just be a loading area and an area that  
17 could be used for emergencies.

18 LOUISE: There is no reason why the  
19 Fire Department can't back into or face forward  
20 into their lot. They have enough room. The  
21 width of the driveway is 16 or 17 feet, and the  
22 depth of the driveway is 40 something feet, so  
23 there's no reason why they can't pull into  
24 that. The question is whether they hang over  
25 beyond. That's the actual depth of their lot,

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020

2 and then there's the little driveway in front.  
3 The front of the fire truck may stick out or  
4 protrude from the front of the lot itself.

5 I just want to back up for a second.  
6 Right smack dab in front of the proposed Kidz  
7 Korner building is only one metered location in  
8 question right directly in front of the  
9 building. If they took out that metered space  
10 and provided that for a location where parents  
11 can drop off and pick up and have one staff  
12 member assigned to quickly, you know, dispatch  
13 kids or receive children at, you know, a given  
14 hour of the morning or evening, that would work  
15 well, and parents can come on a rotating basis  
16 and pick up every 5 to 10 minutes on schedule.

17 DR. RENTZ: Louise, that piece of it  
18 wouldn't work because we are required that the  
19 parent bring the child in, especially if it's  
20 an infant, wake their own child up before they  
21 leave the building so we know we have a live  
22 kid on our hands before that parent leaves the  
23 building. Seriously, that is a requirement.

24 LOUISE: I got you. Okay, but on a 15  
25 minute rotation, they could pull in front of

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

the building right at what was a metered parking, the single metered parking in front of your building, and use that on a short term duration basis. There's plenty of lots.

There's the CVS parking facility that is town of Eastchester owned, that is vacant, as, you know, we discussed in our Zoom meeting.

THE CHAIRMAN: Vacant as in not fully --

MR. GREALY: That there is some availability. But again, that's part of your discussion with the Town Board to access permits for those spaces.

LOUISE: For staff.

MR. GREALY: I understand that there is only the one meter in front of this building, however -- and as best you try to control this, you will need at least a couple of spaces because of your time and your overlap. So again, I think discuss it with the Town Board, I think Carlito has some good direction and understanding, and I think we could restrict parking at two or three of those meters without impacting businesses for short

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

durations. Again, I think the drop off times really run from primarily 6:30 to 9 am is the bulk of them. So that's why we want this plan spelled out and to present -- you're going to have to present it to the Town Board to show them why you only need those time periods. It also will allow the Planning Board and us to be able to say, yes, this should work based on the parameters that we have. I think it can, and Carlito will go through this, Mr. Holt will go through it, and break it down. We just have to have a solid plan. I think, as Mr. Nemecek said, the parents are going to do it almost by default, but you need to spell it out so that we know what the procedures are and how they will work.

DR. RENTZ: Yes, agreed.

THE CHAIRMAN: Okay. So we did traffic, we did site planning, we did architecture. Anything else? That's everything. Okay.

As we have sort of understood, there's a little bit more work that needs to be done before we continue working on this. I'll just

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

sort of run through what it is, and correct me if there's anything that needs to be added to this. So as we said, there's more information that we'll need to be in a position to adopt a Neg Dec and move this on to the ZBA at the next meeting. Included in that is a -- anything you send to us, please let us know in letter form what it is, what's changed, why it's submitted to us; responses to Mr. Cermele's memo and Mr. Grealy's memo, if you could put those in memorandum form so we could have a written response; whatever they brought forth, please put on the drawings; zoning compliance table, if there's any changes to that; and then the renderings we would like to be a little more clear and that they correspond with the elevations. They're very helpful, but right now I think that's maybe a first pass at the renderings. It gives a lot of mileage if we see it. When you do the renderings, I noticed when I looked at them, the piece of paper that Phil unfolded, you can't really see the building to the right of it. I think if you could incorporate that. Is it all trees?

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

MS. UHLE: Ivy, for some reason what was submitted as a hard copy was different than what was submitted as a PDF. I think the Board might have received some draft version. I'm not quite sure.

DR. RENTZ: Oh, okay. I put a little bit of both buildings on both sides. All right.

THE CHAIRMAN: What was sent was good, but it really just confuses us more than anything else.

MS. UHLE: I think, Carlito, if you want to put together at some point some kind of description that I could forward to the Town Board, so that I could start addressing that issue with the Town Board to see how amenable they would be to some of your recommendations. I've already discussed this and forwarded in PDF form the application to the Eastchester Fire Department, but I'll get them to comment as well.

THE CHAIRMAN: Great. So we'll have all that feedback. Would the Town Board be able to opine before our next meeting?

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 MS. UHLE: They may not do it  
 2 officially, but I think I could get some  
 3 feedback with regard to the feasibility,  
 4 whether they'll even consider it or not.  
 5 THE CHAIRMAN: That's a good starting  
 6 point.  
 7 DR. RENTZ: Margaret, we wait for the  
 8 Town before we go to Westchester; right?  
 9 MS. UHLE: That's Carlito in terms of  
 10 the sequencing in terms of what kind of  
 11 information he needs from Westchester County.  
 12 Oh, you mean in terms of the parking spaces?  
 13 DR. RENTZ: Yes.  
 14 MS. UHLE: Yes, I guess the first step  
 15 would be to see, again, how open the Town Board  
 16 is to making those recommended changes.  
 17 DR. RENTZ: Okay.  
 18 MS. UHLE: If you could just put  
 19 something, Carlito, in writing to me, kind of a  
 20 memo form or something, that I could just  
 21 forward directly to the Supervisor, he could  
 22 discuss it with other town board members to see  
 23 whether that's something they would want to  
 24 consider.  
 25

DINA M. MORGAN, REPORTER

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 MR. HOLT: Yes, absolutely.  
 2 DR. RENTZ: Emergency services, that's  
 3 the only thing I had a question about. Are we  
 4 contacting them or are they part of the Fire  
 5 Department, Margaret?  
 6 MS. UHLE: When we say emergency  
 7 services, that's pretty much the Fire  
 8 Department. I'll continue to coordinate with  
 9 them. What they'll do, they'll give me written  
 10 feedback that I'll forward you to you and  
 11 Carlito.  
 12 DR. RENTZ: Got it. Thank you so  
 13 much, Margaret.  
 14 THE CHAIRMAN: Planning Board members,  
 15 any more comments?  
 16 MR. TUDISCO: Mr. Chairman, are we  
 17 opening a public hearing?  
 18 MS. UHLE: Yes. Phil, did you have  
 19 something else you were going to say?  
 20 MR. NEMECEK: It was about the public  
 21 hearing.  
 22 MS. UHLE: I meant Phil Grealy. It's  
 23 funny, I'm looking at Phil Grealy.  
 24 MR. NEMECEK: I can't tell who you're  
 25

DINA M. MORGAN, REPORTER

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 looking at Margaret, come on.  
 2 MS. UHLE: Phil Grealy, did you have  
 3 something else you were going to say?  
 4 MR. GREALY: I was just going to say  
 5 to Ivy's question, Carlito, you may want to  
 6 reach out to the county even to get some input  
 7 on the driveway, any initial input, and then  
 8 you could always follow-up after you hear back  
 9 from the Town Board. I would start that  
 10 discussion. It can be a very simple  
 11 discussion, just so you have some  
 12 understanding.  
 13 THE CHAIRMAN: Right. It never hurts  
 14 to be prepared. So as we said, this is a  
 15 public hearing. We'll open the public hearing  
 16 now and see if there are any comments. I'll  
 17 make a motion to open the public hearing on  
 18 this application, 20-19, 189, 199, 191 Brook  
 19 Street, Kids Korner.  
 20 MR. NEMECEK: Second.  
 21 THE CHAIRMAN: All in favor.  
 22 (AYE)  
 23 MR. TUDISCO: Okay, Mr. Chairman. If  
 24 there are any members of the public that wish  
 25

DINA M. MORGAN, REPORTER

## EASTCHESTER PLANNING BOARD - 12/3/2020

1 to be heard on this application or address the  
 2 Board, please use the raise your hand feature,  
 3 and I will invite you to un-mute yourself so  
 4 you could address the Board.  
 5 There is a hand that is up. This is  
 6 Mr. Galanek. I'm going to invite you to  
 7 un-mute yourself. Please fully identify  
 8 yourself, your name and address for the Board.  
 9 You have to un-mute yourself.  
 10 Mr. Galanek: Okay, hopefully that  
 11 worked. Good evening, Mr. Chairman, and  
 12 members of the board.  
 13 THE CHAIRMAN: Good evening.  
 14 MR. GALANEK: We have a couple of  
 15 questions here with the parking. I would  
 16 suggest to the board members to take a look at  
 17 the current day care centers that we have in  
 18 town. One, in particular, is Garth Road at the  
 19 old CVS. Where we talk about not crossing  
 20 Brook Street, although it's a little different  
 21 but it's almost the same, Garth Road going from  
 22 the west side of the street to the east side of  
 23 the street to go to the daycare center, and it  
 24 started off not a situation, and it ended up to  
 25

DINA M. MORGAN, REPORTER



## EASTCHESTER PLANNING BOARD - 12/3/2020

be a situation. Take a look at that area and what improvements that the town had to do out of taxpayers' money to improve that area for safety. That's number one.

Plus, double parking cars. If you really, really believe that people dropping off their children are not going to double park, you know, I have to smile on that one.

With the parking spaces available on this property, how many parking spaces are actually available? I'm sorry, I missed that.

MS. UHLE: Three spaces are proposed.

MR. GALANEK: Three?

MS. UHLE: Yes.

MR. GALANEK: Is that for staff members?

MS. UHLE: I believe the applicant indicated that primarily those would be used for staff members or for parents that may have a conference, that kind of thing.

MR. GALANEK: So we don't know for sure how many are actually going to be for staff because if parents are coming in, then that might at least eliminate one of those

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

three spots.

What is the total employee number for this location?

MS. UHLE: Ivy, you're muted.

DR. RENTZ: Can I answer that?

THE CHAIRMAN: Sure.

DR. RENTZ: The final number always depends on the State, but there are 6 classrooms and typically there are 2 teachers in each classroom, so the minimum we would have to have is 12.

MR. GALANEK: Okay. Thank you. So we have a minimum of 12 instructors, plus probably yourself, the owner, so --

DR. RENTZ: I have three locations, so I'm not --

MR. GALANEK: We'll go back to 12.

THE CHAIRMAN: Or more. There's probably more.

MR. GALANEK: So you have 3 parking spaces, and we know for sure they'll be at least at a minimum 12 personnel assigned to that building. There's already a big red flag right there. The other thing is, dropping off,

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

if I did the calculations right, 61 children; does that sound right? 29 on the first floor, 32 up on the second floor, I get 61.

DR. RENTZ: Right.

MR. GALANEK: Now, dropping off 61 children during rush hour when the parents most likely have to get to work -- maybe not at this period in our lives that might not be as predominant as it used to be, or maybe hopefully in the future that we'll get back to some normal way of people doing what they have to do, but saying that, you're talking about a lot of traffic on Brook Street. We're talking about a choke point here. You got a narrow street to begin with, you're talking about bringing all these children dropping off. It would be nice, I would think, that if people would adhere to a time limit the way they're supposed to come in, but we're New Yorkers, we know how people operate. I mean, it's nice to think that this is all going to happen that way, but reality of life, it most likely will not.

Taking away parking spaces -- there's

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

a development going up, a proposed development almost across the street, 5 Ray Street, 21 apartments, and they're talking about already with the town, and I don't know if it's been approved, but there's something that they may be removing two, possibly more meters. That's right there on Brook Street. Now, if we're going to remove any more -- I know we're talking about changing times and stuff -- but if you continue to remove parking meters from the general public, that also puts a hurt on the other businesses in our community. So it's not -- this parking is a problem in town, not only our town but most of the towns, I mean, look at New York City. This is something that at your end of the board, you know, I would hope that when you have these parking time studies and stuff, that they really go into it in a fair, compassionate way. As recommended, go to these other nurseries that we have, the daycares, and take a look at their times morning and afternoon and see what happens, see the double parking cars, see the frustration of parents trying to maneuver in and out. It's

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

not something that is not known, it's known.  
All I'm asking is, perhaps maybe the owner of this property could probably find a better way to do it. Personally, I think it's a bad street to have something like this on. I think it's dangerous, and I think there's a problem with the traffic. It's going to be a choke point, there's no doubt about it, especially during rush hours. I mean, you have enough problems with people being in a hurry, and now if you have cars double parked and stuff, which you could say it's not going to happen, reality we know it's going to happen.

I thank you for listening to me.

THE CHAIRMAN: Yes, thank you for your concern and your comments. Now that you brought them up, I have a couple of questions.

As far as parking for employees -- Mr. Holt, I guess could answer that -- is that addressed anywhere in your report? It is somewhere, I imagine.

MR. HOLT: We discuss it in our report. Mr. Grealy had a comment on it, and this was a topic of conversation in our Zoom

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

meeting last week. The staff that does drive, because there are staff that use public transit, would likely look to use permit parking, and we're working with the town to find out what permit parking is available and where, that could accommodate the staff. They can't park on the street because there's time restrictions.

DR. RENTZ: Also, you know, we've been operational almost eight years now, and it's a 50/50 split consistently with staff, half take public transportation and half drive, typically.

THE CHAIRMAN: None are going to be parking in the spots on site, they were never intended to be?

DR. RENTZ: No, we never intended for that.

THE CHAIRMAN: It's almost like you tell your employees not to use those spots and they would have to find permit.

DR. RENTZ: In our other location, we have a parking lot similar to that where none of the employees and none of the parents park

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

in the parking lot unless it's a long term situation. They park at another location. We have another site that's off site for parking for employees, and we've done that for 15 years successfully.

THE CHAIRMAN: Yes, I understand.

MR. NEMECEK: Can I ask -- don't you have a current location that's --

DR. RENTZ: Yes, across the street.

MR. NEMECEK: Where are the employees parking?

DR. RENTZ: We're parking in our parking lot that we have.

MR. NEMECEK: But you're not going to have access to that parking lot anymore?

DR. RENTZ: No.

MR. NEMECEK: That answers my question.

DR. RENTZ: There are about three -- I counted three -- I think there's another one -- three parking lots adjacent to this space, and they're typically -- I've been there eight years, they're typically not full. So we're looking to see what's available, and staff will

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

be directed to park there. I will pay for the parking permits to make sure they are in good standing.

THE CHAIRMAN: So parking is an issue that's going to be resolved.

MR. NEMECEK: It's certainly being addressed.

DR. RENTZ: We knew we had to address that, yes.

THE CHAIRMAN: Okay. So Mr. Galanek brought up some good points, and I guess one more since you brought it up, I wanted to ask, and our expert is Phil so -- not you, Phil.

MR. NEMECEK: I have certain areas of expertise too.

THE CHAIRMAN: It's the good doctor. I mean, the point about double parking and, you know, whatever people do and cross over, I didn't realize as we were discussing it, it seems all very academic that it shouldn't happen, and we've done reports and everything, so I guess the question is, all the reports that we do and all the advice we take from you as consultants, how much in application does it

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 hold water or does it just sort of fall apart  
3 once the place opens?

4 MR. GREALY: I think two things:  
5 Number 1 is, that's why we've asked for these  
6 details about arrival and departures.  
7 Typically at these operations, and I don't know  
8 the size of the one over on Garth Road that Mr.  
9 Galanek was referring to, there are studies  
10 that are done, other ones that we've done  
11 ourselves, it really is spread out over several  
12 hours, it's not everybody coming at once, but  
13 we want that spelled out by the applicant so we  
14 know their particular operation. Some of these  
15 vary in terms of their operations.

16 In terms of the concern about double  
17 parking, which is the concern that I raised,  
18 which is the reason why I referred to not just  
19 one space but there's multiple spaces there,  
20 that I think this application would have to  
21 have several spaces available so that we don't  
22 get into a situation where there would be a  
23 need for double parking.

24 I think Mr. Galanek's points are right  
25 in line with some of our concerns, and the

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 applicant is going to address those. It's  
3 critical based on the input from the Town Board  
4 of agreeing to those restrictions, and having  
5 adequate curb side space to do the pickup and  
6 drop offs. I think the drop offs in the  
7 morning are less of a concern based on my  
8 experience and on what goes on in that stretch  
9 of Brook Street earlier in the morning. The  
10 afternoon, as I indicated before, is the most  
11 critical time probably. That's why we want  
12 this kind of really spelled out in detail and  
13 to have the input from the Town Board. Once we  
14 get Mr. Holt's breakdown together with Ivy's  
15 input, you will have that.

16 The issue of employee parking was one  
17 of the first concerns we raised. At least here  
18 we have an operation that we know about in  
19 terms of how it functions, how many people are  
20 required to park typically, and they're going  
21 to have to make those arrangements with the  
22 town. There's permit spaces, I believe there  
23 are some available in walking distance, but  
24 that's part of the discussion with the Town  
25 Board.

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 DR. RENTZ: Can I just say one more  
3 thing?

4 THE CHAIRMAN: Please.

5 DR. RENTZ: We did also a proposed  
6 pickup and drop off even at the location we are  
7 in now and we have parking. They're not just  
8 allowed to do anything that they want to do  
9 because there are other businesses in the  
10 parking lot. Even employees have a restricted  
11 area where we could park. So this is not  
12 something new to the operation of our daily  
13 operations. Typically, we have an arrival of 3  
14 to 4 parents at any given 10 minutes of the  
15 morning that drop off. Our busiest time, like  
16 Phil said, is between 5 and 6 p.m.

17 THE CHAIRMAN: So, I mean, it sounds  
18 like we some sort of procedure, we need some  
19 sort of plan, and you can't critique your work  
20 a lot until you have a plan. You'll do  
21 everything you can to sort of make sure it  
22 works. Obviously, you're not just going to  
23 sweep it under the rug until you have something  
24 that actually works to everyone's satisfaction.

25 DR. RENTZ: I've been through this

**DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 12/3/2020  
2 kind of thing before, and we had residents come  
3 out and speak and they thought it was going to  
4 be a lot of traffic in a residential area  
5 Mamaroneck, and we've been there 15 years and  
6 it's just the way we said it was.

7 THE CHAIRMAN: Right, but this is our  
8 town and our residents, so --

9 DR. RENTZ: No, I'm just saying --

10 THE CHAIRMAN: I understand. I sort  
11 of feel that this in particular is a little  
12 more critical than other places. I mean, this  
13 seems pretty crucial that it work like clock  
14 work; right?

15 DR. RENTZ: It always has to work like  
16 clock work. We can't have all of that backing  
17 up and have people complaining, and then it's a  
18 whole another situation.

19 THE CHAIRMAN: Okay.

20 MS. BEYER: I used to work on Garth  
21 Road, and I don't think the traffic situation  
22 on Garth Road compares to the one on Brook  
23 Street. Even 20 years ago, there was no  
24 parking there because of the train station,  
25 because of the apartment buildings, you know,

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

it's always been crazy, and that daycare is almost twice as big.

DR. RENTZ: It's more than twice as big. It's 10,000 square feet with a hundred children. I was going to be in that location many years ago, so I know.

MS. UHLE: Jim, you're muted. Jim.

THE CHAIRMAN: It's my job to keep this moving along, I can't do that if I'm muted.

Mr. Galanek, thank you for bringing this all to our attention. Come back and pay attention to what we're doing and let us know if we're doing the right job here, please. Seriously, it's helpful.

MR. TUDISCO: Mr. Chairman, I'll see if there is anyone else that wants to offer a comment to the Board. If so, please raise your hand and I will invite you to un-mute yourself.

At this time, Mr. Chairman, I don't see any hands indicating anyone wishing to speak or offer comments to the Board.

THE CHAIRMAN: Great. Thank you, Mr. Tudisco.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

So I think we've done a good job bringing everything forth. If there are no more comments from the Board, I'm going to make a motion to adjourn this application to the January 28, 2021 -- wow -- Planning Board meeting.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.  
(AYE)

THE CHAIRMAN: Great. Thank you.

DR. RENTZ: Thank you, everyone.

THE CHAIRMAN: Thank you, Ivy and everyone on the team.

MR. NEMECEK: Happy holidays.

THE CHAIRMAN: Have a nice evening. So the only new business we have is Application 20-06, 14 Lorraine Drive.

MR. GREALY: Goodnight, everyone.

THE CHAIRMAN: Goodnight.

MS. UHLE: Thank you, Phil.

MR. GREALY: Have a great holiday. Merry Christmas.

MR. CAMPANA: Merry Christmas.

MR. NEMECEK: Merry Christmas.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

MS. UHLE: I think we have the next applicant up. Are you ready for him?

THE CHAIRMAN: Yes. I'm sorry.

MS. UHLE: That's okay. So this is 14 Lorraine Drive. Go ahead, Ante. Hold on, see if this works. Let me try to un-mute you here. There you go. Let's see.

MR. ALEKSA: Now do you hear me?

MS. UHLE: Yes, perfect.

MR. ALEKSA: Sorry, I was using the cellphone, but I hung up and now I'm using the computer.

Good evening, Board, how are you doing? My name is Ante Aleksa, I'm the property owner at 14 Lorraine Drive. I'm seeking approval for a modest addition. The thing is, this project was already approved last year, but my approvals expired since we didn't move forward with the project. The timing was just off. So I'm seeking re-approval.

Give me one second, let me just share my screen. Let me know if you see that.

THE CHAIRMAN: Yes.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

MR. ALEKSA: It's a modest addition for a single family residence. Essentially what we're doing is just -- we're extending out the living room right here, adding a portico, and then also building over a balcony here with this roof right here.

We went ahead and we got approvals from the Zoning Board and also the Architectural Review Board. One caveat at the last meeting with the Architectural Review Board, they asked me to look at something with a second set of eyes. They made some suggestions.

One thing they suggested is we increase -- forgive me, I'm not an architect, but I'll try to explain what they recommended -- they recommended that we increase this veneer right here I guess from one sixth to one fourth, and they also recommended to adjust this dormer over this window. After speaking with the architect, he felt it would be better if we just kept the dormer the way it is, but we will increase the veneer to one fourth.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

That's really it. I don't know if there are any other pages I need to explain or review with you.

THE CHAIRMAN: The ones you just pointed out were the only comments the ARB had?

MR. ALEKSA: Yes, that was it.

MS. UHLE: The ARB and the Planning Board previously approved it and had not comments. Then, unfortunately for Mr. Aleksa, for only approving less than 300 square feet of additional gross floor area, has been to six boards now. When the ARB looked at it again, they did just ask to beef up that trim on the roof and make a modest change to the dormer, and that was it.

THE CHAIRMAN: So we're in full agreement. I have no comments. I don't need to see anything else.

MR. NEMECEK: I have no comments.

THE CHAIRMAN: Sorry to put you through this.

MR. ALEKSA: It's okay. The previous one was pretty educational.

THE CHAIRMAN: The previous meeting?

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

That was good. So butter us up. I think we're good. Do you have any comments, guys?

MR. CAMPANA: No comments.

MS. UHLE: This is a public hearing.

THE CHAIRMAN: We have to do a public hearing, right.

So I make a motion to open the public hearing on this application, 20-06, 14 Lorraine.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Just for the record, Mr. Tudisco, anyone out there?

MR. TUDISCO: If there is anyone who wishes to address the Board on this application, please use the raise your hand feature and I will invite you to un-mute yourself.

Mr. Chairman, I don't see anyone indicating that they wish to address the Board on this application.

THE CHAIRMAN: Thanks, Rob. So I make a motion to close the public hearing on

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

Application 20-06, 14 Lorraine.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Let's just finish this. There's nothing left to do other than make a motion to approve Application 20-06, 14 Lorraine, as submitted.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: You're good to go, Ante.

MR. ALEKSA: Thank you.

MS. UHLE: Thank you.

THE CHAIRMAN: Have a nice evening.

MR. ALEKSA: Enjoy the holidays.

THE CHAIRMAN: Happy holidays. We're done. That's it until the new year.

I will make a motion to close the town of Eastchester Planning Board meeting of December 3rd, 2020.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

**DINA M. MORGAN, REPORTER**

## EASTCHESTER PLANNING BOARD - 12/3/2020

(AYE)

THE CHAIRMAN: Bye, guys.

MR. NEMECEK: We could say goodbye to 2020, at least from a Planning Board perspective.

THE CHAIRMAN: Goodbye.

MR. NEMECEK: Merry Christmas, everyone.

(MEETING ADJOURNED.)

**DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 12/3/2020  
C E R T I F I C A T I O N

1  
2  
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 videotape of the Zoom hearing. I was not  
13 present for such hearing. The videotape was  
14 taken and transcribed by me to the best of my  
15 ability.

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

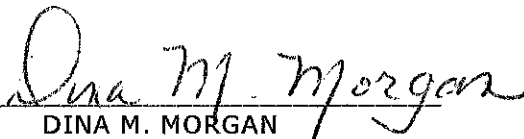
20 IN WITNESS WHEREOF, I have hereunto set  
21 my hand this 21st day of December, 2020.

22

23

24

25

  
DINA M. MORGAN  
Court Reporter

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EASTCHESTER PLANNING BOARD - 12/3/2020

CORRECTION SHEET

PAGE

CORRECTION

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