

<div data-bbox="219 157 284 420" data-label="Text"> <p>Eastchester Town Clerk MAR 19 21 PM 5:55</p> </div> <div data-bbox="300 220 722 315" data-label="Section-Header"> <p>TRANSCRIPT OF TOWN OF EASTCHESTER PLANNING BOARD MEETING FEBRUARY 25, 2021</p> </div> <div data-bbox="438 409 568 441" data-label="Text"> <p>ZOOM MEETING</p> </div> <div data-bbox="267 472 552 504" data-label="Section-Header"> <p>BOARD MEMBERS IN ATTENDANCE:</p> </div> <div data-bbox="267 525 503 598" data-label="Text"> <p>CHAIRMAN JAMES BONANNO PHILIP NEMECEK, MEMBER MARK CUNNINGHAM, MEMBER LOUIS CAMPANA, MEMBER</p> </div> <div data-bbox="267 651 633 682" data-label="Section-Header"> <p>EASTCHESTER EMPLOYEES IN ATTENDANCE:</p> </div> <div data-bbox="267 693 633 745" data-label="Text"> <p>MARGARET UHLE, DIRECTOR OF PLANNING ROBERT TUDISCO, DEPUTY TOWN ATTORNEY</p> </div> <div data-bbox="373 819 649 903" data-label="Text"> <p>Dina M. Morgan, Reporter 25 Colonial Road Bronxville, New York 10708 (914) 469-6353</p> </div> <div data-bbox="397 966 625 997" data-label="Text"> <p>DINA M. MORGAN, REPORTER</p> </div>	<div data-bbox="933 84 1372 115" data-label="Section-Header"> <p>EASTCHESTER PLANNING BOARD - 2/25/21</p> </div> <div data-bbox="860 126 1380 157" data-label="Text"> <p>subject, of course, to Phil's comments.</p> </div> <div data-bbox="966 157 1299 189" data-label="Text"> <p>MR. NEMECEK: Second.</p> </div> <div data-bbox="966 199 1364 231" data-label="Text"> <p>THE CHAIRMAN: All in favor.</p> </div> <div data-bbox="966 231 1055 262" data-label="Text"> <p>(AYE)</p> </div> <div data-bbox="860 262 1510 346" data-label="Text"> <p>THE CHAIRMAN: The last one -- I think we're going to be all caught up then --</p> </div> <div data-bbox="860 346 1453 409" data-label="Text"> <p>January 28, 2021, all of us, subject to Phil's comments.</p> </div> <div data-bbox="966 409 1299 451" data-label="Text"> <p>MR. NEMECEK: Second.</p> </div> <div data-bbox="966 451 1364 483" data-label="Text"> <p>THE CHAIRMAN: All in favor.</p> </div> <div data-bbox="966 483 1055 525" data-label="Text"> <p>(AYE)</p> </div> <div data-bbox="860 525 1502 640" data-label="Text"> <p>THE CHAIRMAN: So we have one application that has been adjourned, and that's 19-42, 5 Ray Place.</p> </div> <div data-bbox="860 640 1461 745" data-label="Text"> <p>Before we start this public hearing, there's a few things I have to say about how we're going to do this.</p> </div> <div data-bbox="860 745 1485 997" data-label="Text"> <p>First item on how to participate is, all applications on the agenda have been noticed as public hearings. The order is going to be the applicant and board members will speak first, and then we'll open it to a public hearing. As far as the public goes, if you would like to make a comment, please use the</p> </div> <div data-bbox="1031 997 1331 1039" data-label="Text"> <p>DINA M. MORGAN, REPORTER</p> </div>
<div data-bbox="186 1081 617 1113" data-label="Section-Header"> <p>EASTCHESTER PLANNING BOARD - 2/25/21</p> </div> <div data-bbox="105 1144 755 1291" data-label="Text"> <p>THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of Thursday, February 25, 2021. Let's do the roll call. Mr. Phil Nemecek.</p> </div> <div data-bbox="219 1291 552 1323" data-label="Text"> <p>MR. NEMECEK: Present.</p> </div> <div data-bbox="219 1323 763 1354" data-label="Text"> <p>THE CHAIRMAN: Mr. Mark Cunningham.</p> </div> <div data-bbox="219 1354 609 1396" data-label="Text"> <p>MR. CUNNINGHAM: Present.</p> </div> <div data-bbox="219 1396 673 1428" data-label="Text"> <p>THE CHAIRMAN: Louis Campana.</p> </div> <div data-bbox="219 1428 552 1459" data-label="Text"> <p>MR. CAMPANA: Present.</p> </div> <div data-bbox="105 1459 722 1543" data-label="Text"> <p>THE CHAIRMAN: And Jim Bonanno is here.</p> </div> <div data-bbox="105 1543 763 1711" data-label="Text"> <p>We're going to approve minutes at the top of the meeting, so let's do that right now. The first one is October 22, 2020. All of us can make a vote on that. So I make a motion to approve the minutes of October 22, 2020.</p> </div> <div data-bbox="105 1711 771 1816" data-label="Text"> <p>MR. NEMECEK: Subject to the comments that I provided to Margaret to pass on to Dina. Second.</p> </div> <div data-bbox="219 1816 609 1848" data-label="Text"> <p>THE CHAIRMAN: All in favor.</p> </div> <div data-bbox="219 1848 300 1890" data-label="Text"> <p>(AYE)</p> </div> <div data-bbox="105 1890 771 1995" data-label="Text"> <p>THE CHAIRMAN: Similarly, I make a motion to approve the minutes of December 3rd, 2020. This is just Phil, Louis and myself,</p> </div> <div data-bbox="276 1995 576 2026" data-label="Text"> <p>DINA M. MORGAN, REPORTER</p> </div>	<div data-bbox="933 1081 1372 1113" data-label="Section-Header"> <p>EASTCHESTER PLANNING BOARD - 2/25/21</p> </div> <div data-bbox="860 1113 1550 1291" data-label="Text"> <p>raise feature on Zoom or star 9 on your phone if you're calling from a phone. Mr. Tudisco will acknowledge you and invite you to speak. Please un-mute your mic and state your name and address when you begin.</p> </div> <div data-bbox="860 1291 1534 1669" data-label="Text"> <p>The applications we have now, just so everyone knows in case they don't have the agenda, the first one is 291 Main Street; the second is Kidz Korner, 189 Brook Street. Then we have new applications. The first one is ICC/ArchCare at 265 White Plains Road, the next is 109 North Road, followed by 50 Lake Shore Drive, and then we'll do 663 White Plains Road, and the last application for tonight is 10 Ridge Street.</p> </div> <div data-bbox="860 1669 1469 1774" data-label="Text"> <p>Let's start with the first one, which is presently an open public hearing, and that is Application 20-08, 291 Main Street.</p> </div> <div data-bbox="860 1774 1502 1848" data-label="Text"> <p>MS. UHLE: Louis, do you have anyone else joining you?</p> </div> <div data-bbox="860 1848 1502 1995" data-label="Text"> <p>MR. CAMPANA: I believe Michael Stein from Hudson Engineers is here, and I don't see -- let's me just check quickly -- Mark Benedict, the landscape designer, should be</p> </div> <div data-bbox="1031 1995 1331 2026" data-label="Text"> <p>DINA M. MORGAN, REPORTER</p> </div>

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joining. If not, I could --

MS. UHLE: I don't see him here, and I don't see Michael.

MR. CAMPANA: Mike Stein, I just saw him.

MR. TUDISCO: In the attendees group I see him, and he has his hand up.

MS. UHLE: Oh, okay. Where is he here? Hold on one second. Sorry. There he is, hiding up at the top there.

MR. NEMECEK: He must know people.

MS. UHLE: It's supposed to be in alphabetical order.

MR. STEIN: Good evening. I'm always at the top.

MS. UHLE: I don't know how you worked that out.

MR. CAMPANA: Good evening, Chair, members of the board. My name is Louis Campana, I'm the architect for the mixed use development at 291 Main Street. It's been quite some time, so I will give a brief recap of the project, and then we'll go into some new items that were brought about by the ARB that

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we'll discuss.

The site is located in the RB zone directly adjacent to a residential zone, the R3 zone. Existing on site or situated on site is an existing legally dimensionally non-conforming one story brick building which was constructed in 1987.

We're proposing to renovate the existing building and convert it into office space for the owner's business and construct two stories of the residential units above. Those two stories will consist of five residential units.

I'll just share my screen. We'll also be making improvements to the site as well. The civil engineer, Mike Stein, will touch on this as well, but I'll just go through it quickly. We will be adding landscape buffers around the existing parking lot. We will be reconfiguring the parking spaces. We are introducing landscape lighting for the parking lot as well and around the building. We're proposing a perimeter fence along the western property line and the northerly property line

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with a gate towards the front near Main Street.

In July 2020, we were referred by this board to the Zoning Board and made our presentation, at which time all nine requested variances were granted. Those consisted of side yard setbacks, front yard setback, landscape buffer, the number of parking spots, and the setback from the rear property line to the parking area.

Last month, we attended an ARB meeting, which was very positive. We received good feedback. There were a few comments that the board had when deferring us back to the Planning Board for final review. I would like to review some of those now, unless there are any questions that you have from the last time we met.

One of the comments that the ARB brought up was the location of the garbage and recycling. Their comment was mostly geared towards the garbage location and it's proximity -- I'll zoom in here -- and it's proximity to the rear entrance of this building, which will be used for a primary

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entrance for the residents of the second floor. We had here garbage and recycling previously. What we decided to do was maintain the recycling in this location but relocate the garbage. Because this is a very tight site, the only real way to do that without removing parking spaces and requiring additional variances was to push that into the footprint of the building.

I'll just go to floor plan so we can see this. This is the back corner that we were just looking at on the site. In order to address this, I had to reconfigure the stair and the elevator. What that allowed me to do was to create a space beneath the stair which would be accessed from the exterior. You could see here we have three garbage carts, okay. Those garbage carts equate to 18 -- or can hold up to 1800 pounds of waste. The reason why I decided to use carts is because you could see where it's located, they have wheels, so they would be able to roll the carts alongside the building through the gate and to the private garbage pick up at the street, or they could

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roll it through the parking lot as well.

The recycling would consist of two Suncast sheds, which can hold two to three garbage containers. These hold up to 72 cubic feet apiece. The private garbage pickup would occur twice a week. I think what we've accommodated for is ample for the load of the building.

One of the other comments that the ARB had was the clock that we had discussed placing on the building's front facade. I'm trying to go to the actual drawing, bear with me. So what we're proposing is a skeletal clock with raised Roman numerals, and the dials of the clock will be backlit. This has a mechanism behind it, which is hardwired into the building into a closet where it's automated and could be adjusted from a remote location. This way roof access isn't necessary to change the times at daylight savings time. There is a close-up elevation of that I could show you. This is how it sits inside. It's a 42 inch diameter. This is the actual size and its location. The mechanism goes through the brick and there's a

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mechanism on the backside, and then it would be wired down into the building.

One of the other comments that the ARB had was the landscape plan, there was a requirement to have it stamped by a landscape architect, which we've done and submitted to the board for review.

MR. NEMECEK: Louis, can I interrupt you? What was the comment on the clock by the ARB?

MR. CAMPANA: They wanted us to show it. We had discussed it, and they wanted us to show it.

MR. NEMECEK: I see. Okay.

MR. CAMPANA: We spoke about either a clock or branding of BKB on the building. We chose the clock.

THE CHAIRMAN: I like the clock.

MR. NEMECEK: So do I.

MR. CAMPANA: The clock is going to be a nice touch. Thank you. Where was I? I updated the elevations to show a bit more coloration in terms of the panels. Before they just weren't hatched in the right color.

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There was another comment regarding -- I have it written down, hold on.

THE CHAIRMAN: Is there a color elevation, Mr. Campana?

MR. CAMPANA: Yes. The rendering?

THE CHAIRMAN: Yes.

MR. CAMPANA: There you go. There was another comment about actually showing the signage on the awnings. We will have to return and go back to the Sign and Awning Review Board to discuss that, so we've left that out now. We incorporated this because it's part of the architecture of the building.

We've put together a landscape lighting plan, which is here. What we're doing around the perimeter of the parking area in the landscape buffer is incorporating these path lights. It's a dim throw of light which would give this area a nice glow in the evening. We have two post lights, which are located in the back corner here. We did receive comments earlier today regarding the post lights and showing a detail of how that would be the foundation and how it's braced to the top of

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the foundation there. Currently, today, these are two existing that are there now, but we will be replacing those. We will also generate details for the Building Department review, if the board is okay with that.

Along the ramp here which comes down from the sidewalk to the rear entrance, we're incorporating step lights, which you could see right here. They'll be inside the brick veneer. Then there's a series of trees around the property, which we will be up lighting with this fixture here. It's a decorative light. This is the post light here. Again, along the perimeter of the building itself and on the second floor, we have these wall sconces right here from Restoration Hardware. Those you could see on the rendering where they're located.

THE CHAIRMAN: They'll be on a timer, all of those lights?

MR. CAMPANA: Yes, they would be on timers. Correct.

MR. CUNNINGHAM: Louis, that new upper facade is all brick?

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2 MR. CAMPANA: It's all brick, yes. We

3 have modular brick veneer on the first floor,

4 which is existing. We'll be using that same

5 brick veneer on the second and third floor.

6 We're also going to be incorporating some of

7 the existing detailing which you see on the

8 existing building. For instance, we have this

9 double soldier course, which you could see

10 right here at the parapet, we're going to

11 recalling that and using it above some of the

12 windows that you see above the facade. There

13 is a cast stone coping with a step detail, a

14 rectangular step detail, which will cap these

15 parapets at the terrace down below. Black iron

16 railings again with rectilinear and square

17 profiles. Around the patio doors and Juliet

18 balconies, we're incorporating this brick step

19 detail to give the facade some dimension and

20 shadow line. I have a photograph of that, that

21 you could see as well.

22 MR. CUNNINGHAM: Below the little

23 balcony, is that a panel?

24 MR. CAMPANA: This is a panel, a PVC

25 panel, Farrow & Ball black. That same Farrow &

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2 Ball black will be consistent with the awnings

3 and the federal cornice that we're introducing

4 along the parapet at the top of the building.

5 MR. CUNNINGHAM: That's masonry or

6 EFIS?

7 MR. CAMPANA: This will be PVC.

8 MR. CUNNINGHAM: Okay. Very nice.

9 THE CHAIRMAN: It's made of brick or

10 it's brick panels?

11 MR. CAMPANA: It's real brick veneer.

12 THE CHAIRMAN: Really?

13 MR. CAMPANA: Yes, real brick Veneer.

14 THE CHAIRMAN: What's backing it up;

15 studs?

16 MR. CAMPANA: Yes, studs. Yes.

17 THE CHAIRMAN: Nice.

18 MR. CAMPANA: Finally, we have copper

19 leaders and gutter boxes, which will be used

20 for the roof drainage. This is depicting the

21 actual landscaping that we're proposing. I

22 don't believe the landscape architect is here,

23 but this would be a short Boxwood hedge with

24 intermittent Arborvitae. In between, we would

25 have Limelight Hydrangea wrapping the building.

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2 I think the coloration compliments the building

3 well. Then here we have Hornbeams, and,

4 Margaret, correct me if I'm wrong, I think the

5 term is Fastigiata?

6 THE CHAIRMAN: The species of the

7 plant.

8 MS. UHLE: It's the upright form, so,

9 yes, Fastigiata.

10 MR. CAMPANA: Along the back of the

11 parking lot at Hall Avenue, we're introducing

12 Yoshino Cherry Trees, which have a very early

13 beautiful bloom in the spring. This is

14 depicted here. We would have low planting and

15 Hydrangea beneath those. These are the trees,

16 the Hornbeams and Yoshino Cherries that would

17 be up lit along the street.

18 I believe that it's for the

19 architecture. I do have the landscape plan

20 that we could look at if you want to just so

21 you could see what's going on in parking lot.

22 THE CHAIRMAN: Before you go, I had a

23 couple of questions. Just in general, how do

24 you clean this? I mean, is there a regular

25 maintenance program to clean white brick or you

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2 clean it when it starts looking non white? I

3 guess that's up to the owner; right?

4 MR. CAMPANA: We're using it's called

5 Roma Bio. It's a paint specifically made for a

6 masonry surface. It does have a 20 year

7 warranty on it. I believe just like, I guess,

8 the building right across the street, which is

9 the backside of Mavis, that's also a painted

10 brick which isn't white, but it looks like it

11 does stand up pretty well in terms of how long

12 it's been there. I'm sure there will be some

13 sort of a maintenance plan for cleaning it.

14 THE CHAIRMAN: Right, because it's

15 beautiful. And then the other question -- can

16 you go back to the site plan?

17 MR. CAMPANA: Sure.

18 THE CHAIRMAN: I just wanted to ask

19 you a couple of things.

20 MR. CAMPANA: No problem.

21 THE CHAIRMAN: That's fine. You said

22 the garbage -- where's the garbage picked up

23 now currently?

24 MR. CAMPANA: The garbage -- there

25 was -- it hasn't been occupied in some time. I

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1 believe there was a dumpster that was sitting I
2 think right in this corner. The existing site
3 as it stands today, this parking spot is not
4 there. There's only 10 spots on site. So this
5 spot right here was actually used for the
6 garbage. So this is where it's being picked
7 up.

9 THE CHAIRMAN: Your refuse room is
10 just down the screen of where your cursor --
11 right there?

12 MR. CAMPANA: That's correct.

13 THE CHAIRMAN: You have to go out to
14 Main Street?

15 MR. CAMPANA: That's the reason why I
16 selected the rolling garbage carts, because I
17 just think it would be easier to use and roll
18 this way and pick up on this street, just like
19 most of these buildings are.

20 THE CHAIRMAN: So it would be cool if
21 it wasn't in the front of your building, it was
22 like in the back, but there is no way to
23 accomplish that; right?

24 MR. CAMPANA: It would require a
25 variance.

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2 THE CHAIRMAN: I see. The only other
3 thing I was going to ask is, the lights around
4 the perimeter that you have, those are the ones
5 that are down lights; right?

6 MR. CAMPANA: Let's go to the plan
7 here. Yes, that's right. So these are spaced
8 at 10 feet on center. Yes, these are down
9 lights. They're path lights here.

10 THE CHAIRMAN: The ones below, where
11 are they used, the LED's on the same screen?

12 MR. CAMPANA: Here.

13 THE CHAIRMAN: Yes. Are those part of
14 your plan or that's just for the cut sheet.

15 MR. CAMPANA: So that's right here and
16 right here. That's where they currently exist
17 today. We're going to replace those.

18 THE CHAIRMAN: Height is going to be
19 the same as what's there?

20 MR. CAMPANA: Yes. Yes.

21 THE CHAIRMAN: It's very nice. I like
22 the time you spent with the lighting. It makes
23 it sort of pleasant rather than dark.

24 MR. CAMPANA: It adds a lot to the
25 charm of the building, especially in the

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2 evening. I think it was important.

3 THE CHAIRMAN: This isn't a typical
4 building. Between the landscaping, the
5 architecture and the lighting, it's pretty.
6 It's definitely going to make that corner a lot
7 more attractive.

8 MR. CAMPANA: I drive by it all the
9 time, and I visualize it being constructed.

10 THE CHAIRMAN: It's definitely going
11 to add to that part of Town over there. All
12 right, enough. The light in the clock, though,
13 you said those are illuminated?

14 MR. CAMPANA: Just the back of the
15 dials. So the backside of the dial has an LED
16 strip on it, and that would be illuminated at
17 night.

18 THE CHAIRMAN: I see. So you don't
19 see the brick around the clock, you see the
20 back dial.

21 MR. CAMPANA: Let me zoom in here. So
22 the back of the clock is actually the brick.
23 These are raised numerals, and then the hands
24 or the dials, those would have a small LED
25 strip on the back just to highlight it.

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2 THE CHAIRMAN: Got it. Very cool.
3 Okay. That's all my questions. Guys, do you
4 have anything?

5 MR. CUNNINGHAM: No. Very nice. It's
6 definitely a nice addition to the corner.

7 MR. NEMECEK: Louis, I did have a
8 question. I know at one previous board meeting
9 you had shown us the lighting plan for the
10 evening hours; do you happen to have that with
11 you right now? I remember that was a pretty
12 impressive display I thought.

13 MR. CAMPANA: Let me check here. I do
14 have it, I just need to locate it. Hold on a
15 second.

16 MR. NEMECEK: Because I know the way
17 that you did it, it sort of transforms the
18 building to a completely different tone, which
19 I think is really nice.

20 MR. CAMPANA: So with this photo the
21 one thing to keep in mind about this -- I'm
22 going to open it up --

23 MR. NEMECEK: It's not going to have
24 the clock?

25 MR. CAMPANA: No, it has the clock,

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1 but there was a mistake with the rendering, the
2 numerals will not be back lit, only the dials.

3 THE CHAIRMAN: There's enough passive
4 light from the street to see the numbers.

5 MR. NEMECEK: There you go.

6 MR. CAMPANA: So you could see the
7 wall sconces on the second floor, the side of
8 the building. I'm sorry about that, only the
9 dials would be backlit and not the numbers.

10 THE CHAIRMAN: That makes more sense.

11 MR. NEMECEK: Jim, you could see tell
12 when you see where the big hand is and the
13 little hand is.

14 THE CHAIRMAN: That wasn't directed to
15 me in particular, was it?

16 MR. NEMECEK: It looks really nice.

17 MR. CAMPANA: The only place right now
18 in close vicinity to this that has a clock is a
19 digital clock, so I thought doing something
20 like this would be a bit more timeless and
21 subtle.

22 THE CHAIRMAN: Yes, I agree. Good
23 choice.

24 MR. NEMECEK: Is this what it's

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1 actually going to look like, because it's a
2 pretty dramatic flip from the white to a beige
3 look? It's an approximate rendering?

4 MR. CAMPANA: Yes, it's an approximate
5 rendering. I think it's the coloration of the
6 sunset that's transforming that white brick to
7 something a bit more beige.

8 THE CHAIRMAN: Sun sets to the west,
9 by the way, which is behind this. I only know
10 because I look in that direction every night
11 when the sun goes down.

12 Can we go to the public?

13 MS. UHLE: Jim, before you do that,
14 maybe you could have both Phil and Joe indicate
15 what their final comments are.

16 THE CHAIRMAN: Yes. I'm sorry.

17 MS. UHLE: That's all right.

18 THE CHAIRMAN: Joe, let's starts with
19 you. Mr. Cermele?

20 MR. CERMELE: Good evening, everybody.
21 We actually have some very minor, minimal
22 comments at this point. It's a relatively
23 straightforward site plan as site plans go. It
24 was very complete from the onset. Thanks to

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1 Margaret. One of my first comments or my first
2 comment in my memo was related to the potential
3 need for an additional area variance for
4 parking spaces. I think the architectural
5 plans show an 8 foot 9 dimension for the width,
6 but Margaret informed me today that there is an
7 existing prior variance that had been issued
8 prior to that. So that's no longer necessary.
9 The storm water system is more than adequate.
10 We've reviewed that.

11 We have some very minor comments on
12 some of the construction details, one or two of
13 the components of it, but certainly nothing
14 complicated or insurmountable. Any
15 requirements from the Westchester County DPW
16 and the Town Highway Department for street
17 opening permits is just a matter of process
18 that the applicant will have to go through post
19 approval. Again, all the details associated
20 with those improvements, the sidewalk
21 restoration, the curb, the street pavement
22 restoration, all those details are already
23 included on the plan set. I think they have
24 everything they need to go ahead and get those

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1 permits.

2 I think the only kind of question we
3 had at this point was with regard to the site
4 lighting. As was just discussed and reviewed,
5 it is a very non overbearing lighting plan, but
6 we did just ask that the photometrics be
7 provided along with the lighting. They're only
8 proposing a few pole mounted lights with the
9 LED's that would provide any real throw of
10 light. The smaller bollard type lighting is
11 going to be a very subtle light and very
12 appropriate for the site, but we just thought
13 we would want to -- you would want to see --
14 whether the board wants to see it or you want
15 to leave it to us as a condition of approval,
16 if amenable, we would be more than willing to
17 do that just to assure there is no throw off
18 site. With the LED lighting, it's typically
19 very easy to accommodate. It is a focused
20 light, very easy to direct where you want it to
21 go. I don't envision that being a problem
22 either.

23 That's really all we had on this plan.
24 Otherwise, I think we're in very good shape.

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1 THE CHAIRMAN: Thank you. I think
2 we'll leave the photometrics to you. I would
3 love to see it, it's sort of cool, but you
4 don't have to come back with that.

5 Mr. Grealy.

6 MR. GREALY: Good evening, Mr.
7 Chairman, members of board.

8 We only had one remaining comment on
9 this, which was that a maintenance and
10 protection and traffic plan or work zone
11 traffic control plan be provided for activities
12 during construction, especially with the
13 proximity of the Waverly School. We want to
14 just, you know, make sure that that plan is
15 presented and coordinated with the Police
16 Department and with the Town during those
17 activities. That was really the only remaining
18 comment we had on this.

19 THE CHAIRMAN: That's a good point.
20 They have that parking lot in the back, so I
21 guess they'll stage from there.

22 MR. GREALY: Correct.

23 THE CHAIRMAN: Somehow they'll just
24 take deliveries over there, but, you're right,

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1 with the school and everything they'll have to
2 time it and such. Margaret has put that down,
3 and I'm going to read that as a condition of
4 approval. Margaret picked that up. Okay.
5 Thank you. Now it's to Bob to see if there's
6 anybody.

7 MS. UHLE: Now you need to open the
8 public hearing though now.

9 THE CHAIRMAN: Doesn't it remain open?

10 MS. UHLE: Yes, but I still think you
11 should acknowledge that it's open.

12 THE CHAIRMAN: The public hearing is
13 opening. I already made a motion, but we'll
14 make a motion again to open the public hearing.

15 MR. NEMECEK: Second.

16 THE CHAIRMAN: All in favor.

17 (AYE)

18 MR. TUDISCO: If there is anyone from
19 the public who would like to address the board
20 on this application, please use the raise your
21 hand feature and I will invite you to un-mute
22 yourself.

23 Mr. Chairman, at this time I don't see
24 any members of the public that are indicating

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1 they wish to address the board on this
2 application.

3 THE CHAIRMAN: Thank you. So then I
4 make a motion -- I think we're done -- I make a
5 motion to close the public hearing on this
6 application, 20-08, 291 Main Street.

7 MR. NEMECEK: Second.

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

10 THE CHAIRMAN: Any other comments,
11 guys?

12 MR. NEMECEK: I think it looks
13 terrific. It's going to really enhance that
14 corner quite a bit.

15 THE CHAIRMAN: I do too. I pass that
16 quite frequently, I think everyone is going to
17 appreciate it.

18 MR. NEMECEK: And it does look like --
19 really, you know, all the detail that went into
20 it -- it's a tight site, obviously, as it
21 exists, but it required a lot of thoughtful --
22 a lot of thought that went into this, and it
23 looks aesthetically just a whole heck of a lot
24 better than what exists there right now. So I

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1 think you did a really nice job on this.

2 THE CHAIRMAN: Very experienced
3 architect, that's what it is.

4 So then there are a couple of
5 conditions that I'm going to make before we
6 approve the application. They are, number 1,
7 Mr. Cermele is going to take care of the
8 photometrics, and number 2 and 3 --

9 MS. UHLE: Jim, do you mind if I just
10 read -- I think so that you don't miss
11 something, if you could just read the
12 conditions that are on the summary sheet
13 because that covers Joe's.

14 THE CHAIRMAN: Do you have it there?

15 MS. UHLE: Yes, I do.

16 THE CHAIRMAN: I didn't know it was
17 there. I'm going to read it.

18 Prior to issuance of building permits:

19 Number 1, the applicant shall prepare a
20 maintenance and protection of traffic plan for
21 review and approval by the Town's Traffic
22 Engineer, Fire and Police Departments, and the
23 School District to, among other things, ensure
24 that the construction activities, that is

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sidewalk closures and material deliveries,
avoid conflicts with peak school activities to
the maximum extent possible.

Number 2, the applicant shall address
all outstanding comments in the memorandum from
Kellard Sessions dated February 24th, 2020 to
the satisfaction of the Town's Engineering
Consultant.

Prior to the issuance of the CO, the
landscape architect shall provide a signed and
sealed letter to the Building and Planning
Department, certifying that the landscape plan
has been installed in accordance with the
approved plans. Any proposed changes to the
landscape plan shall be reviewed by the
landscape architect, and then approved by the
Building and Planning Department prior to
installation, and shall be documented in a
letter submitted by the landscape architect.

Those are the conditions. Gentlemen,
without further ado, I make a motion to approve
this application, 20-08, 291 Main Street,
subject to the conditions just stated.

MR. NEMECEK: Second.

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THE CHAIRMAN: All in favor.
(AYE)

THE CHAIRMAN: Congratulations, Louis.
It's very nice. Thank you.

MR. CAMPANA: Thank you for your time,
gentlemen.

MR. NEMECEK: You could put your other
hat on now.

THE CHAIRMAN: So when are they going
to be able to start as far as they get a per
met.

MR. CAMPANA: As soon as they get a
permit, yes. We're working on getting all of
that done now in terms of all the construction
details and everything and the structural work.

THE CHAIRMAN: So the next application
is 20-19, Kidz Korner, 189 Brook Street.

MS. UHLE: Jim, are you ready for them
to begin?

THE CHAIRMAN: Yes, of course.

MS. UHLE: Ivy, do you want to begin,
or I don't know who's kicking it off?

DR. RENTZ: Sorry, I was trying to
un-mute. Do you want me to share my screen

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with the plans that we submitted?

MS. UHLE: Sure. However you feel
comfortable presenting.

DR. RENTZ: Do you want to start? I
think I have you pulled up, hold on. Where do
you want me to start?

MS. BEYER: I guess we could start
with the plans. Just scroll to this. The
building plan is substantially the same as it
was before. We had to tweak it a little bit
because of some of the fire rules to make the
fire stair work in the back with the required
setbacks, and also not have too many openings
too close to property lines. Very minor
changes there.

The major change is -- if you could
just scroll down a little bit -- is that we
decided to put on a gable roof to make it a
little more attractive, and we've got these
double gables now in the front. The roof won't
be quite as high as we show here because it
turns out that the Fire Department needs the
ridge line to be 30 feet or under, and what
I've drawn here is about 34. I sent a revised

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drawing, but I didn't get that word until I
think Tuesday evening.

DR. RENTZ: I have the drawing. Do
you want me to put it, Theresa?

MS. BEYER: We don't need to do it
now. Before the end of the presentation we
might. All that happens is this roof stops
here and the slope of the roof is, you know, a
little further down, and we brought down this
little square window.

As a result of some of these
changes -- the other thing that I did, if you
could scroll back up, is I put all the
handicapped bathrooms on the first floor. That
meant that we lost a few children. So the
actual number of children that will be using
this site is a little bit fewer than what we
had presented in the last meeting. I don't
think it makes a whole lot of difference to the
drop off plans, but it would make a little bit.
Do you remember, Ivy, how many children we
lost?

DR. RENTZ: We're down to 56.

MS. BEYER: Okay. So that was from 61

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1 I think originally. That's a substantial
2 difference in terms of the drop off, you know,
3 speed.

4 I think Louise could probably speak
5 more to what we did with the landscape plan to
6 address the concerns. The main thing that you
7 were concerned about is the way the building
8 looked. The way it works is the same as
9 before. We'll see whether the ARB likes it or
10 whether we need to tweak it some more, but
11 that's the idea.

12 There's a front porch, but now the
13 second floor extends over that, and we just
14 have a little metal roof here that comes back.
15 This is more of a covered passageway than an
16 actual porch, porch.

17 DR. RENTZ: Which works better,
18 actually.

19 MS. BEYER: I think it's going to work
20 well. They could all stand there 6 feet apart.
21 Louise, did you want to address the site plan?

22 MS. GRIGG: I think at this point
23 there are very few details or changes to the
24 site plan. Can everyone here me, by the way?

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1 MR. NEMECEK: Yes.

2 MS. GRIGG: Awesome. Okay. Why don't
3 you go to the next sheet, the proposed site
4 plan. Keep going.

5 DR. RENTZ: It's taking a long time to
6 load for some reason. I don't know why. Is
7 that it?

8 MS. GRIGG: Probably. There it is.
9 There we go. We relocated the refuse,
10 recycling, and also garbage containers to the
11 back corner -- the front left side of the lot,
12 just because they were, you know, less
13 intrusive. As you pull into the lot, that's
14 not the first thing you're going to see on the
15 front right corner of the lot. They're also
16 conveniently located to be able to move to the
17 front when pickup occurs twice a week.

18 We also pulled the right curb in 3
19 feet to be co-compliant. So on both sides,
20 we're pulled in 3 feet. I don't think we
21 changed any of the landscaping at all. The
22 fence is 4 feet high to be co-compliant, so we
23 don't need a zoning variance. The lot
24 dramatically drops off from the back right

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1 corner to the back left corner. Over here the
2 retaining wall may be 2 and a half feet,
3 whereas over here it rises to 5 foot 9 or
4 something like that. The rear lot itself is
5 dramatically sloped. So things slope front to
6 back and right to left or east to west.

7 I guess in terms of changes,
8 significant changes, I don't -- correct me -- I
9 don't think we have too many at this point,
10 other than subtle corrections to the
11 architectural details. We got a double stair
12 in the back there.

13 DR. RENTZ: I think Brian is going to
14 speak for Carlito.

15 MS. GRIGG: We added a single pole
16 fixture in the front left corner of the lot.

17 DR. RENTZ: Let me move back. Hold
18 on.

19 MS. GRIGG: A single pole lighting
20 fixture right in the corner. A photometric has
21 not been undertaken, photometric study. In
22 terms of the fixtures that will be on the
23 building itself and projecting on the front and
24 rear sides of the property have not been

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1 addressed yet. Our MEP, when we bring them on
2 board, will handle that. That's Collado
3 Engineering. They typically have been handling
4 on other jobs that I have worked with them, the
5 photometric.

6 THE CHAIRMAN: We'll ask our
7 consultant to look at it once it's complete.

8 MS. GRIGG: The electrical department
9 handles that at Collado.

10 THE CHAIRMAN: Are you waiting for
11 someone to continue?

12 DR. RENTZ: Yes, Brian.

13 MR. DEMPSEY: I was just waiting for
14 Louise to finish.

15 Good evening my name is a Brian
16 Dempsey, licensed professional engineer for the
17 firm Provident Design Engineering. I'm filling
18 in for Carlito Holt, who presented last time at
19 the hearing.

20 Actually, can I --

21 DR. RENTZ: Do you want to share your
22 screen, Brian?

23 MR. DEMPSEY: Yes. Margaret, can I
24 share my screen?

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MS. UHLE: Yes. You should be able to do that under any circumstances.

MR. DEMPSEY: Did it come up?

MS. UHLE: Yes.

MR. DEMPSEY: It should be the front of the site and Brook Street. For some reason it's not showing up on mine. So we know we have comments from Phil that we have to still respond to. We were thinking we would wait until we heard from the Town Board to get any opinion from them if they were okay with the approach we were taking.

We have been going back and forth with Phil on the issues. We've submitted a traffic study which showed the project would have no traffic impact. We know the main issue was the pickup, drop off procedure. The number of students has dropped since we did the original traffic and parking study.

There also will be about 13 staff present at any one time. The staff, a portion will drive, a portion will be taking public transportation. There is a Westchester Bee Line bus stop at the intersection of Brook

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Street and 22. For the staff to park, there are two standard spaces in the building parking lot, and then one A.D.A. space. For the staff, we're looking at leasing parking or getting permit parking in one of the municipal lots around the area for staff to park as opposed to having them park on the street.

There will be, what we established on this plan, to set up a pick up drop off area where we would look to the Town to permit like a five minute parking for these spaces during the peak hours in the morning and the evening for pick up, drop off. We did an analysis of the other similar day cares that Ivy works with, and we felt that four spaces would be sufficient to handle basically all of the pick up and drop off. Pick up is the more key one. If for some reason all four spaces are taken, there is additional on-street parking that we measured, that is available that could be utilized.

Phil said he would prefer that everyone enter the site on Brook Street from the east. So anyone coming from the west,

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we'll direct them to use Summerfield, up to the 22, and then onto Brook Street, to limit people crossing Brook Street to get to the facility.

As I said, we're still working on these final details with Phil, but that's our plan.

We do show there is enough on-street parking. We went back to some older aerials pre-Covid also to see what they showed in terms of parking availability. There is actually more parking availability shown on those aerials than what we had seen when we did our measurements, which were during Covid.

From a traffic standpoint, we used the traffic volumes from the 5 Ray Place study since that was done before Covid hit, so we did have pre-Covid volumes for the traffic study.

We received a letter today from Kellard. They did not have any specific traffic comments different from what Phil asked us to look at.

DR. RENTZ: Are you done, Brian?

MR. DEMPSEY: Yes.

DR. RENTZ: I think we're done presenting, unless there's questions.

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THE CHAIRMAN: Any questions, guys, comments?

MR. NEMECEK: I don't know how much further analysis there was on the traffic flow because I believe when we met in early December, I think it was the December 3rd meeting, there was some discussion, and Carlito, I guess, was presenting for the applicant, and there was some discussion of getting accurate counts on the traffic now that DeCicco has opened to see -- because I guess there had been some estimates that were generated before the DeCicco's opened in October.

MR. DEMPSEY: We have done new counts, and we'll be submitting them with our package.

MS. UHLE: Jim, maybe before we have additional comments, both Phil and Joe could state what their comments on so there's not a lot of kind redundancy.

THE CHAIRMAN: I think we're shifting to that right now. So, Mr. Cermele, you're up.

MR. CERMELE: As was mentioned already, there hasn't been much in the way of

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changes to the site from an engineering standpoint. We do have some, I guess, construction detail related comments that are remaining, that could easily be addressed during site plan, comments related to sewer and water service connections, utilities.

I will say that the storm water management system has been designed, it's adequate, it mitigates the 100 year storm event. We have I think one very minor comment related to the construction detail for that system. But for all purposes, that storm water mitigation system is adequate for the development.

Some of the, I guess, bigger picture items, we had a question regarding the Fire Department and their determination regarding adequate access. It sounds like there's been an agreement between the applicant and the Fire Department on how to resolve that. Obviously, the plan will need to be revised to show that, and you'll want confirmation from the Fire Chief. They've addressed the comment I have in here regarding refuse containment. The site

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lighting, again, you know, whether are not the board is amenable to us handling that as a condition of an approval should it head that way, we would be willing to do it that way if the board was okay with that.

Anything related to traffic and pick up, drop off, as we indicated, we defer that to Mr. Grealy, and I'll let him take the wheel, pun intended.

MR. GREALY: Thanks, Joe. Mr. Chairman, members of the board, Philip Grealy again. Brian gave a synopsis of one of the major issues. Mr. Nemecek's comment is one of the comments we had in our previous review going back to October. We had about a dozen comments. Of those, there are several that are still outstanding. Mr. Dempsey said he will be responding to those writing. What I would like to do is just highlight probably the four biggest concerns that we had, that, you know, are really related to access, safety, and traffic and pedestrian movements in general.

Number 1 is -- and the applicant maybe can weigh in on some of these -- we had

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suggested getting some input from Westchester County, because this is a county road, Brook Street, that they're okay with, you know, the proposed access location and some of the other details, at least on a conceptual basis.

Number 2, in terms of the pick ups and drop offs -- this drawing that's up right now is actually perfect in terms of understanding this -- if I was coming from the west to either drop off my child or to pick up, we do not want anyone crossing Brook Street. So with that said, we had made some suggestions, and we would like to see this, you know, how it would actually be laid out and relayed to the parents. You have an opportunity, if you were coming from the west, to go up Summerfield Street, or you could turn onto Dunwoodie and then onto Summerfield and then up to 22, so that when you would be picking up, you will be on the correct side of Brook Street with your vehicle. So that's number 1 in terms of how that would function and how that would be relayed to the parents, because we don't want anyone crossing at a location mid block here.

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Number 2 is, at the time they did their study, as Mr. Nemecek pointed out, there were projections for the occupancy of DeCicco's, and we suggested the actual counts now that it's open. It's very critical because, as you see, the site is directly opposite Ray Place. So where the pick up and drop off would be occurring, is where we have the turning movements in and out of Ray Place. Their study showed that it would not have an impact, but again, that was based on projections. Since DeCicco's has been open and operating, we want that information so we can see how that would actually function.

The next item was relative to sight distances. Even though they won't have parents pulling in the driveway and pulling out per se, that the site distance exiting from the site for any car that is parked onsite would be adequate, and that's really something that would be discussed with the County.

Most importantly, which is what Brian talked about here in terms of his presentation, is there are spaces, these are all metered

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spaces on both sides of Brook Street in this vicinity, okay. There are no time restrictions that would be amenable to pick up and drop offs. So if people were parked at the meters at the time when somebody was either dropping off or coming to pick up, there would be a potential problem. So their plan, which is shown here, would be at those peak times that they understand are early in the morning and in the afternoon, early evening when there would be the drop offs and the pickups, to make some of these spaces controlled so that they're only available for five minutes at a time, or something of that nature, as opposed to, you know, being able to park there for two hours. That's something that the Town Board has to weigh in on. We don't know if it's something that they would accept. If it's not acceptable, we don't have a good condition here in terms of pick ups and drop offs.

I believe in the write-up, you know, they talked about the proximity of some of the other municipal lots. We do have the one municipal lot near the pharmacy, which may be

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able to be used in the morning. Anything beyond that is too far to walk. Maybe for employees they could use the municipal lot up on 22.

Really, the most critical item is the ability to somehow control these spaces so that they would be available for the pick ups and drop offs. That's really what it boils down to. Even if spaces are available in this vicinity haphazardly, that can change over time, unless there is some time of a restriction. They are metered spaces. The other commercial facilities in this vicinity, especially when things get back to even more normal, you know, we need to have an area that's available.

I understand that they will be responding to our other comments. This is the most critical, I think, in terms of functionality, and they wanted to tackle this first, but this needs input from the Town Board, whether they would even consider this.

MS. UHLE: Can I follow-up on that point? So at some point, the applicant reached

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out to me about approaching the Town Board, and I had indicated we would need a written submission or petition to the Town Board from the applicant. So they did send me a memorandum, that was copied to all of you, dated February 9th. I was initially reluctant to bring it to the Supervisor or the Town Board because I felt in reading it, that it didn't provide enough information or context for the board to be able to make much of a determination.

Understanding that the other traffic information hadn't been provided yet, and understanding that this was going to come up at the meeting, I did present it to the Supervisor, who actually spoke to me about it this morning. He indicated that he felt the Town Board would not be inclined to permit the restrictions. Without going into complete detail with some of his reasoning, he had mentioned some other businesses in the area that also open up early. I think part of the problem was not having sufficient information about -- all he was aware of is we have

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something proposed with 56 kids arriving in the morning and you're asking us to put restrictions on the parking. I think there's just not enough additional information for the board to make an informed decision. Based on the information that was presented to him, he did say he felt of Town Board would not be inclined to approve the restrictions.

THE CHAIRMAN: Thank you, Margaret. Mr. Grealy, do you have anymore?

MR. GREALY: Those were the key points. There are some other technical items that they could respond to when they respond to our October memo. Again, those were the most critical items.

THE CHAIRMAN: Understood. Thank you. So now since we're done with the consultants, this is still a public hearing, so let's see if there are any comments from the public.

MR. TUDISCO: I'm having a technical difficulty. For some reason, somebody shared their screen and when it went off, I'm not able to access the --

MS. UHLE: I can do that. If anyone

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1 want to comment on this application, just use
2 the raise hand feature, and I can acknowledge
3 you.

4 MR. TUDISCO: I'm actually going to
5 try to log out and log back in, Margaret.

6 MS. UHLE: Let's see.

7 MR. DEMPSEY: Margaret, should I stop
8 sharing?

9 MS. UHLE: See if that makes a
10 difference. It's not making a difference for
11 me, but see if that makes a difference for Rob.

12 MR. TUDISCO: Now I lost everything.

13 MR. DEMPSEY: Rob, we can see you.

14 MR. NEMECEK: Don't say anything
15 stupid, Rob.

16 MS. UHLE: While he's trying to figure
17 that out, if anybody has any comments on the
18 application, please use the raise hand
19 function. Actually, nobody is raising their
20 hand. So you would keep the public hearing
21 open -- oh, somebody just did. A couple of
22 people did. So I'm going to --

23 MR. TUDISCO: I'm back.

24 MS. UHLE: Can you see the people who

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1 have their hands raised?

2 MR. TUDISCO: Yes. There are two
3 attendees -- it says that there are two hands
4 here, but I don't see them as I scroll up.

5 MS. UHLE: I can see them. The first
6 is Frank Sweeney, so I'm allowing him to talk.
7 Go ahead, Frank. You just have to un-mute
8 yourself and identify yourself.

9 MR. NEMECEK: If I could comment
10 before that, I did want to let you know, Mr.
11 Sweeney, that Margaret shared with the members
12 of the board an e-mail that you had sent to us.
13 So I suspect we're already familiar with
14 certain of the items that I would anticipate
15 you're going to bring up.

16 MR. SWEENEY: I do appreciate that.
17 Thank you, Margaret. Good evening, board
18 members. I appreciate the opportunity to
19 address you here this evening. I just had a
20 few questions adjunctive to the ones that were
21 already submitted.

22 I would like to know how many parking
23 sites are available on site.

24 THE CHAIRMAN: How many spaces.

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1 MR. CUNNINGHAM: Two regular and a
2 handicapped is what the site plan showed.

3 THE CHAIRMAN: Thank you, Mark.

4 MR. NEMECEK: Mr. Sweeney, this is
5 Phil Nemecek again. I think I interrupted
6 before when you were coming on. The normal
7 procedure is, you identified yourself, and if
8 you're a resident, like you are, your address.

9 MR. SWEENEY: Okay. I'm sorry. It's
10 Frank Sweeney, 22 Lakeview Avenue, Scarsdale
11 New York 10583.

12 MR. NEMECEK: Terrific.

13 MR. SWEENEY: As we all know, and
14 obviously this is no secret to anybody else,
15 but not included in my memo Margaret, that
16 Brook Street is probably the number 1 east/west
17 tributary to Route 22 and to the Bronx River
18 Parkway. It's no surprise to anybody else and
19 it's no surprise to any of us here in terms of
20 the Planning Board, that north Eastchester is a
21 very, very busy area. There's no question
22 about it. I would think between the hours of
23 probably 7:30 until about 9:30, and in the
24 evening hours probably from 3:30 to possibly

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1 6:00, Route 22 feeds into Brook Street, and
2 from my estimation, I have lived here more than
3 50 years, it is a bottleneck going east and
4 going west to the Bronx River Parkway.

5 With the understanding that there's
6 going to be 13 staff members and we have 3
7 potential parking sites, 1 for handicapped and
8 2 for, I guess, the other people, I raise the
9 same concerns that the engineer raised about
10 safety. Drop off is going to be a concern. If
11 we're going down the road where the Town Board
12 is not going to consider something a little bit
13 different from the front of the building, the
14 only option left, I think, is going to be the
15 municipal parking lot, which is a half a block
16 up to drop the young children off. I think it
17 becomes a dangerous area because it is a lively
18 drop off area. I think what happens is, that
19 it's a fairly active driveway for those stores
20 on Route 22. I would like to just get a
21 flavor, what is the frontage on Brook Street
22 for the building itself?

23 THE CHAIRMAN: You're asking how many
24 feet?

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MR. SWEENEY: Yes, how many feet does it encompass? Is it a 50 foot front or 60 foot front?

MS. UHLE: The lot is 50 by 100.

MR. SWEENEY: It's 50 by 100?

MS. UHLE: Yes, I believe so. It's 5,000 square feet.

MR. NEMECEK: The lot?

MS. UHLE: The lot, yes.

MR. SWEENEY: I think if you're going to take into consideration the questions that are already proposed to Margaret and yourself already, I think there's a lot of unanswered questions here as it relates to safety, access, and the overall design of the building in terms of only having three on-site parking available. I think the staff could probably go to a municipal lot on Route 22, but it's not going to be a short walk, and it's going to be a dangerous walk crossing 22 and crossing over Brook Street, even for an adult. I think what I'm saying here is that I think we're at a stretch. If the Town is not going to come up with an alternative for the parking

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considerations and the drop off considerations -- what are the hours of operation, may I ask?

MS. UHLE: Ivy, could you answer that, what your hours of operations are?

DR. RENTZ: 7 to 6:30.

MS. UHLE: Thank you.

MR. SWEENEY: 6:30? What are the closing hours?

MR. TUDISCO: 7 to 6:30.

MR. SWEENEY: Oh, 7 to 6:30. Are the children going to be there all day, or is it going to be a part-time session for some of them?

DR. RENTZ: Do you want me to speak to this, Margaret?

MS. UHLE: Yes.

DR. RENTZ: We don't operate like a school. They don't all come at the same time, and they don't all leave at the same time.

THE CHAIRMAN: Thank you. Mr. Sweeney, back to you.

MR. SWEENEY: So then it could be conceivable that there would be more people

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waiting to come in at different times rather than in the early morning or in the late afternoon? I'm just trying to get a flavor of when the potential --

THE CHAIRMAN: It's a continuous cycle.

MR. SWEENEY: In the afternoon?

THE CHAIRMAN: Ivy, is that what you said, it's a continuous cycle, everyone doesn't come all at once?

DR. RENTZ: Yes. They drop off typically in the morning between the hours of 7 to 10, I think that's the last drop off at 10:00, and then they usually start picking up after nap somewhere between 4 and 6:30. The times are staggered. They're not all arriving at the same time.

MR. SWEENEY: The only thing is that if they're not all arriving at the same time, that creates, in my mind, another parking issue in terms of how do we get people in and out if they're all coming at different times because we don't have, as we all know, a lot of space on Brook Street. I mean, that's a given. As a

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matter of fact, even in the entire north end we don't have that much parking.

THE CHAIRMAN: So, Mr. Sweeney, we're very much aware of the operations of the pick up and the drop off and parking spots. That's our main concern also. That's what we're considering.

They did a great job fixing up the architecture, we appreciate that, but I think all of us, everyone on this call right now, are very focused on the matters you're bringing up. All of your concerns are fully regarded.

MR. SWEENEY: Thank you.

THE CHAIRMAN: We certainly appreciate the concern you've put in to give the time and write the e-mail and come on this call.

If you have any other comments, please feel free. I didn't mean to cut you off.

MR. SWEENEY: No, I do not.

THE CHAIRMAN: Great. Thank you then.

MR. NEMECEK: Thank you.

MR. TUDISCO: Mr. Chairman, there's a Michael Fasciglione with his hand raised. Mr. Fasciglione, I'm going to invite you to un-mute

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1 yourself, and just please give your name and
2 address for the record.

3 MR. FASCIGLIONE: Good evening, board
4 members. My name is Michael Fasciglione, I
5 live at 43 Woodruff Avenue, Scarsdale, New
6 York.

7 Basically, I would like to make a few
8 comments, starting with the fact that although
9 we community members, I believe, greatly
10 appreciate any improvement to the present site
11 of this piece of property, there are certainly
12 a few items that need to be addressed. I'm
13 going to mirror some of the things that Frank
14 Sweeney discussed basically with concern to the
15 parking situation. He made mention of the fact
16 that there being 13 staff members and just 3
17 parking spots, we're going to have a situation
18 where that CVS parking lot will have to be
19 used, and it will make things more difficult.

20 More importantly, I believe the pick
21 up and drop off situation is really a critical
22 situation, simply because what the builders are
23 proposing is a 5 minute pick up and drop off
24 zone area for certain hours. Now, since there

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1 is going to be staggered parking, staggered
2 arrival times, that area of pick up and drop
3 off I believe is going to be stretched anywhere
4 from 7:00 in the morning until, I would think,
5 10:00 in the morning, I would guess. You can
6 correct me. I get the feeling that since there
7 are staggered pick ups and drop offs, that area
8 is going to be extended. The fact that they
9 propose probably a five minute drop off period,
10 that's really not a very good situation, simply
11 because, as I understand it, the parent has to
12 take the child into the facility and sign in,
13 and then come back out again. I believe that
14 certainly will take more than five minutes.

15 The second item with reference to the
16 parking situation, or the drop off situation I
17 should say, is the matter of the proposal that
18 the parents will come up Summerfield, come
19 around 22, turn around and come back down Brook
20 Street. I know at the earlier meeting some
21 comments were made as to maybe they should make
22 Summerfield a one way street. That's a very
23 difficult situation. There's a lot of traffic
24 on that upper portion of Summerfield. More

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1 importantly, just taking human nature into
2 hand, I could just see most parents who are
3 coming up from the Bronx River Parkway, they're
4 in a hurry, they're 10 minutes late for their
5 job, they're going to leave the car on the
6 southern side of Brook Street and run across
7 Brook Street with that child. That's a very
8 dangerous situation. I just see a problem that
9 is just going to happen.

10 The next situation with reference to
11 the traffic in the area is the traffic study.
12 Again, I'm going to reiterate that I think we
13 have to do a new traffic study. The post Covid
14 traffic study that was made when Acme was not
15 there any longer, there was really no traffic.
16 Based upon the popularity of the DeCicco & Sons
17 market, there's a lot more traffic coming down
18 Ray Place, and I think that has to be
19 addressed.

20 Finally, the couple of comments made
21 by Mr. Grealy I think are very important. The
22 fact that metered spaces that are in front of
23 the building, which we're going to speak about
24 waiving feeding the meters at that time, it's

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1 obvious that the Town Board is really not in
2 favor of that, so I think that's an important
3 situation.

4 Basically, I'm just really concerned
5 about the parking and the traffic, and I
6 believe that it's got to be addressed. I don't
7 know whether these problems are insurmountable,
8 but they definitely need to be addressed, and I
9 think they should be looked at by the
10 Architectural Review Board very closely.

11 Thank you very much. That is
12 basically what I have to say.

13 THE CHAIRMAN: Thank you. As I said
14 to Mr. Sweeney, we're very much in agreement
15 that we are focusing on those issues.

16 MR. TUDISCO: Mr. Chairman, there is
17 Ms. Patricia Gabriele who has her hand up.

18 Ms. Gabriele, I'm going to invite you
19 to un-mute yourself. Please give your name and
20 address for the record.

21 MS. GABRIELE: Hello. My name is Pat
22 Gabriele, I live at 24 Ray Place, Scarsdale,
23 New York. I also have some concerns about the
24 parking and the traffic.

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1 What I wanted to know is, Dr. Rentz,
2 you said there's a multiple session; how many
3 children arrive at each session, just
4 approximately?

5 MS. UHLE: Ivy, you're muted.

6 DR. RENTZ: We don't operate in
7 sessions. We operate in staggered pick up and
8 drop off, so that's different.

9 MS. GABRIELE: Because of the five
10 minute time frame that you're giving everybody
11 to drop off and pick up, how many people would
12 be using, let's say -- I mean, how many people
13 would be coming about the same time?

14 DR. RENTZ: So on average we actually
15 have about three to four parents dropping off t
16 every five minute increment, which is why we
17 need the three to four parking spaces.
18 Parents, at this point, do not come into the
19 building. They call us, we know that they're
20 coming, we have the child ready by the door, we
21 scan the child. We don't use a sign in system,
22 we have an electronic system. Children are
23 clocked out as soon as they walk out the door.

24 MS. GABRIELE: That's for the pick up.

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1 What about the drop off, they don't have
2 to wait?

3 DR. RENTZ: They wait. They come to
4 the door, they do not come into the building.

5 MS. GABRIELE: So you're thinking that
6 five minutes is enough?

7 DR. RENTZ: I'm saying that five
8 minutes is what's happening now, and we have
9 more kids.

10 MS. GABRIELE: Okay. I just wanted to
11 get an idea.

12 The other question is, you're talking
13 about the fact that DeCicco has created a lot
14 more traffic, and it's very true, DeCicco has,
15 but now there's also that new building you guys
16 are proposing to allow, 5 Ray Place, which is
17 adding another bunch of traffic coming down
18 that hill. So when you do the traffic study,
19 you need to take that into account too.

20 THE CHAIRMAN: Yes, the applicant is
21 aware of that, and I think they said as they
22 move forward they're going to take both of
23 those into account in the new traffic studies.

24 MS. GABRIELE: Because I think that

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1 they're going to have a lot of need for parking
2 too, since they don't have enough parking in
3 the building, and they're probably going to use
4 some of the municipal spots too or the street
5 parking. So I just wanted to touch on that.

6 It's very crowded there, especially from 4 to
7 6:30 Brook Street is so crowded, but you guys
8 know that anyway. I just wanted to get an
9 understanding of that five minute in terms of
10 the number of people. So three or four every
11 five minutes. Thank you.

12 MS. GRIGG: There is no parking space
13 directly in front of the building in front of
14 the driveway currently. There is a parking
15 space that is just to the left of that
16 driveway. If that space could be dedicated for
17 this facility, a lot of these issues that are
18 being discussed tonight would be, you know,
19 alleviated, those concerns, what Ivy has
20 clearly identified is a staggered pick up and
21 drop off. If the current space is able -- you
22 know, if parents pull first in front of the
23 driveway and then were able to park in what is
24 now a parking space and have that dedicated to

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1 the facility, and then be able to pull out,
2 within 40 feet they could pull into the
3 facility in front of the building, and then
4 pull out without having to parallel park. As
5 long as Ivy could maintain the strict schedule
6 of pick up and drop off, I think this whole
7 thing could work.

8 It behooves the Town Board. This is
9 a, you know, public private partnership. There
10 are very limited day care facilities in the
11 community. I know when my kids were little, it
12 was a real struggle to find a great place, you
13 know, for working parents. I think the Town
14 Board needs to come to terms with addressing
15 the need for this kind of facility.

16 THE CHAIRMAN: So although I do agree
17 there is a need for this facility, I think we
18 on the Planning Board and the other boards in
19 the Town are responsible for the -- I know you
20 could advocate for the client, we have to make
21 sure that we advocate for the Town and their
22 concerns also. So there's got to be a balance
23 between the two.

24 MS. GRIGG: Ivy has been able to set

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up a staggered pick up and drop off in her other facilities, and this would be no different. Parents are assigned to a specific -- they have signed on to being able to drop off and pick up their child in a staggered manner, so that they could make the system work for everyone.

Am I right, Ivy, is that how it works, that, you know, parents have to sign on to specific times of drop off and pick up so that you don't have more than one parent arriving within a five minute duration?

DR. RENTZ: We just try to comply with whatever -- each site is a little bit different. Whatever the Town has restricted for us to comply with, we always do our best, and we include it in the contract. So parents that violate the contract are up for dismissal.

MR. NEMECEK: Can I clarify? Right now, you're operating the facility that you propose to move to Brook Street, you're operating that facility actually in the shopping center that has the DeCicco & Sons?

DR. RENTZ: Yes.

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MR. NEMECEK: In the current location, the current iteration, you have pick up and drop off at designated times for the parents?

DR. RENTZ: We're not changing anything.

MR. NEMECEK: Same thing. Okay. Okay.

DR. RENTZ: It's actually the same thing, and it's 72 kids in that same time frame. So we're coming significantly down with the number of children.

MR. CUNNINGHAM: But they do that one within the parking lot of --

DR. RENTZ: Yes, they have to do the same thing.

MR. CUNNINGHAM: It's a little different in a sense that it's fine to say, you need to be here at 7:05, and then 7:10, and then 7:15 --

DR. RENTZ: Well --

MR. CUNNINGHAM: Just let me finish. That's wonderful. So the plan is that's the way it's going to be, but we all know that -- as a few of the folks that spoke already --

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things happen; weather, late, your alarm clock didn't go off. I think it's a wonderful idea to revitalize that area, that building, but it's just not a good spot for, you know, putting 58 kids in and out of there. That's the only concern. I think it needs to be thought out some more and some other options put on the table.

MR. NEMECEK: Yes. It's 56 kids, I think.

MR. CUNNINGHAM: 56. Thank you.

DR. RENTZ: What I was saying was, when they register, they give us the time frame so that we already have a schedule that we know.

MR. CUNNINGHAM: I mean, we all live in that area, you know, we --

DR. RENTZ: The reason I'm saying that, Mr. Cunningham, if you give me a chance, is that I've been there 10 years. This is not like a 1 year kind of -- we got a good tracking of 10 years of dropping off children.

MR. CUNNINGHAM: In a parking lot, though. In a big parking lot.

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DR. RENTZ: It's the same thing. The parking lot --

MR. CAMPANA: I think what would be helpful to the board and the consultants and also the Town Board, would be sort of the staggered drop off schedule actually written, something concrete we could look at to make that determination because there's a 3 hour slot of time that 56 kids are dropped off on a main road. I just think if it's a written down, show the duration, total duration, I know it's 3 hours but it could be less, but it's hard for us to see that without that information.

MS. UHLE: Could I just say two things very quickly?

One, I do think some of that information was attached to the memo that was provided, the February 9th memo.

The other thing is, let's make sure that the person that had spoken during the public hearing, that she's done. Let's let her finish up, and then when she's finished, we can come back to the board.

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1 Patricia, did you have additional
2 comments?

3 MR. TUDISCO: She's muted right now.
4 She had finished --

5 MS. UHLE: Her hand is still up, so we
6 need to know.

7 MS. GABRIELE: I do have something to
8 say.

9 THE CHAIRMAN: I'm sorry, we didn't
10 mean to cut you off.

11 MS. GABRIELE: That's okay. I think I
12 did finish. I just want to comment on
13 something that Dr. Rentz said.

14 You might have been in that parking
15 lot where DeCicco & Sons is currently, but I
16 noticed that since DeCicco & Sons is there, and
17 their parking lot is much fuller than it used
18 to be with Acme, there's always a double parked
19 car, right, there's a car always parked at the
20 curb right in front of where your building is.
21 So people are dropping off, and they're not
22 actually parking in the parking lot. I'm
23 always walking around a car that's parked
24 there.

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1 DR. RENTZ: You're actually right, but
2 they're not from my facility. It's for the
3 physical therapy facility. It's not from me.

4 MS. GABRIELE: The other comment I
5 just want to say is, I think it's unfair to the
6 other businesses that are there, that you're
7 taking up these four spots for your use 7 to 10
8 and 4 to 6:30. They have been there very long,
9 and they had to have their customers, you know,
10 find spots, and now you're taking four spots
11 from them at two different times of the day. I
12 don't know if it's really fair.

13 THE CHAIRMAN: That's not really a
14 question you should be putting to Ivy.

15 MS. GABRIELE: No, no, I'm making a
16 comment to you, not to Ivy.

17 THE CHAIRMAN: We're really aware of
18 that.

19 MS. GRIGG: May I jump in? There's no
20 spot in front of Ivy's driveway. There is no
21 parking space in front of Ivy's driveway. So
22 we're only talking about taking one current
23 metered space in front just to the west of the
24 driveway and dedicating that on a twice a day

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1 basis for no parking. There would be parking
2 from 10 to 3 there, 15 minute parking, and
3 after that there would be 5 minute parking for
4 use of the facility.

5 MS. UHLE: Actually, you're speaking
6 about three spaces, not just one space. Also,
7 I think we need to defer some of these parking
8 and traffic issues to the parking and traffic
9 engineers that we have on board here. I think
10 we understand what the issue is with regard to
11 the concerns about the spots in front. As I
12 said, with regard to the Town Board, the
13 intuitive response was, we're not inclined to
14 consider this, but I think part of intuitive
15 response was a lack of additional context or
16 information. That's not to say you can't
17 approach the Town Board again.

18 One thing that I did want to say, Phil
19 had written his memorandum on October 13th,
20 then we had a staff and consultant Zoom meeting
21 in November, and then we met at the December
22 meeting and discussed a lot of those traffic
23 and parking issues. Unfortunately, they're all
24 very interrelated, so I think we have two

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1 issues right now. The Planning Board does not
2 have enough information with regard to
3 potential impacts of traffic and parking, or
4 enough information to ensure that they believe
5 children can be dropped off safely in order to
6 make a SEQRA determination. They had initially
7 indicated their intent to be lead agency. I've
8 talked to the Chairman about that and they may
9 reconsider that.

10 Unfortunately, even though I
11 understand why you were anxious to get the
12 information from the Town Board, and that is a
13 critical factor, I think it's so interrelated
14 with those other traffic and parking issues,
15 that you really have to respond to those
16 comments from that October 13th meeting, both
17 from a SEQRA perspective and because it helps
18 make your argument otherwise as well.

19 MR. DEMPSEY: We'll submit that to
20 Phil with the DeCicco's counts.

21 MR. NEMECEK: If I could comment as
22 well. I think it was Mr. Fasciglione I believe
23 erroneously made a comment about the
24 Architectural Review Board, I know we've heard

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1 a lot about the Town Board having to address
2 issues of parking, our board, the Planning
3 Board, is charged with certain tasks, and then
4 we also have potentially the Zoning Board of
5 Appeals which would have to consider and grant
6 variances in order for all of this to work.
7 It's a bit of a juggling act we have, and this
8 Planning Board is limited in the scope of its
9 review. We can do certain things and look at
10 certain considerations in an application, but
11 as we've tried to make clear, there are several
12 other boards involved in making this happen. I
13 wanted to make that point.

14 THE CHAIRMAN: Which leads to where
15 I'm going now because, as Margaret put forth,
16 there's a lot of information that we just
17 haven't gotten yet. We requested it on several
18 occasions and haven't gotten it. Rather than
19 continue to ask and then come back to the next
20 meeting and still going through it, I think,
21 and Margaret and I have discussed this and I'm
22 about to read a statement, we think at this
23 point it's probably a better idea to move this
24 application to the Zoning Board and let them

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1 start weighing in on it, rather than waiting
2 here for another month or two to get it a
3 little better and then bring it to the Zoning
4 Board.

5 That being said -- Robert, by the way,
6 excuse me, is there anyone else with comments?

7 MR. TUDISCO: No, there are no raised
8 at this time.

9 THE CHAIRMAN: Thank you. We're going
10 to leave the public hearing open and if there's
11 no other comments from us --

12 MR. TUDISCO: Excuse me, Mr. Chairman,
13 just as we said that, a hand went up.

14 THE CHAIRMAN: Hold what I was saying
15 in your mind and let's go to this person.

16 MR. TUDISCO: Okay. Mr. Fioravanti,
17 I'm going to invite you to un-mute yourself.
18 Please identify yourself and -- we lost him.
19 Maybe it was a mistake.

20 MS. UHLE: There he is. He's back.

21 MR. TUDISCO: He's moving around.

22 MR. FIORAVANTI: Margaret?

23 MS. UHLE: Yes.

24 MR. FIORAVANTI: Can you guys hear me?

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1 MS. UHLE: Yes, we can.

2 MR. FIORAVANTI: Hello, Margaret.

3 Good evening to the board. I just got a couple
4 of comments. I'm not going to take up --

5 MR. NEMECEK: Can you identify
6 yourself first?

7 MR. FIORAVANTI: Yes. My mother is a
8 resident at 24 Ray Place for 30 years. I've
9 lived there for quite some time. I don't live
10 here now, but I do live in Eastchester close
11 by.

12 There's two things here. I don't know
13 if you guys know Ray Place, but, you know, just
14 this last six weeks we went through a lot of
15 snow storms, on Ray Place, the hill, when it
16 snows, it gets very icy, slippery. I've had
17 times over the years when I've lived here, if I
18 try to go down the hill, my car would slide
19 directly into Brook Street. It's very
20 dangerous. So I have to shoot my car up the
21 hill to go up to where Acme or DeCicco's is,
22 that lot. It is a very, very dangerous hill
23 here. This is one of the highest points
24 probably in Eastchester, you know, one of the

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1 higher points, you know, in probably in
2 mid-Westchester here. I'm just giving you a
3 little background of somebody who lives
4 directly here in the area. If this applicant
5 was putting in a single family house or, you
6 know, a multifamily house, this wouldn't really
7 be an issue, but because of the 5 Ray Place
8 proposal, you know, you're going to have two
9 different projects going on at the same time,
10 which there will probably be construction crews
11 coming into the area at the same time jamming
12 up traffic on Brook Street and Ray Place.

13 Since DeCicco's has been put in, I
14 seen a couple of times trucks have been stuck
15 on the hill. They cannot get up the hill. I
16 have photos of that. When you're going down
17 Ray Place, sometimes if there's a car parked
18 right at the end, the very end and you're
19 looking left and there's a car parked in that
20 first spot, it's a very tough blind spot there.
21 You cannot see any cars coming up Brook Street
22 going to 22. It's very dangerous. If you guys
23 go through with this project and you do 5 Ray
24 Place, you may have to put a stoplight there,

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1 especially if you're going to have little kids.
 2 No disrespect to the applicant, my wife was in
 3 the school system for many years, having a
 4 place for kids is a very good thing, but I
 5 think, as one of the board members said, this
 6 spot is the wrong location to have this school,
 7 only because of the amount of kids and the
 8 amount of people dropping off and being picked
 9 up and not enough room to maneuver cars.

10 Plus, I have to tell you something
 11 too, on Brook Street there are cars that speed
 12 up the hill around the corner going to 22.
 13 It's like they're trying to get to the light
 14 and beat the light. A lot of times the cars
 15 are speeding up and down that street. So
 16 you're going to have a lot of kids being
 17 dropped off, more traffic coming down from
 18 DeCicco's, you're going to have Ray Place,
 19 you're going to have more traffic coming up and
 20 down. I just think this is a bad location for
 21 this site.

22 Also, in addition as well, because of
 23 5 Ray Place, I, myself, petitioned -- I have
 24 200 petitions of taxpayers that are opposed to

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1 that site being constructed. I went around for
 2 days to many homes around the area. They were
 3 not happy about that future proposal. So if
 4 you're going to launch in this area another
 5 project that's going to have more input, more
 6 traffic and more construction going on at the
 7 same time, you know, you guys also have to be
 8 aware there are people that live around here
 9 that pay high taxes that are unhappy with this
 10 type of stuff going on here.

11 Just to let you know, that's my input.
 12 I think this is a wrong -- I think she has a
 13 great idea to put a -- I think -- I
 14 absolutely -- day care is a big plus, we need
 15 it, but that location is not a good location
 16 for this. I would say anywhere else would be
 17 perfect. That's about it, gentlemen and
 18 ladies. Thank you, Margaret.

19 MR. NEMECEK: Mr. Fioravanti, could
 20 you state your address for the record as well.

21 MR. FIORAVANTI: 24 Ray Place,
 22 Scarsdale, New York.

23 MR. NEMECEK: I thought you said that
 24 was your mother's.

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1 MR. FIORAVANTI: I'm at 7 Dunwoodie
 2 Street.

3 MR. NEMECEK: There you go.

4 MR. FIORAVANTI: Down the street.
 5 Thank you.

6 MR. NEMECEK: Thank you.

7 THE CHAIRMAN: Thank you for the
 8 comments.

9 So no one else, right, Robert?

10 MR. TUDISCO: I do not see any -- Mr.
 11 Fioravanti's hand just went up again.

12 MR. FIORAVANTI: I'm sorry about that.

13 THE CHAIRMAN: As I was saying, we
 14 think that at this point rather than continue
 15 the back and forth with the applicant, we would
 16 like to move this forward to the Zoning Board.
 17 Unless there's any other comments from the
 18 applicant, I'm going to read a statement that
 19 sort of explains our thought process. I,
 20 personally, share a lot of concerns about the
 21 drop off and pick up and the parking,
 22 everything that's being said, and I think I
 23 probably reflect everyone on the board, we also
 24 have the same concerns. So somehow that has to

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1 be worked through or whatever needs to be done.

2 The board believes the applicant has
 3 been responsive to concerns regarding storm
 4 water and site engineering issues, as well as
 5 the architectural character of the building.
 6 We appreciate what you did. We think it looks
 7 very handsome now. This issue has been
 8 sufficiently addressed. To the extent that
 9 there are any outstanding details, they will be
 10 deferred to the final site plan review.

11 However, the board still has
 12 significant concerns regarding the impact of
 13 the project on traffic and parking conditions
 14 in the area. The board has not yet been
 15 provided with the information requested in the
 16 October 13, 2020 memo from the Town's traffic
 17 engineer, and reiterated by this board at the
 18 December 3, 2020 meeting.

19 We also haven't been provided with
 20 sufficient information to ensure that all the
 21 children can be dropped off safely at the
 22 proposed center.

23 Further, the Town Supervisor has
 24 indicated that the Town Board would not be

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1 inclined to permit the proposed parking
2 restrictions on the three existing spaces in
3 front of the site.

4 Rather than proceed with the
5 coordinated SEQRA review at this time, we will
6 forward the application to the ZBA for an
7 uncoordinated SEQRA review and for
8 consideration of the proposed area variances.

9 In making this referral, the Planning Board
10 will make strong note of its concerns regarding
11 potential adverse impacts to traffic and
12 parking conditions in the area, and the
13 applicant's ability to ensure safe conditions
14 for the children to be dropped off.

15 That being said, I make a motion to
16 refer this application to the ZBA for
17 uncoordinated SEQRA review of the application
18 and for consideration of the proposed area
19 variances.

20 MR. NEMECEK: Second.

21 THE CHAIRMAN: All in favor.

22 (AYE)

23 MS. UHLE: I just want to ask the
24 applicant, do you understand what the process

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1 is now? You'll be going to the Zoning Board.
2 You'll still have to present issues related to
3 the storm water management, the proposed
4 architecture, but you've gotten those in pretty
5 good shape. The primary concerns are going to
6 be the traffic, the parking, and the drop off.

7 THE CHAIRMAN: Nothing has really
8 changed, except you're going in front of the
9 Zoning Board.

10 MS. UHLE: Continuing the process
11 there.

12 THE CHAIRMAN: We just sort of felt
13 rather than delay you more and then you go to
14 the Zoning Board, now would be the best time
15 for you to move to them and present the
16 application.

17 DR. RENTZ: I understand.

18 THE CHAIRMAN: See what they say, and
19 then when they're done, come back to us.

20 MR. NEMECEK: You're going to need the
21 variances to move forward.

22 THE CHAIRMAN: What's the process for
23 getting a more definite response from the Town
24 Board; does it come up at a meeting or do they

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1 continue writing memos?

2 MS. UHLE: Well, I think that the
3 applicant would need to make a petition to the
4 Town Board. Again, kind of elaborate on what
5 was already presented, but I think some of the
6 other supporting material would be very helpful
7 and a better description of how this all
8 functions and operates so that the board has a
9 comfort level with it. I think what Supervisor
10 Colavita said was similar to what some of the
11 residents said, the meters, if they're
12 dedicated for short term parking, that will
13 negatively impact some of the other businesses
14 on the road based on their operating hours.
15 None of that information was provided here, so
16 I don't know if that's just an intuitive
17 response or if that's actual reality that some
18 businesses open up early and rely on those
19 spaces, that kind of thing.

20 So I think it would be to kind of make
21 an additional submission that provides more
22 information about -- that really is an advocate
23 for the application for them to consider.

24 THE CHAIRMAN: It's a parallel pass to
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1 what you're going to do.

2 MS. UHLE: Yes.

3 THE CHAIRMAN: Okay. Thank you very
4 much.

5 MR. CUNNINGHAM: Thank you.

6 MR. NEMECEK: Thank you.

7 THE CHAIRMAN: So the next
8 application --

9 MS. BEYER: Thank you, everyone.

10 Thank you for your service.

11 THE CHAIRMAN: Thank you for thanking
12 us.

13 MR. CUNNINGHAM: You're welcome.

14 THE CHAIRMAN: Have a good night now.

15 The next application is one that's near and
16 dear to me because I'm an ICS parishioner, as
17 is Mr. Nemecek for his whole life, Application
18 20-37, ICC ArchCare, 265 White Plains Road.

19 MS. UHLE: Do you have everybody
20 there? Good evening.

21 MR. ZARIN: Good evening, everyone.

22 My name is Michael Zarin from the law firm of
23 Zarin & Steinmetz, Mr. Chairman, members of the
24 board, and your very preeminent consultants and

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1 staff. I represent ArchCare and the parish,
2 Immaculate Conception and Assumption of Our
3 Lady, in connection with their joint
4 application seeking site plan approval to
5 rehabilitate and repurpose the former convent
6 building on the parish's campus to provide 10
7 residential units for high functioning
8 individuals with autism. It's to be known as
9 the ArchCare Saint Frances Cabrini Apartments
10 at the Immaculate Conception Church.

11 I'm joined tonight by Saky Yakas, the
12 architect; William Snyder, PS & S the engineer;
13 and Father Sorgie possibly. He's there in
14 name, I'm not sure in person.

15 MR. NEMECEK: If Father Sorgie passes
16 up the opportunity to be heard, I will be
17 surprised.

18 THE CHAIRMAN: I was trying not to
19 make that comment because that's just going to
20 encourage him to speak.

21 MR. NEMECEK: Could I just stop there,
22 go right to the vote?

23 MR. ZARIN: If I can, I would like to
24 share my screen while I just describe to some

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1 of you that are not familiar --

2 FATHER SORGIE: I want you to know
3 that I heard that comment.

4 MR. NEMECEK: All is forgiven, it's
5 the Lenten season.

6 FATHER SORGIE: It's early in Lent, 40
7 days and 40 nights. God bless you all.

8 THE CHAIRMAN: We're looking to hear
9 from you, Father, but maybe at the end.

10 MR. ZARIN: Your board had your
11 chance. All right, if I can, please.

12 THE CHAIRMAN: Please do.

13 MR. ZARIN: I don't know if everybody
14 can see the photos, but this is the convent
15 building. It consists of about 1.98 acres of
16 the 11.65 acre campus. This building over the
17 years was occupied by 28 nuns, but it has been
18 vacant since 2012 due to significant water
19 damage. ArchCare, in conjunction with the
20 parish -- ArchCare is the healthcare system or
21 arm of the Archdiocese which provides
22 healthcare services to the communities of the
23 Archdiocese -- they have joined together to
24 repurpose this building as a residential

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1 service and staff support for up to 10 high
2 functioning individuals with autism over the
3 age of 21. The majority of the tenants or
4 residents will likely be from many families of
5 the parish congregant. This is a demographic
6 that is in need of these types of facilities.

7 There's a growing need for this type of
8 apartment for adults with autism giving them an
9 opportunity to live independently. It will be
10 10 residential units, including 9 studios for
11 the tenants, and a one bedroom apartment to be
12 occupied by an on-site coordinator. There will
13 also be some common space -- I just want to
14 make sure I have the whole thing -- common
15 space and social activities and dining.

16 There will be very little work on the
17 exterior. Most of it will be predominantly
18 internal to building and just renovation,
19 rehabilitation, except for 10 spaces, 10
20 parking spaces that will be built on the site,
21 and I'll turn to the site plan in a moment.

22 Traffic will be extremely low. Most
23 of the residents will take public
24 transportation. The bus stop is right there,

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1 also Metro-North. Many of them will go to jobs
2 or school. None of them, or very few, if any,
3 will have cars. They don't have cars. The
4 traffic may be five cars a day. The reason
5 they put 10 spaces was just at times where you
6 may have family visiting, that was the maximum
7 number that possibly typical attends. The
8 ArchCare has a facility in Staten island almost
9 exactly the same, and they pretty much
10 understand the operation.

11 Storm water, there will be a new
12 driveway where they'll drain most of the storm
13 water into existing trench drains and
14 underground filtrations, and then the remainder
15 of the site will drain to a series of proposed
16 catch basins within the parking area, which
17 will ultimately discharge to a newly proposed
18 underground infiltration. Again, most of the
19 work will occur in the interior, except for
20 what I just mentioned.

21 Let me just open up the site plan.
22 This is the site plan. Again, the front cover
23 sheet you could see the driveway coming off of
24 Midland Avenue, the additional parking. This

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1 is an existing driveway that comes off Midland
2 Avenue, the parking and the existing building.
3 There will be a retaining wall in this area
4 with just some fencing, a small retaining wall,
5 and a little bit of retaining wall in this
6 area.

7 We've been before the ZBA and received
8 unanimous approval for the special permit. We
9 did confer with staff during the ZBA process
10 and made a number of changes in respect to
11 comments, including confirming with Captain
12 Pintavalle, it's going to be fully sprinkled.
13 The driveway will be expanded to 26 feet for
14 fire access. The building is also accessible
15 from three sides for fire access.

16 We did receive two comment letters,
17 one from Maser Consulting, obviously from Phil
18 on the traffic, and one from Kellard Sessions,
19 Joe Cermele, on the engineering. We received
20 those some time in February, mid February, and
21 we immediately went back and made some of the
22 changes. I think most of the comments, as
23 you've probably seen, deal with construction
24 and technical aspects, and we did submit an

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1 updated plan set to Margaret's office, that I
2 think was distributed both to the consultants
3 and perhaps yourself.

4 Most of it, if I just go down a quick
5 list, was including an existing conditions and
6 removal plan and tree inventory, include both
7 zoning compliance table, exhibit for the snow
8 storage removal, show notes on the heights on
9 some of the fencing, that 4 foot fencing on top
10 of the walls that I mentioned. Should I expand
11 this probably just to give you -- here we go.
12 So we gave plans on the wall area. There was a
13 comment asking for a driveway profile, which we
14 submitted. Did some updating on some of the
15 water quality calculations, added a footing
16 drain to the grading plans, a drainage swale to
17 the grading plans. We need to confirm the
18 design information on some of the storm water
19 calculations, which we'll be working with Joe
20 on, and going out and testing for the
21 infiltration basins.

22 As I mentioned, there was some
23 miscommunication on our part. We didn't show
24 the driveway widened to 26 feet throughout, but

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1 we submitted a new plan set that includes all
2 of these, as well as a stop bar and stop sign
3 at the junction of the driveway with Midland
4 Avenue.

5 One area that we are working on per
6 Phil Grealy's memo is, we're looking at the
7 site distance -- Phil raised that -- at the
8 driveway connection with Midland Avenue.
9 Again, very, very light traffic, but Phil asked
10 us to study the site distance and provide some
11 information, so we're doing aerials and site
12 triangles, and we will provide that with
13 respect to any of the vegetation or, you know,
14 roadside vegetation or anything else that might
15 hinder the site distance.

16 I think, otherwise, we've responded to
17 most of the comments that were provided, hoping
18 that for any of the outstanding issues they can
19 possibly be conditions to our approval if there
20 are any. Obviously, we are anxious to proceed,
21 and I'll leave it to your questions at this
22 point.

23 THE CHAIRMAN: Thank you. Are there
24 any other people presenting from --

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1 MR. ZARIN: I think for now that
2 pretty much summarizes it. Everyone is here to
3 answer any specific questions that you might
4 have. Do you want me to leave this up?

5 THE CHAIRMAN: Yes, please leave it up
6 in case we have any questions. The driveway,
7 it's going to stay as is; it's the proper width
8 right now?

9 MR. ZARIN: It's going to be expanded,
10 Mr. Chairman. It's 24 feet at the existing
11 portion, and we're going to expand both the
12 existing portion and the new portion to
13 26 feet. That was a request of the Captain for
14 fire truck access.

15 MS. UHLE: It's as shown in this plan,
16 though. So this plan is not going to change.
17 The plan is showing the 26 feet.

18 THE CHAIRMAN: I see. Right. The
19 Fire Department has responded, obviously?

20 MS. UHLE: Yes.

21 THE CHAIRMAN: How do they fight the
22 fire; is there a hydrant somewhere nearby?

23 MS. UHLE: They did review the plan
24 and indicated that the applicant did not need

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1 to install a fire hydrant. They did not
2 explain to me how they otherwise fight the
3 fires though.

4 THE CHAIRMAN: I'm just sort of
5 curious. There must be a hydrant somewhere.

6 MR. ZARIN: It is fully sprinkled or
7 will be fully sprinkled. Bill, do you know if
8 there's a fire hydrant or the location? There
9 must be.

10 MS. UHLE: There must be one close
11 because they were told they did not require one
12 on the proposed drive.

13 MR. SNYDER: I don't know of one
14 nearby. I don't know if Fred does. Fred is on
15 the phone as well.

16 MR. NEMECEK: I know we approved a gym
17 not that many years ago -- it probably already
18 is a number of years ago -- within the last
19 11 years that I've been on the board, and
20 there's a school there as well, and the convent
21 was occupied by a number of nuns -- I did go to
22 Immaculate Conception School many, many years
23 ago and I think I was in the convent one time
24 when it was used as a convent -- I would think

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1 that these are probably issues -- I would be
2 surprised if there was not a hydrant somewhere
3 around there.

4 MR. ZARIN: It was occupied until
5 2012.

6 MR. CUNNINGHAM: You said that the new
7 building would be sprinklered?

8 MR. ZARIN: Yes.

9 MR. CUNNINGHAM: Okay.

10 MR. ZARIN: I mean, we had several
11 meetings with the Captain and consultations, so
12 it was vetted.

13 MR. CUNNINGHAM: Okay.

14 THE CHAIRMAN: As far as the parking
15 spots, you said they're highly functioning
16 residents but they don't really drive, so --

17 MR. ZARIN: They don't drive, Mr.
18 Chairman.

19 THE CHAIRMAN: So if they have to go
20 to Metro-North or go anywhere, they walk or get
21 picked up and dropped off?

22 MR. ZARIN: Right. The bus stops
23 right on Midland here.

24 THE CHAIRMAN: As far as the

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1 architecture of the building, that's not really
2 part of the application since really -- I'm
3 just asking -- it can't be seen from the
4 street; right?

5 MR. ZARIN: And, Mr. Chairman, it's
6 pretty much the repurposing of -- there's not
7 going to be a lot of new architecture.

8 THE CHAIRMAN: It's a beautiful
9 building.

10 MR. ZARIN: It really is.

11 THE CHAIRMAN: The picture is a little
12 bit sad in that it's been empty for so long,
13 but in a way it's also nice to see it's being
14 used for such a great purpose. The sisters
15 aren't there, but the building is being used.

16 MR. NEMECEK: Is the parking, the
17 newly constructed parking, to be dedicated
18 exclusively to the use of the facility here,
19 the ArchCare facility? I could see how close
20 it is to the gym, I would think that -- I know
21 it's probably easier to get to the gym from
22 here than it would be from the upper lot.

23 MR. ZARIN: We don't have any type of
24 restrictive covenant per se, but I'm pretty

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1 sure it is going to be dedicated. I just don't
2 know how they're going to enforce that. I know
3 there is going to be fencing there on top of
4 the retaining wall, so there will be a physical
5 divide.

6 THE CHAIRMAN: Great. So we have to
7 do a public hearing, but I think someone on the
8 call who is also an applicant, Father Sorgie,
9 if you would like to say anything if you're
10 still there.

11 FATHER SORGIE: I am here. The only
12 thing I would say is, that it is not easier to
13 get from those spots to the gym. You would
14 have to go over hill and dale. It's still
15 easier to park in the upper lot, and they will
16 be exclusive to this use of the repurposed
17 convent for young people with autism. I'm
18 excited with the Chairman to see a beautiful
19 building that was 100 years housing our
20 sisters, now used for this underserved
21 population. I couldn't think of a better
22 mission to go with our many other missions at
23 Immaculate Conception and Assumption. That's
24 all I have to say. I am very proud of the team

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that was gathered from ArchCare to do this.

THE CHAIRMAN: Thank you, Father.

Thank you from the whole community.

FATHER SORGIE: You're welcome.

THE CHAIRMAN: Someone has some background there. Okay, cool. If there are no other comments, we'll do a public hearing and see if there's anything.

So then I make a motion to open the public hearing on this application --

MR. NEMECEK: Jim, do we want to hear from our own consultants?

THE CHAIRMAN: Good point. Margaret usually tells me that. Joe, do you have anything?

MR. ZARIN: Shall I drop the share here?

MS. UHLE: I think it's good to see, actually.

THE CHAIRMAN: Joe doesn't have anything to show.

MR. NEMECEK: I don't think he meant that as an insult, Joe.

MR. CERMELE: Michael is doing a fine

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job. As Mr. Zarin already stated, he's run through a majority of my memo already, I don't think we need to repeat everything that has been said. We did receive today, the resubmitted plan set and revised storm water report. Obviously, we haven't had the opportunity to go through it yet, so we would obviously need to do that.

Majority of our comments were storm water related. We would like to witness some soil testing out there just to be sure that the soil are adequate for the proposed infiltration system. As Michael stated, some additional information on the existing system on how that works and how it will be incorporated into the proposed system just to ensure that we've got the level of protection that the Town needs here.

I think the other kind of more important component for us would be the construction of the retaining wall along the -- I think it's the south side, the right side of the driveway, the longer wall there. That gets upwards of about 10 feet in height. Just

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behind it is a sewer main line that serves I believe the gym and the school. Obviously, we just want to make sure that whatever construction details and protection measures are in place to ensure that that line remains active and isn't compromised during construction.

There are some other minor details or comments that I'm sure will be easily addressed, if not already, once we have the opportunity to look at it.

In the prior submission, although our memo didn't discuss it, it's nice to see that the widening of the driveway has been extended all the way out to Midland, as requested by the Fire Department.

Looking forward to reviewing the plans, and continuing to work with the applicant to get through the remaining items here.

THE CHAIRMAN: Great. Thank you. Mr. Grealy.

MR. GREALY: Good evening, Mr. Chairman, again, and members of the board.

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Just to follow-up with Joe's comments, I think Mr. Zarin did a good summary of addressing the concerns that we had. The biggest item was really the sight distances. The previous plan kept the lower portion of the driveway only at 20 feet in width, so this revised plan with the 26 feet addresses our major concern. It's not a high traffic generator, so if they address the sight distance, the only other item is -- and this was really more of concern when we only had a 20 foot wide driveway -- the pedestrian movements from Midland Avenue into the facility. We understood that many of the residents here would use the public transportation, so they would be walking in the driveway. As you can see on this plan, there is no sidewalk along this area. It's not going to be high traffic area, so, you know, the pedestrians, the residents and anyone else here could walk in the roadway. It was more of a concern when it was only 20 feet in width on the previous plan, but I think that's something that the board still should consider.

I did not look at the lighting plan,

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<p style="text-align: right;">101</p> <p>1 EASTCHESTER PLANNING BOARD - 2/25/21</p> <p>2 but if there are going to be pedestrians</p> <p>3 there -- and I think the 26 foot width</p> <p>4 addresses the fire concerns, but is adequate</p> <p>5 for the amount of traffic to also handle</p> <p>6 pedestrians, but make sure that the lighting in</p> <p>7 that area is good.</p> <p>8 The other items he's already</p> <p>9 addressed. If they can just demonstrate the</p> <p>10 clearing for the site lines. There is a lot of</p> <p>11 vegetation along that area and some parking and</p> <p>12 you have the curves, so I think if they can</p> <p>13 address that, that will be fine. That's pretty</p> <p>14 much it.</p> <p>15 THE CHAIRMAN: I think you also noted</p> <p>16 that they should put a stop sign at the end of</p> <p>17 the driveway.</p> <p>18 MR. GREALY: They've already added</p> <p>19 that to the plan. This revised plan does</p> <p>20 reflect that already.</p> <p>21 THE CHAIRMAN: That's great. And what</p> <p>22 you said about the lighting, that should be</p> <p>23 looked at also. For sure we will. Okay.</p> <p>24 Thank you, Doctor.</p> <p>25 So then we'll go to the public</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">103</p> <p>1 EASTCHESTER PLANNING BOARD - 2/25/21</p> <p>2 materials -- and that is, I know the Immaculate</p> <p>3 Conception Church property straddles the</p> <p>4 Eastchester/Tuckahoe border, I think the church</p> <p>5 is entirely within Tuckahoe, I know the</p> <p>6 Eastchester Planning Board approved the</p> <p>7 building of the gym, which I believe is</p> <p>8 entirely within Eastchester, where does -- and</p> <p>9 I would imagine some of the driveway here must</p> <p>10 be in Eastchester -- the building itself, is</p> <p>11 that wholly within Eastchester, partly within</p> <p>12 Eastchester and, if so, are there</p> <p>13 considerations that we, as a board, we, as a</p> <p>14 Town, need to be discussing with our little</p> <p>15 brother Tuckahoe?</p> <p>16 MS. UHLE: I'm going to answer that.</p> <p>17 It's fully within the town of Eastchester. If</p> <p>18 it were in the Village of Tuckahoe, we would</p> <p>19 have coordinated with the Village of Tuckahoe.</p> <p>20 Even if the building were in the Village of</p> <p>21 Tuckahoe, the Zoning Board would not have had</p> <p>22 the authority to grant the special permit. We</p> <p>23 do try to ensure that the projects you evaluate</p> <p>24 are actually in the town of Eastchester.</p> <p>25 MR. NEMECEK: It must be close,</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">102</p> <p>1 EASTCHESTER PLANNING BOARD - 2/25/21</p> <p>2 hearing. So then I make a motion to open the</p> <p>3 public hearing on Application 20-37, ICC</p> <p>4 ArchCare, 265 White Plains Road.</p> <p>5 MR. NEMECEK: Second.</p> <p>6 THE CHAIRMAN: All in favor.</p> <p>7 (AYE)</p> <p>8 MR. TUDISCO: Mr. Chairman, I do see a</p> <p>9 hand. Mr. Forgione, I'm going to invite you to</p> <p>10 un-mute yourself. When I do, please un-mute</p> <p>11 your mic and identify yourself to the board. I</p> <p>12 no longer see him.</p> <p>13 MS. UHLE: He is on the list, but he</p> <p>14 does not have his hand raised any longer.</p> <p>15 MR. TUDISCO: Correct. If there is</p> <p>16 anybody that wishes to address the board,</p> <p>17 please place your hand up in the queue and I</p> <p>18 will invite you to un-mute yourself.</p> <p>19 Mr. Chairman, I do not see any hands</p> <p>20 raised, which would indicate there are no</p> <p>21 members of the public wishing to address the</p> <p>22 board at this time.</p> <p>23 THE CHAIRMAN: Thank you, Mr. Tudisco.</p> <p>24 MR. NEMECEK: I have a question -- and</p> <p>25 I'm not certain if this was in any of the</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">104</p> <p>1 EASTCHESTER PLANNING BOARD - 2/25/21</p> <p>2 though, because I think the church is entirely</p> <p>3 in Tuckahoe.</p> <p>4 MS. UHLE: The school is entirely</p> <p>5 within Eastchester, and then the church is</p> <p>6 within Tuckahoe. I'm looking at the tax parcel</p> <p>7 maps right now.</p> <p>8 THE CHAIRMAN: Is it? I never knew</p> <p>9 that.</p> <p>10 MR. NEMECEK: Margaret, that was just</p> <p>11 a trick question and you passed.</p> <p>12 MS. UHLE: I'm slightly offended, but</p> <p>13 that's okay.</p> <p>14 MR. NEMECEK: I'm curious. I have a</p> <p>15 curious mind, and I'm sure I speak for our vast</p> <p>16 viewing audience at home.</p> <p>17 THE CHAIRMAN: We only approve</p> <p>18 applications in our Town.</p> <p>19 MR. NEMECEK: We play nice with</p> <p>20 others. We play nice with others.</p> <p>21 THE CHAIRMAN: We have more</p> <p>22 applications to do, so let's move on. I don't</p> <p>23 really have anything else to say, except that</p> <p>24 Margaret notified me that there are a number of</p> <p>25 documents that we just received today that we</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

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1 haven't had a chance to look at, nor have the
2 consultants. Since the board just received all
3 these -- I'll use Margaret's word -- voluminous
4 supplemental submission this morning, and since
5 there's quite a few comments in the most recent
6 memorandums between Joe and Phil, the board
7 will adjourn this application to the March
8 Planning Board meeting to allow the applicant
9 to more thoroughly respond to comments and/or
10 allow board members, town staff, town
11 consultants to review that information.

12 MS. UHLE: Can I just say something?
13 As we discussed, you have an option -- the
14 applicant did try to be very responsive to the
15 comments they received by submitting the
16 revised drawings this morning. So you do have
17 the option to defer, as a condition of
18 approval, to the most current memos from Phil
19 Grealy and Joe Cermele, or, as you just said,
20 kind of allow everyone some time to review in a
21 little more detail to tie up loose ends.

22 THE CHAIRMAN: I would like to. We
23 have a responsibility to look at everything
24 that's presented. Although I know it adjourns

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1 things another month, I think our charge is to
2 make sure we know everything that is presented.
3 I would like the opportunity to do that between
4 us and our consultants.

5 That being said, I make a motion to --

6 MR. NEMECEK: I agree. I think we'll
7 have a fuller application once we ultimately
8 are in a position to vote on it's a approval.
9 I don't think it's going to delay the process
10 much at all.

11 THE CHAIRMAN: That being said, I make
12 a motion to adjourn this application, 20-37,
13 ICC ArchCare, to the March 25th Planning Board
14 meeting.

15 MR. NEMECEK: Second.

16 MR. TUDISCO: Is the public hearing
17 still open, Mr. Chairman?

18 MR. NEMECEK: It is.

19 THE CHAIRMAN: Yes. Second. All in
20 favor.

21 (AYE)

22 THE CHAIRMAN: Great. Thank you, Mr.
23 Zarin.

24 MR. NEMECEK: See you in four weeks.

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1 THE CHAIRMAN: Goodnight, Father, if
2 you're still there. Say a prayer for us.

3 The next application is 21-06, 663
4 White Plains Road. I went out of order. Are
5 you queuing up the application I said?

6 MS. UHLE: No. I did 109 North Road.

7 THE CHAIRMAN: So this application is
8 20-39, 109 North Road. It is. I'm telling
9 you. That's a statement. Okay, it's up there.
10 Ms. DeVito.

11 MS. DE VITO: Good evening, everyone,
12 Chairman, board members, Margaret. How are
13 you? I'm very happy to be here tonight. My
14 name is Danielle DeVito and I'm principal at
15 Pencil Projects Design Studio. We are here
16 tonight representing the homeowners at 109
17 North Road.

18 So this is my first time here
19 presenting in front of you tonight, so I will
20 just take you quickly through the project, and
21 then I'd be happy to answer any specific
22 questions that you have. I'm just going to go
23 ahead and share my screen. Can everyone see my
24 screen?

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1 MR. NEMECEK: Yes.

2 MS. DE VITO: Great. Thank you. I'll
3 scroll down here. Just quickly, our property
4 is located in the R-5 zoning district, and some
5 of the goals that we tried to achieve here for
6 the client was creating a little bit more of an
7 open floor plan for them. The current house,
8 the rooms are kind of small and segregated from
9 each other, so we wanted to get a more family
10 friendly floor plan, a little bit more open.

11 The goal was to maintain the four bedrooms that
12 the house currently has, even though we wanted
13 to rearrange a little bit of the first floor.

14 Currently, there's two bedrooms on the first
15 floor and two on the second. We also wanted to
16 upgrade the master a little bit by providing a
17 master bathroom and giving a suite up there,
18 enlarging the garage, some of the outdoor
19 spaces for the residence, and then upgrading
20 overall all the materials of the home.

21 Just quickly, from a site plan
22 perspective, we do have -- we are showing
23 CULTECs back in the backyard and two in the
24 front yard to take care of the impervious

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1 surface that we're adding.

2 Just quickly going to the floor plans,
3 you can see here the orange indicates the areas
4 that we're actually going to expanding the
5 footprint of the house, and then the gray areas
6 are deck or outdoor spaces, all of which are
7 covered. Here on the second floor, just in the
8 front we are going to be expanding and
9 providing that master suite up here. It gives
10 us a little space to be able to get it in.

11 These are just some images of some of
12 the goals we're trying to achieve there in the
13 family room area.

14 Then moving on to the elevations, I
15 just set up the sheets so you could kind of get
16 a sense of what the massing of the existing is
17 and then what our proposed is. Actually, these
18 diagrams help a little bit too. The orange
19 shows where the massing is actually changing
20 from the front perspective. Even though we're
21 adding a front dormer here, it's actually not
22 changing the mass from the front perspective.
23 We're maintaining the existing ridge, so we're
24 not changing the height of the home, and then

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1 the same thing with the garage, we're
2 maintaining the existing ridge line.

3 These are the side elevations, the
4 rear, and then, again, these diagrams help a
5 little. The rear showing the expansion of the
6 garage, and then the side, our front dormer,
7 and then our covered deck here in the back.

8 These were just some of the images.
9 We did include in the package pictures of all
10 the homes within the 200 foot radius. We feel
11 really confident that the house that we have
12 designed and proposed fits in really well with
13 the community here and with the styles.
14 There's pretty much a mixed style of houses,
15 but a lot of the houses that have been improved
16 do have that kind of front gable.

17 So just kind of moving on here, these
18 are our proposed renderings. This is the front
19 of the home and the rear. Some of the
20 materials that we're proposing are to
21 completely redo the siding on the home with a
22 cedar mill James Hardie shingle in a
23 cobblestone color, a brand new Timberline
24 architectural shingle roof on the entire house

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1 in a charcoal color, and then with some accents
2 on the house, the decking, and the front door
3 to be stained a walnut to kind of warm up those
4 elements a little bit. The trim would be all
5 AZEK, and then we've also shown kind of an
6 image of the garage door, and then we are also
7 proposing a minimalist gable rail with, you
8 know, small posts.

9 Our presentation to the Architectural
10 Review Board last month went very well. A
11 couple of the comments that they had that we
12 incorporated here for you guys tonight, one was
13 elongating our deck skirt. It was a little bit
14 short or touching to the ground, but we
15 elongated them on all the skirts so everything
16 comes down to the ground, there's no gaps. We
17 also show now all the gutters and leaders on
18 the elevations, and also we included a railing
19 at this rear porch. We had one only around the
20 deck at first, but we also included it around
21 the rear here. These renderings aren't showing
22 the rail that would also come down the stairs,
23 but they are shown in those 2D elevations.
24 There's a few windows that we would be able to

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1 keep, but the new windows would be all Andersen
2 400 series, and we would match the grill
3 patterns to the existing house.

4 Just in closing, we're very excited
5 about the presentation. We feel that it's
6 respectful and compliant to the zoning
7 regulations. We're able to achieve the
8 client's goals. They're a growing family, and
9 it gives them a really good space to enjoy
10 their home. We haven't changed the ridge
11 height and tried to be mindful of the massing
12 changes. We've been mindful of the proportion
13 to the house and the property itself, as well
14 as the context of the neighborhood, and we're
15 excited to upgrade all the materials on the
16 home with a clean and timeless color pallet.
17 These are just the renderings again. I'm happy
18 to answer any specific questions that the board
19 might have.

20 THE CHAIRMAN: Thank you. Well done.
21 I think it looks beautiful. Can you just flip
22 back to the front elevation. Just leave that
23 up. Are you going to have a railing on the
24 front patio too?

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1 MS. DE VITO: So we're not going to
2 have a railing at the front. The building code
3 requires that you have a railing if the height
4 is 30 inches above the finished grade. So here
5 we thought that it wasn't really -- we are
6 below 30, firstly, but we also really wanted to
7 keep it clean, not kind of clutter it up with a
8 railing. Also, the porch is more of a
9 decorative feature. It's kind of a narrow
10 porch. It's really not much of a sitting
11 porch, so we're not really concerned about it
12 being a hazard. It kind of kept it nice and
13 clean on the front.

14 MS. UHLE: That issue was raised at
15 the ARB meeting, and the ARB members actually
16 agreed that they liked the clean look of it. I
17 think with the porches at the rear of the house
18 for safety issues they thought the railings
19 were important, but at the front here
20 aesthetically they liked it without the
21 railing.

22 THE CHAIRMAN: I agree. It's probably
23 so shallow, you can't even fit a chair on that.

24 MS. DE VITO: It's about 4 and a half
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1 feet, but it's really more just to give some
2 depth to the front elevation and kind of make
3 it a little bit more interesting.

4 MR. CAMPANA: I was going to say, I'm
5 sure they'll be some foundation planting also
6 around the perimeter of the house.

7 MS. DE VITO: We took a quick stab at
8 preparing just some idea from a landscape
9 perspective, and we definitely want to
10 introduce some shrubbery at the front deck and
11 decorate the path a little bit with dwarf
12 shrubs, nothing that gets too big, 18 inches.

13 THE CHAIRMAN: Do you have other
14 houses adjacent to this? I don't think we saw
15 a street-scape. Maybe you could just point out
16 which of the houses on your -- you did take
17 pictures of everything. There you go.

18 MS. DE VITO: On the top here is our
19 existing front and rear. I popped us in right
20 here. These are two side neighbors, our left
21 and our right. Actually, our right neighbor,
22 we look at the side of their home, more the
23 rear actually. These are the three houses that
24 are across the street. So this one is directly
25

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1 across, and then this one is to the left of
2 that, and this one to the right of that.

3 MR. NEMECEK: It looks like it fits in
4 pretty well.

5 MS. DE VITO: I think so.

6 THE CHAIRMAN: Back to the front porch
7 thing. Are those two distinct columns or just
8 a wider column?

9 MS. DE VITO: They are two columns,
10 yes, two double columns.

11 THE CHAIRMAN: It gives it some mass.
12 I do like the fact that the ARB said to show
13 the gutters because everything looks really
14 good when you put the gutters in. The gutters
15 sort of fade in very nicely.

16 Okay, any other questions, guys?

17 MR. NEMECEK: No. It looks very nice.

18 THE CHAIRMAN: So public hearing. So
19 I make a motion to open the public hearing on
20 this application, 20-39, 109 North Road.

21 MR. NEMECEK: Second.

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

24 MR. TUDISCO: If there any members of
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1 the public who wish to address the board on
2 this application, please use the raise your
3 hand feature and I will invite you to un-mute
4 yourself.

5 Mr. Chairman, I do not see any members
6 of the public indicating they wish to address
7 the board on this application.

8 THE CHAIRMAN: Thank you. So then I
9 make a motion to close the public hearing on
10 Application 20-39, 109 North Road.

11 MR. NEMECEK: Second.

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

14 MS. DE VITO: Thank you very much.

15 THE CHAIRMAN: Hold on, you haven't
16 been approved yet. I want to give you
17 accolades on your first appearance in front of
18 the Planning Board, I think it was very well
19 done. I hope to you see again. I like all the
20 work you do. I like the ISO's on your floor
21 plans.

22 MR. NEMECEK: Yes, it's a nice
23 feature.

24 THE CHAIRMAN: It's pretty cool. It's
25 DINA M. MORGAN, REPORTER

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1 really good. I've never seen that before.

2 MS. DE VITO: Thank you.

3 THE CHAIRMAN: I think everything was
4 well done. If there's no other comments, then
5 I will make a motion to approve this
6 application, 20-39, 109 North Road.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: All in favor.

9 (AYE)

10 MR. CUNNINGHAM: Good luck with it.
11 It looks great.

12 THE CHAIRMAN: Yes. Have a nice
13 evening.

14 Queue up the next one, Margaret,
15 21-05. The next application is 21-05, 50 Lake
16 Shore Drive.

17 MR. NEMECEK: Margaret, you're on
18 mute.

19 MS. UHLE: Okay, we're all set. It's
20 John.

21 MR. IANNACITO: Hi, everyone.

22 MR. NEMECEK: Mr. Iannacito, welcome
23 to 2021.

24 MR. IANNACITO: Nice to see everyone.

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1 THE CHAIRMAN: Nice to see you too.

2 MR. CUNNINGHAM: Good to see you,
3 John.

4 MR. IANNACITO: Let me start to share
5 the screen here. Can everyone see that?

6 MR. NEMECEK: Yes.

7 MR. IANNACITO: Good evening. My name
8 is John Iannacito, I'm an architect, and I'm
9 representing Mr. and Mrs. Pisano, the owners of
10 the subject property. We are proposing
11 additions and alterations to the existing
12 single family residence located at 50 Lake
13 Shore Drive.

14 Here we have the existing plot plan
15 showing the area that's above water, and then
16 the area back here is under water. I'm going
17 to zoom into the proposed site plan. So the
18 scope of work will include a one story addition
19 along the side and rear, which is highlighted
20 here in red. We're also proposing a new patio
21 deck area at the rear, which will be partially
22 covered in this corner. We are proposing to
23 remove the entire roof of the existing
24 residence and reconfigure the roof line, and

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1 then we're also proposing site alterations
2 including relocating the driveway from the side
3 of the house to the front and reconfiguring the
4 walkways at the front, the side and the rear of
5 the property.

6 Here we have the existing front
7 elevation and right side elevation and then
8 this is the proposed. So here is the new
9 garage facing the front of the house, the
10 reconfigured roof with four gables, and then the
11 entrance with a new archway. The entrance
12 basically stays in primarily the same location
13 where it is today, and we're adding a small
14 porch and an arch over the entrance. On the
15 right side, the reconfigured roof. The
16 addition at the rear will be constructed over
17 columns to create a covered patio at the lower
18 level.

19 Here we have the rear and the left
20 side existing elevation and the proposed. The
21 revised or the reconfigured roof line with
22 three gables. Up here is the new terrace patio
23 area where half of it will be covered, and then
24 below the addition will be built over columns

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1 and provide a covered patio at the lower level.

2 On the left side, the reconfigured
3 roof, the overhead door got moved from the side
4 to the front, and then there will be steps down
5 the side yard to lead to the rear yard.

6 Let me go to the rendering. Could
7 everyone see that?

8 MR. NEMECEK: Yes.

9 MR. IANNACITO: Here is a rendering of
10 the front facade showing the finished
11 materials. So the proposed materials for the
12 wall surfaces will be a cedar shingle in a
13 worldly gray finish. We're also proposing a
14 brick line along the base at the front, which
15 will be painted white. The brick will match
16 existing, which is on the side and the rear of
17 the property currently, and it's all going to
18 get painted white. Then we're proposing a
19 stone veneer at the entry porch, which will be
20 Delgado stone in a liberty hill finish. The
21 roof surface will be asphalt shingles in a
22 charcoal finish. The windows will be vinyl
23 clad Andersen 400 series. The trim boards will
24 all be painted AZEK. The railings at the rear

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1 will be a composite railing in a white finish.
 2 The gutters and leaders will be aluminum in a
 3 white finish. The front door and overhead door
 4 will be fiberglass in a white finish.

5 I'll go back to the PDF's here. Can
 6 everyone see that?

7 MR. NEMECEK: Yes.

8 MR. IANNACITO: Here are the samples.
 9 Here's the sample of the cedar shingles, which
 10 will be in a worldly gray finish. The roof
 11 shingles in a charcoal finish. Delgado stone,
 12 it will be the liberty hill in the strip
 13 pattern and texture. Andersen 400 series;
 14 these are shown black but our windows will be
 15 white. The AZEK trim in a white finish.
 16 Composite railings at the rear. The overhead
 17 doors in this style but in a white finish.

18 The application was presented to the
 19 Architectural Review Board on February 4th.
 20 They had one recommendation, and that was to
 21 specify the pattern and texture of the stone at
 22 the front entrance, and that will be the
 23 liberty hill in the strip pattern and that
 24 texture.

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1 THE CHAIRMAN: That's what's shown on
 2 your rendering; right?

3 MR. IANNACITO: Yes, it's similar in
 4 the rendering. It's something --

5 THE CHAIRMAN: Maybe not.

6 MR. IANNACITO: Not completely similar
 7 but close. That's basically it. I'm happy to
 8 answer any questions you may have.

9 MR. NEMECEK: It looks terrific.

10 THE CHAIRMAN: Another fine piece of
 11 work.

12 MR. IANNACITO: It's going to be a
 13 major transformation from the existing. The
 14 existing right now is all roof when you look at
 15 the existing house.

16 MR. NEMECEK: I like the four gables
 17 in the front. It gives it some nice interest.

18 THE CHAIRMAN: So, John, when you put
 19 you are up your drawings, you don't appreciate
 20 it until you see the rendering. I think maybe
 21 you should start with the rendering.

22 MR. IANNACITO: You want me to stop
 23 there?

24 THE CHAIRMAN: The line type I think

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1 is just too heavy.

2 MR. IANNACITO: Those are like the
 3 beginnings of the construction documents. I
 4 guess I could add some colors to my
 5 construction documents.

6 THE CHAIRMAN: I didn't know. I
 7 thought you lost your edge and then I saw this.

8 MR. IANNACITO: The one before me, she
 9 had a lot of samples.

10 THE CHAIRMAN: I think we went easy on
 11 her.

12 MR. IANNACITO: That's the new
 13 generation. We'll leave that to the new
 14 generation.

15 THE CHAIRMAN: It was sort of cool.
 16 Anyway, I don't have any more comments, unless
 17 you guys do.

18 MR. NEMECEK: No. It's very nice.

19 THE CHAIRMAN: So then I'm going to
 20 open the public hearing. I make a motion to
 21 open the public hearing on this application,
 22 21-05, 50 Lake Shore.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

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1 (AYE)

2 MR. TUDISCO: Are there any members of
 3 the public who wish to address the board on
 4 this application; please use the raise your
 5 hand feature.

6 Mr. Chairman, there does not appear to
 7 be any members of the public who wish to
 8 address the board on this application.

9 THE CHAIRMAN: Thank you. So then I
 10 make a motion to close the public hearing on
 11 Application 20-15, 50 Lake Shore Drive.

12 MR. NEMECEK: Second.

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

15 MR. NEMECEK: John, one other
 16 questions I had for you. I know this is
 17 probably in some of the materials. Remind me,
 18 what is the existing square footage and what is
 19 the proposed of the building?

20 MS. UHLE: I can tell you. 2094 going
 21 to 3897. It's increasing by 1,785 square feet.

22 MR. NEMECEK: Close to doubling.

23 Okay.

24 THE CHAIRMAN: So that's on your site

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 2 plan?
 3 MR. IANNACITO: It's on the site plan.
 4 I think the sheet is SP1 or A1. Do you want me
 5 to share that?
 6 MS. UHLE: I'm sorry, you know what,
 7 it's going from 1785 to 3897, so it's
 8 increasing by 2,094.
 9 MR. NEMECEK: So it's more than
 10 doubling.
 11 MR. IANNACITO: Yes, right here. 1785
 12 to 3897. 2,112 square feet of new floor space.
 13 MR. NEMECEK: I got to say, for that
 14 proportion of an enlargement, you've maintained
 15 the character, I guess, of it. It's quite
 16 nice. I really have no complaints.
 17 MR. IANNACITO: We looked at another
 18 version where it wasn't as wide, it was taller,
 19 but it just didn't work right. So we decided
 20 to keep it at that one and a half story height
 21 and it just looked better.
 22 MR. NEMECEK: The dimensions look good
 23 on it. You put a lot more house in there
 24 without necessarily making it look as such in
 25 the front.

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 2 THE CHAIRMAN: So the additional
 3 impervious is going to those CULTECs in the
 4 back there?
 5 MR. IANNACITO: Yes. So we have three
 6 there, and we'll elaborate on that for the
 7 construction documents. The calculations were
 8 at 2.9 based on the calculations, so we have
 9 three dry wells.
 10 THE CHAIRMAN: Okay. So then let's
 11 keep going. I make a motion to approve
 12 application 21-05, 50 Lake Shore Drive.
 13 MR. NEMECEK: Second.
 14 THE CHAIRMAN: All in favor.
 15 (AYE)
 16 THE CHAIRMAN: Great. Thank you, Mr.
 17 Iannacito.
 18 MR. IANNACITO: Thank you so much.
 19 Have a nice weekend. Lou, nice job on that
 20 Main Street project.
 21 MR. CAMPANA: Thank you, John, I
 22 appreciate it. Take care of yourself.
 23 THE CHAIRMAN: Have a good night.
 24 Next application 21-06, 663 White Plains Road.
 25 MR. MAIORANO: Can you hear me?

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 2 MR. NEMECEK: Yes.
 3 MR. MAIORANO: Good evening, board
 4 members, chairman. My name is Adamo Maiorano
 5 from Community Designs & Engineering. On
 6 behalf of the applicant and owner, Shqipe Tafa,
 7 we are proposing a new single family dwelling
 8 at 663 White Plains Road.
 9 This application was before you back
 10 in 2018. For unforeseen reasons, the applicant
 11 wasn't able to start construction. So again,
 12 he's trying to do so now, and we're back before
 13 you requesting approval for basically the same
 14 condition and same proposal. Nothing has
 15 changed in the single family dwelling, other
 16 than we will, in fact, update the storm water
 17 management. So when it was approved back in
 18 2018, it was a 50 year storm, basically a 7.5
 19 inch rainfall event, so we're going to update
 20 that to the 100 year storm and 8.6 rainfall
 21 event. So the only really thing that will
 22 change is probably a dry well or two. We do
 23 oversize it for future clogging, but we will,
 24 in fact, look into that and update that
 25 accordingly. I'm going to share my screen.

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 2 MR. NEMECEK: Adamo, are you telling
 3 us the building itself is something that --
 4 excuse me if I don't remember all the details
 5 from 2018 -- is this effectively what you
 6 showed us three years ago, and it's just
 7 because you had to go through the process again
 8 because of the passage of time, that you're
 9 showing us the same thing that we approved
 10 three years ago?
 11 MR. MAIORANO: Pretty much, yes. It's
 12 been a long meeting and a late night, so I'll
 13 try to make it short and sweet.
 14 MR. NEMECEK: Mark and Jim and I will
 15 grab a snack, and Louis could watch carefully.
 16 MR. MAIORANO: Louis hasn't seen it
 17 before, so I'll run through it for him. You
 18 can see my screen; right?
 19 THE CHAIRMAN: Yes.
 20 MR. MAIORANO: It's an R-5 zoning
 21 district. We're going to introduce a new curb
 22 cut on the right-hand side, two car attached
 23 garage to the dwelling, also a little
 24 turnaround area. Again, White Plains Road is a
 25 busy street, so to make a little safer

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1 condition, try to turnaround in that driveway
2 and drive out onto the road. The new
3 condensers are located in the rear, they're
4 screened with evergreen screening. It's
5 basically a vacant lot. We're going to
6 introduce new landscaping as well.

7 Just to go through the elevation
8 materials, it's quite straightforward. The
9 materials and the design aesthetics are more
10 owner specific. There's a stone veneer on the
11 front, along with stucco siding on the sides
12 and the rear. Andersen 400 series windows.
13 Architectural shingle roof, it's a charcoal
14 color. The portico and roof top over the
15 garage, that's a PVC railing. The other
16 railings on that side will cover the platform,
17 metal roofing. AZEK corbels and white AZEK
18 fascia and soffits, along with white gutters.

19 Take a look at the street-scape. The
20 dwelling on the right is 665 White Plains Road.
21 Again, we're smack dab in the middle. The
22 house on the left is a side elevation of 2
23 Hilldale, that's a street that intersects into
24 White Plains Road. Again, the characteristics

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1 and design of the home is sort of owner
2 specific, but it does tie into those
3 neighboring homes. They share similar sort of
4 stucco, brick, those kind of characteristic
5 finishes.

6 Again, you could see some of the
7 pictures of the lot. I'm sure you drove by it
8 a bunch of times. It's just a vacant lot right
9 across from Lake Isle.

10 The materials again. I'm sure you've
11 all seen AZEK trim, asphalt roof, and a picture
12 of what's going on with the New England square
13 rectangle cut stone on the front facade.

14 That pretty much sums it up. Any
15 questions?

16 THE CHAIRMAN: You went to the ARB and
17 they did not have comments?

18 MR. MAIORANO: No comments. They had
19 comments on the original, original one, an
20 update to the roof above the garage, and we did
21 that. For this one, nothing.

22 THE CHAIRMAN: No new comments?

23 MR. MAIORANO: No new comments.

24 THE CHAIRMAN: All right. I don't

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1 have any comments either. I liked it then, I
2 like it now. Louis, do you have any comments?

3 MR. CAMPANA: No comments here. It
4 looks great. Good job.

5 MR. CUNNINGHAM: Is there a landscape
6 plan?

7 MR. MAIORANO: Oh, yes. Can you see
8 it?

9 MR. CUNNINGHAM: Yes, got it.

10 MR. MAIORANO: Okay. So the landscape
11 plan prepared by Tony Acocella. It's pretty
12 straightforward. Hedge to the side, new trees
13 on the left-hand side. Pretty typical. Again,
14 that will have to be signed off at the end of
15 the project when the house is done.

16 MS. UHLE: I think for this house you
17 would still have your two typical conditions of
18 approval. One is with regard to the landscape
19 plan. I do want our engineer to look at the
20 storm water management plan again because I
21 think some our requirements have changed since
22 the original approval. Unfortunately for the
23 applicant, I think they have to design for a
24 hundred year storm now. So we'll just have the

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1 typical conditions with regard to final
2 approval of the storm water management plan by
3 our engineering consultant and the sign off by
4 the landscape architect on the landscape plan.

5 MR. NEMECEK: Margaret, when did that
6 requirement change from the 50 year to the 100
7 year?

8 MS. UHLE: Around that time. I'm not
9 sure specifically, but it was around that time.
10 And that's only for new construction.

11 Additions and alterations, it's 50 year storm.
12 MR. MAIORANO: It's a hundred year
13 storm, but the actual calculation of the
14 rainfall event is not dramatically different.
15 If it went from an addition to a new house,
16 yes, that would be a big difference.

17 THE CHAIRMAN: So if there are no more
18 comments from us, let's do the public hearing.
19 I make a motion to open the public hearing on
20 this application, 21-06, 663 White Plains Road.

21 MR. NEMECEK: Second.

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

24 MR. TUDISCO: If there are any members

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2 of the public that wish to address the board,
3 please use the raise your hand feature.

4 Mr. Chairman, it appears that there
5 are no members of the public that wish to
6 address the board on this application.

7 THE CHAIRMAN: Great. Thank you. I
8 make a motion to close the public hearing on
9 21-06, 663 White Plains Road.

10 MR. NEMECEK: Second.

11 THE CHAIRMAN: All in favor.

12 (AYE)

13 THE CHAIRMAN: So then subject to the
14 two conditions Margaret put forth before about
15 the storm water management and about the
16 landscape, I make a motion to approve this
17 application, 21-06, 663 White Plains Road.

18 MR. NEMECEK: Second.

19 THE CHAIRMAN: All in favor.

20 (AYE)

21 THE CHAIRMAN: Great. Thank you.

22 MR. CUNNINGHAM: Good luck.

23 MR. MAIORANO: Thank you, guys.

24 MR. CUNNINGHAM: Looks good.

25 THE CHAIRMAN: We don't want to see

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2 you back here with this application again.

3 MR. MAIORANO: I hope so too. I don't
4 want to come back with it.

5 THE CHAIRMAN: Next application, guys,
6 is 20-42, 10 Ridge Street.

7 MR. CAMPANA: Yes. Hi, again. It's
8 Louis Campana.

9 MR. NEMECEK: He's a Trojan horse, I
10 tell you.

11 MR. CAMPANA: I'm going to share my
12 screen here. So, again, Louis Campana,
13 architect for the applicant, Matthew Forgione,
14 for additions and alterations to an existing
15 dwelling on 10 Ridge Street.

16 The site, which is 13,500 square feet,
17 is situated within the R-5 zone, so it is an
18 oversized site. The home is currently
19 non-conforming in terms of the front yard
20 setback. It actually goes beyond the front
21 yard setback by 5 feet. You could see here
22 that -- this is the existing plan here -- the
23 property fronts Prospect with a driveway that
24 goes to an accessory garage, and then the
25 dwelling fronts Ridge Street with the driveway

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2 and walkways to the dwelling that we would be
3 renovating. What you will notice also, is that
4 the existing asphalt driveway here is
5 oversized. It actually encroaches on the
6 minimum buffer of 3 feet. Keeping that in
7 mind, what we plan to do is remove a portion of
8 that driveway, create a proper buffer, and
9 potential landscaping, hedging at this rear
10 property line.

11 The addition is primarily an addition
12 to the second floor. The first floor will be
13 renovated to create more of an open floor plan
14 for better circulation and modern lifestyle.
15 In order to avoid a variance, what we've done
16 is we've taken the second floor, new secretary
17 floor, new roof, and we shifted it back. The
18 back portion of the addition will land on
19 columns, creating a covered porch and a new
20 patio towards the rear.

21 These are the existing elevations of
22 the dwelling here. I'll show you some photos,
23 it may be easier to see what it looks like.
24 These photos here are of the existing dwelling.
25 It does have this stone veneer, which will be

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2 actually removed. It has replacement windows,
3 a tan asphalt roof and vinyl siding. The front
4 portico, as you could see, is a flat roof, and
5 these very slender column which we'll be
6 removing as well. This is the side of the
7 house facing north. Here is the rear of the
8 home. This is southern side facade.

9 I'll go back to the drawings quickly.
10 Here are the floor plans, just to show you
11 exactly what we're doing. The first floor,
12 which is right here, we're creating an open
13 floor plan along the rear of the house for the
14 kitchen and family room, opening that up to the
15 living room. What we will be doing is
16 adding an addition towards the rear here for a
17 banquette, and then a new front portico and a
18 box bay along the front. These columns will be
19 supporting the new second floor, which is
20 shifted back over towards the rear of the
21 house. I'll show you that right here on the
22 second floor. You could see that this is the
23 front portico below. We have the roof line
24 that comes down to this portion right here. If
25 you look closely, you see this dash line, this

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1 dash line indicates the first floor below. The
2 columns will be situated directly beneath this
3 exterior wall. Here is the front elevation.
4 I'm going to zoom in so you could see a little
5 better.

6 In terms of the materials, we're going
7 to be using a GAF Timberline asphalt roof in a
8 charcoal color. The siding is going to be a
9 HardiePlank siding in a white. All of the
10 exterior trim and the window cap will be AZEK
11 painted white, and then white Andersen double
12 hung windows. Here's the new portico. So the
13 rake cornice beam and the columns will all be
14 PVC painted white, and the front door will be a
15 mahogany door painted in a Farrow & Ball off
16 black. The stone veneer, like I said, will be
17 taken off of the front of the house and used in
18 other portions of the house. We're going to
19 repurpose the stone veneer at the rear porch.
20 I'll show you that in a minute. Here's the box
21 bay. This will be clad with PVC panels, flat
22 recessed panels with a square bed molding. The
23 base of the foundation will be a white stucco,
24 and then we'll be incorporating new iron

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1 railings on the front porch and steps. Because
2 we are raising the ridge height, we have to
3 also raise the chimney as well. That chimney
4 is currently brick, so we'll be matching that
5 and extending it up to meet the minimum
6 requirements of 10 foot 2 foot. The new
7 flashing with the 16 ounce copper flashing
8 wherever the roof connects with the chimney.
9 Here is a window well. The window well is here
10 because we are justifying the second floor
11 back. You could see how the roof comes up and
12 sort of bites the corner here. The surface of
13 the window well, which is slightly pitched
14 towards the front of the house, will be 16
15 ounce copper. Then we have white carriage
16 house garage door here. We're currently -- I'm
17 not sure if you saw it or not, but there's
18 actually a double door located here. Let me
19 see if I could just show you. Can you see
20 that?

21 MR. NEMECEK: Yes.

22 MR. CAMPANA: So it was in-filled with
23 a double door for people to access. So we're
24 gaining back off street parking by doing so.

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1 I'll go back to the drawings. Here is
2 the side elevation facing north. You could see
3 the front portico here, and the railing as it
4 recedes on the stairs. A series of windows
5 with this cornice, which goes the distance of
6 the side of the house, and then creates that
7 covered area which is then supported by these
8 columns on top of a new masonry platform. This
9 is the side of the banquette. It's going to be
10 finished in a similar fashion to the front box
11 bay. I want to carry those same details
12 around. The rake boards will all be AZEK
13 painted white and the same thing with the eaves
14 as well. Here's the rear. Sliding doors going
15 into the family room area, the backside of the
16 banquette, a series of columns. This here,
17 this gable is over the master bedroom, and we
18 plan to raise the ceiling in the master bedroom
19 just to create more of a grander feel. This is
20 the south elevation similar to the north
21 elevation. Again, you could see the banquette
22 here, all of the same materials, siding, trim,
23 and again, the brick chimney which will be
24 extended upward.

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1 That's it. If you have any questions,
2 I'll be happy to answer.

3 MR. NEMECEK: That's quite a
4 transformation. It looks really good.

5 MR. CAMPANA: We were at the ARB last
6 month. They did not have any comments. One
7 question that they did have was the asymmetry
8 at the front. The reason for the asymmetry, as
9 you can see here, the portico is over to the
10 left, and that's basically because of the
11 proximity of the retaining wall and the
12 driveway surface. What I wanted to do to
13 create was to center the windows on the second
14 floor over the first floor. Also, because
15 there was more space on the right portion of
16 the house here, I wanted to create that
17 projection with the box bay to create the
18 balance that it was lacking.

19 MR. NEMECEK: And you have a number of
20 smaller windows on each of the sides of the
21 house that seem to work. Obviously, a lot of
22 this, as you said, has to do with the property.
23 It's not a perfectly symmetrical house, nor are
24 you trying to make it such, but what you are

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1 doing is carrying features that connect the
2 whole property. I think it seems to be very
3 well conceived and designed.

4 MR. CAMPANA: Thank you.

5 MR. NEMECEK: The setback on the
6 second floor, is that -- does that line up with
7 where the -- you said it's non-conforming in
8 the front because it's 5 feet further than it
9 should be to the property line, is that 5 feet
10 sort of where that setback is?

11 MR. CAMPANA: That's correct. So this
12 is the furthest we could come with that second
13 floor to avoid a variance.

14 MR. NEMECEK: Got it. It's also a
15 very unusual property. It's kind of an
16 inverted L.

17 THE CHAIRMAN: In one of the pictures
18 you took it was like from underneath a tree;
19 where is that tree?

20 MR. CAMPANA: Where is the tree on the
21 site?

22 THE CHAIRMAN: Yes. Where would it be
23 in relation to this?

24 MR. CAMPANA: So it's back on this

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1 side. If you look at this elevation, it's like
2 right here.

3 THE CHAIRMAN: Okay. But for now the
4 tree stays?

5 MR. CAMPANA: It's on the side of the
6 house, I believe.

7 THE CHAIRMAN: I didn't know how large
8 it was.

9 MR. CAMPANA: It's on the side here,
10 so it wouldn't be affected. It would certainly
11 get pruned.

12 THE CHAIRMAN: It's probably not in
13 jeopardy; right?

14 MR. NEMECEK: Louis, you said in the
15 back there's like an auxiliary driveway that
16 you're slimming to give yourself a buffer, but
17 there's a building back there as well; is that
18 sort of a secondary garage as well?

19 MR. CAMPANA: Yes. It's an accessory
20 garage. That will be kept as is.

21 MR. NEMECEK: Okay.

22 MR. CAMPANA: The house currently, I
23 mean, the existing conditions I believe are
24 non-conforming based on the impervious

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1 coverage. So that's part of the reason why
2 we're also reducing the impervious coverage
3 here. Actually, there's a net decrease on
4 impervious coverage on the entire property.

5 THE CHAIRMAN: I like the idea of the
6 buffer that you created.

7 MR. CAMPANA: Yes. Right now it's
8 used for storage of, you know, construction
9 equipment. That's right up against the
10 property line, so I wanted to create that
11 buffer and potentially the owner will be adding
12 landscaping along this property line. The
13 owner's father is a Forgione, as you could
14 imagine, so they'll be doing plenty of
15 landscaping here.

16 THE CHAIRMAN: Okay. I don't have any
17 other comments, so let's do the public hearing.
18 So I make a motion to open the public hearing
19 on Application 20-42, 10 Ridge Street.

20 MR. NEMECEK: Second.

21 THE CHAIRMAN: All in favor.

22 (AYE)

23 MR. TUDISCO: If there are members of
24 the public that wish to address the board on

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1 this application, please raise your hand.

2 Mr. Chairman, at this time I don't see
3 any members of the public who wish to address
4 the board on this application.

5 THE CHAIRMAN: So I make a motion to
6 close the public hearing on Application 20-42,
7 10 Ridge Street.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 THE CHAIRMAN: So that's it. Nice
12 job, Louis. You do nice work. We appreciate
13 it. It's getting late, so I'm just going to
14 make a motion it approve Application 20-42, 10
15 Ridge Street.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (AYE)

19 MR. CUNNINGHAM: Nice job, Louis.

20 MR. CAMPANA: Thanks, gentlemen.

21 THE CHAIRMAN: Thanks, guys.

22 MR. CAMPANA: Thank you, Margaret.

23 MS. UHLE: Thank you, everybody.

24 MR. CUNNINGHAM: Goodnight, everyone.

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It's a long one.

MR. NEMECEK: We almost got done before 10.

THE CHAIRMAN: Yes, I know, it's like 10:01. I make a motion to close the town of Eastchester Planning Board meeting of Thursday, February 25, 2021 at 10:01.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. NEMECEK: See you guys in four weeks.

MS. UHLE: Thank you, everybody.

Goodnight.

THE CHAIRMAN: Thank you, Margaret. Goodnight.

(Meeting adjourned.)

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CORRECTION SHEET

PAGE

CORRECTION

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CERTIFICATION

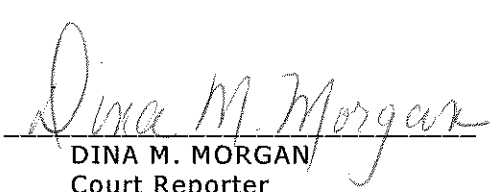
STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of March, 2021.


DINA M. MORGAN
Court Reporter

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