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subject, of course, to Phil’s comments.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: The last one -- I think we’re going to be all caught up then -- January 28, 2021, all of us, subject to Phil’s comments.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So we have one application that has been adjourned, and that’s 19-42, 5 Ray Place.

Before we start this public hearing, there’s a few things I have to say about how we’re going to do this.

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

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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.

MR. NEMECEK: Present.

THE CHAIRMAN: Mr. Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: And Jim Bonanno is here.

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.

MR. NEMECEK: Subject to the comments that I provided to Margaret to pass on to Dina.

Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Similarly, I make a motion to approve the minutes of December 3rd, 2020. This is just Phil, Louis and myself,

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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.

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.

Let’s start with the first one, which is presently an open public hearing, and that is Application 20-08, 291 Main Street.

MS. UHLE: Louis, do you have anyone else joining you?

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

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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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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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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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MR. CAMPANA: It's all brick, yes. We have modular brick veneer on the first floor, which is existing. We'll be using that same brick veneer on the second and third floor. We're also going to be incorporating some of the existing detailing which you see on the existing building. For instance, we have this double soldier course, which you could see right here at the parapet, we're going to recalling that and using it above some of the windows that you see above the facade. There is a cast stone coping with a step detail, a rectangular step detail, which will cap these parapets at the terrace down below. Black iron railings again with rectilinear and square profiles. Around the patio doors and Juliet balconies, we're incorporating this brick step detail to give the facade some dimension and shadow line. I have a photograph of that, that you could see as well.

MR. CUNNINGHAM: Below the little balcony, is that a panel?

MR. CAMPANA: This is a panel, a PVC panel, Farrow & Ball black. That same Farrow &
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Ball black will be consistent with the awnings and the federal cornice that we're introducing along the parapet at the top of the building.

EFIS?

MR. CUNNINGHAM: That's masonry or
6
MR. CAMPANA: This will be PVC.

MR. CUNNINGHAM: Okay. Very nice.

THE CHAIRMAN: It's made of brick or
10
it's brick panels?

MR. CAMPANA: It's real brick veneer.

THE CHAIRMAN: Really?

MR. CAMPANA: Yes, real brick Veneer.

THE CHAIRMAN: What's backing it up;
15
studs?

MR. CAMPANA: Yes, studs. Yes.

THE CHAIRMAN: Nice.

MR. CAMPANA: Finally, we have copper leaders and gutter boxes, which will be used for the roof drainage. This is depicting the actual landscaping that we're proposing. I don't believe the landscape architect is here, but this would be a short Boxwood hedge with intermittent Arborvitae. In between, we would have Limelight Hydrangea wrapping the building.

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

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

MR. CAMPANA: That's correct.

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

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

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

MR. CAMPANA: It would require a variance.

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

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

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

MR. CAMPANA: Here.

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

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

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

MR. CAMPANA: Yes. Yes.

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

MR. CAMPANA: It adds a lot to the charm of the building, especially in the evening. I think it was important.

THE CHAIRMAN: This isn't a typical building. Between the landscaping, the architecture and the lighting, it's pretty.

THE CHAIRMAN: It's definitely going to make that corner a lot more attractive.

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

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

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

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

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

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THE CHAIRMAN: Got it. Very cool.

Okay. That's all my questions. Guys, do you have anything?

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

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

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

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

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

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

MR. CAMPANA: No, it has the clock,
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<td><strong>THE CHAIRMAN</strong>: There's enough passive light from the street to see the numbers.</td>
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<td><strong>MR. NEMECK</strong>: There you go.</td>
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<td><strong>MR. CAMPANA</strong>: So you could see the wall sconces on the second floor, the side of the building. I'm sorry about that, only the dials would be backlit and not the numbers.</td>
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<td><strong>THE CHAIRMAN</strong>: That makes more sense.</td>
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<td><strong>MR. NEMECK</strong>: Jim, you could see tell when you see where the big hand is and the little hand is.</td>
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<td><strong>THE CHAIRMAN</strong>: That wasn't directed to me in particular, was it?</td>
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<td><strong>MR. NEMECK</strong>: It looks really nice.</td>
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<td><strong>MR. CAMPANA</strong>: The only place right now in close vicinity to this that has a clock is a digital clock, so I thought doing something like that would be a bit more timeless and subtle.</td>
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<td><strong>THE CHAIRMAN</strong>: Yes, I agree. Good choice.</td>
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<td><strong>MR. NEMECK</strong>: Is this what it's Dina M. Morgan, Reporter</td>
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<td><strong>THE CHAIRMAN</strong>: Sun sets to the west, by the way, which is behind this. I only know because I look in that direction every night when the sun goes down.</td>
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<td><strong>MS. USCHE</strong>: Jim, before you do that, maybe you could have both Phil and Joe indicate what their final comments are.</td>
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<td><strong>THE CHAIRMAN</strong>: Yes, I'm sorry.</td>
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<td><strong>MS. USCHE</strong>: That's all right.</td>
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<tr>
<td><strong>THE CHAIRMAN</strong>: Joe, let's start with you. Mr. Cermele?</td>
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<td><strong>MR. CERMELE</strong>: Good evening, everybody. We actually have some very minor, minimal comments at this point. It's a relatively straightforward site plan as site plans go. It was very complete from the onset. Thanks to Dina M. Morgan, Reporter</td>
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<td>Margaret. One of my first comments or my first comment in my memo was related to the potential need for an additional area variance for parking spaces. I think the architectural plans show an 8 foot 9 dimension for the width, but Margaret informed me today that there is an existing prior variance that had been issued prior to that. So that's no longer necessary.</td>
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<td><strong>The storm water system is more than adequate. We've reviewed that.</strong></td>
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<tr>
<td>We have some very minor comments on some of the construction details, one or two of the components of it, but certainly nothing complicated or insurmountable. Any requirements from the Westchester County DPW and the Town Highway Department for street opening permits is just a matter of process that the applicant will have to go through post approval. Again, all the details associated with those improvements, the sidewalk restoration, the curb, the street pavement restoration, all those details are already included on the plan set. I think they have everything they need to go ahead and get those done.</td>
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THE CHAIRMAN: Thank you. I think we'll leave the photometrics to you. I would love to see it, it's sort of cool, but you don't have to come back with that.

Mr. Grealy.

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

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

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

MR. GREALY: Correct.

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

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

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

THE CHAIRMAN: Doesn't it remain open?

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

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

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

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

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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
Kbell 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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1 I think originally. That's a substantial difference in terms of the drop off, you know, speed.
2
3 I think Louise could probably speak more to what we did with the landscape plan to address the concerns. The main thing that you were concerned about is the way the building looked. The way it works is the same as before. We'll see whether the ARB likes it or whether we need to tweak it some more, but that's the idea.
4
5 There's a front porch, but now the second floor extends over that, and we just have a little metal roof here that comes back. This is more of a covered passageway than an actual porch, porch.
6
7 DR. RENTZ: Which works better, actually.
8
9 MS. BEYER: I think it's going to work well. They could all stand there 6 feet apart.
10 Louise, did you want to address the site plan?
11 MS. GRIGG: I think at this point there are very few details or changes to the site plan. Can everyone here me, by the way?
12
13 DINA M. MORGAN, REPORTER

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2 MR. NEMECZEK: Yes.
3 MS. GRIGG: Awesome. Okay. Why don't you go to the next sheet, the proposed site plan. Keep going.
4
5 DR. RENTZ: It's taking a long time to load for some reason. I don't know why. Is that it?
6
7 MS. GRIGG: Probably. There it is.
8 There we go. We relocated the refuse, recycling, and also garbage containers to the back corner -- the front left side of the lot, just because they were, you know, less intrusive. As you pull into the lot, that's not the first thing you're going to see on the front right corner of the lot. They're also conveniently located to be able to move to the front when pickup occurs twice a week.
9
10 We also pulled the right curb in 3 feet to be co-compliant. So on both sides, we're pulled in 3 feet. I don't think we changed any of the landscaping at all. The fence is 4 feet high to be co-compliant, so we don't need a zoning variance. The lot dramatically drops off from the back right.
11
12 DINA M. MORGAN, REPORTER

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2 corner to the back left corner. Over here the retaining wall may be 2 and a half feet, whereas over here it rises to 5 foot 9 or something like that. The rear lot itself is dramatically sloped. So things slope front to back and right to left or east to west.
3
4 I guess in terms of changes, significant changes, I don't -- correct me -- I don't think we have too many at this point, other than subtle corrections to the architectural details. We got a double stair in the back there.
5
6 DR. RENTZ: I think Brian is going to speak for Carlito.
7
8 MS. GRIGG: We added a single pole fixture in the front left corner of the lot.
9
10 DR. RENTZ: Let me move back. Hold on.
11
12 MS. GRIGG: A single pole lighting fixture right in the corner. A photometric has not been undertaken, photometric study. In terms of the fixtures that will be on the building itself and projecting on the front and rear sides of the property have not been
13
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2 addressed yet. Our MEP, when we bring them on board, will handle that. That's Collado Engineering. They typically have been handling on other jobs that I have worked with them, the photometric.
3
4 THE CHAIRMAN: We'll ask our consultant to look at it once it's complete.
5
6 MS. GRIGG: The electrical department handles that at Collado.
7
8 THE CHAIRMAN: Are you waiting for someone to continue?
9
10 DR. RENTZ: Yes, Brian.
11
12 MR. DEMPSEY: I was just waiting for Louise to finish.
13
14 Good evening my name is a Brian Dempsey, licensed professional engineer for the firm Provident Design Engineering. I'm filling in for Carlito Holt, who presented last time at the hearing.
15
16 Actually, can I --
17
18 DR. RENTZ: Do you want to share your screen, Brian?
19
20 MR. DEMPSEY: Yes. Margaret, can I share my screen?
21
22 DINA M. MORGAN, REPORTER
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 will also 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
permits 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 daily 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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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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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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want to comment on this application, just use
the raise hand feature, and I can acknowledge you.

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

MS. UHLE: Let's see.

MR. DEMPSEY: Margaret, should I stop sharing?

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

MR. TUDISCO: Now I lost everything.

MR. DEMPSEY: Rob, we can see you.

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

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

MR. TUDISCO: I'm back.

MS. UHLE: Can you see the people who

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have their hands raised?

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

MS. UHLE: I can see them. The first is Frank Sweeney, so I'm allowing him to talk. Go ahead, Frank. You just have to unmute yourself and identify yourself.

MR. NEMECEK: If I could comment before that, I did want to let you know, Mr. Sweeney, that Margaret shared with the members of the board an e-mail that you had sent to us.

So I suspect we're already familiar with certain of the items that I would anticipate you're going to bring up.

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

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

THE CHAIRMAN: How many spaces.

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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, then it is a 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
4 MR. FASCIGLIONE: Good evening, board
5 members. My name is Michael Fasciglione, I
6 live at 43 Woodruff Avenue, Scarsdale, New
7 York.
8
9 Basically, I would like to make a few
10 comments, starting with the fact that although
11 we community members, I believe, greatly
12 appreciate any improvement to the present site
13 of this piece of property, there are certainly
14 a few items that need to be addressed. I'm
15 going to mirror some of the things that Frank
16 Sweeney discussed basically with concern to the
17 parking situation. He made mention of the fact
18 that there being 13 staff members and just 3
19 parking spots, we're going to have a situation
20 where that CVS parking lot will have to be
21 used, and it will make things more difficult.
22
23 More importantly, I believe the pick
24 up and drop off situation is really a critical
25 situation, simply because what the builders are
26 proposing is a 5 minute pick up and drop off
27 zone area for certain hours. Now, since there
28
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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
11 The next situation with reference to
12 the traffic in the area is the traffic study.
13 Again, I'm going to reiterate that I think we
14 have to do a new traffic study. The post Covid
15 traffic study that was made when Acme was not
16 there any longer, there was really no traffic.
17 Based upon the popularity of the DeCicco & Sons
18 market, there's a lot more traffic coming down
19 Ray Place, and I think that has to be
20 addressed.
21
22 Finally, the couple of comments made
23 by Mr. Grealy I think are very important. The
24 fact that metered spaces that are in front of
25 the building, which we're going to speak about
26 waiving feeding the meters at that time, it's
27
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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
25
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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
5 Basically, I'm just really concerned
6 about the parking and the traffic, and I
7 believe that it's got to be addressed. I don't
8 know whether these problems are insurmountable,
9 but they definitely need to be addressed, and I
10 think they should be looked at by the
11 Architectural Review Board very closely.
12
13 Thank you very much. That is
14 basically what I have to say.
15
16 THE CHAIRMAN: Thank you. As I said
17 to Mr. Sweeney, we're very much in agreement
18 that we are focusing on those issues.
19
20 MR. TUDISCO: Mr. Chairman, there is
21 Ms. Patricia Gabriele who has her hand up.
22 Ms. Gabriele, I'm going to invite you
23 to unmute yourself. Please give your name and
24 address for the record.
25
26 MS. GABRIELE: Hello. My name is Pat
27 Gabriele, I live at 24 Ray Place, Scarsdale,
28 New York. I also have some concerns about the
29 parking and the traffic.
30
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What I wanted to know is, Dr. Rentz,
you said there's a multiple session; how many
children arrive at each session, just
approximately?

MS. UHLE: Ivy, you're muted.
DR. RENTZ: We don't operate in
sessions. We operate in staggered pick up and
drop off, so that's different.

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

DR. RENTZ: So on average we actually
have about three to four parents dropping off
every five minute increment, which is why we
need the three to four parking spaces.

Parents, at this point, do not come into the
building. They call us, we know that they're
coming, we have the child ready by the door, we
scan the child. We don't use a sign in system,
we have an electronic system. Children are
clocked out as soon as they walk out the door.

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

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

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

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

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

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

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

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

MS. GABRIELE: Because I think that

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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. NEMECZEK: 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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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. NEMECZEK: 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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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. NEMECZEK: 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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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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Patricia, did you have additional comments?

MR. TUDISCO: She's muted right now.

She had finished --

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

MS. GABRIELE: I do have something to say.

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

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

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

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

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

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

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

THE CHAIRMAN: We're really aware of that.

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

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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. **MS. UHLE:** There he is. He's back.
20. **MR. TUDISCO:** He's moving around.
21. **MR. FIORAVANTI:** Margaret?
22. **MS. UHLE:** Yes.
23. **MR. FIORAVANTI:** Can you guys hear me?

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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
25

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2 MR. FIORAVANTI: I'm at 7 Dunwoodie
3 Street.
4 MR. NEMECEK: There you go.
5 MR. FIORAVANTI: Down the street.
6 Thank you.
7 MR. NEMECEK: Thank you.
8 THE CHAIRMAN: Thank you for the
9 comments.
10 So no one else, right, Robert?
11 MR. TUDISCO: I do not see any -- Mr.
12 Fioravanti's hand just went up again.
13 MR. FIORAVANTI: I'm sorry about that.
14 THE CHAIRMAN: As I was saying, we
15 think that at this point rather than continue
16 the back and forth with the applicant, we would
17 like to move this forward to the Zoning Board.
18 Unless there's any other comments from the
19 applicant, I'm going to read a statement that
20 sort of explains our thought process. I,
21 personally, share a lot of concerns about the
22 drop off and pick up and the parking,
23 everything that's being said, and I think I
24 probably reflect everyone on the board, we also
25 have the same concerns. So somehow that has to

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2 that site being constructed. I went around for
3 days to many homes around the area. They were
4 not happy about that future proposal. So if
5 you're going to launch in this area another
6 project that's going to have more input, more
7 traffic and more construction going on at the
8 same time, you know, you guys also have to be
9 aware there are people that live around here
10 that pay high taxes that are unhappy with this
11 type of stuff going on here.
12 Just to let you know, that's my input.
13 I think this is a wrong -- I think she has a
14 great idea to put a -- I think -- I
15 absolutely -- day care is a big plus, we need
16 it, but that location is not a good location
17 for this. I would say anywhere else would be
18 perfect. That's about it, gentlemen and
19 ladies. Thank you, Margaret.
20 MR. NEMECEK: Mr. Fioravanti, could
21 you state your address for the record as well.
22 MR. FIORAVANTI: 24 Ray Place,
23 Scarsdale, New York.
24 MR. NEMECEK: I thought you said that
25 was your mother's.

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80

1 EASTCHESTER PLANNING BOARD - 2/25/21

2 be worked through or whatever needs to be done.
3 The board believes the applicant has
4 been responsive to concerns regarding storm
5 water and site engineering issues, as well as
6 the architectural character of the building.
7 We appreciate what you did. We think it looks
8 very handsome now. This issue has been
9 sufficiently addressed. To the extent that
10 there are any outstanding details, they will be
11 deferred to the final site plan review.
12 However, the board still has
13 significant concerns regarding the impact of
14 the project on traffic and parking conditions
15 in the area. The board has not yet been
16 provided with the information requested in the
17 October 13, 2020 memo from the Town's traffic
18 engineer, and reiterated by this board at the
19 December 3, 2020 meeting.
20 We also haven't been provided with
21 sufficient information to ensure that all the
22 children can be dropped off safely at the
23 proposed center.
24 Further, the Town Supervisor has
25 indicated that the Town Board would not be

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incline to permit the proposed parking
restrictions on the three existing spaces in
front of the site.
Rather than proceed with the
coordinated SEQRA review at this time, we will
forward the application to the ZBA for an
uncoordinated SEQRA review and for
consideration of the proposed area variances.
In making this referral, the Planning Board
will make strong note of its concerns regarding
potential adverse impacts to traffic and
parking conditions in the area, and the
applicant's ability to ensure safe conditions
for the children to be dropped off.
That being said, I make a motion to
refer this application to the ZBA for
uncoordinated SEQRA review of the application
and for consideration of the proposed area variances.

MR. NEMECEK: Second.
The CHAIRMAN: All in favor.

(AYE)

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

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is now? You'll be going to the Zoning Board.
You'll still have to present issues related to
the storm water management, the proposed
architecture, but you've gotten those in pretty
good shape. The primary concerns are going to
be the traffic, the parking, and the drop off.
The CHAIRMAN: Nothing has really
changed, except you're going in front of the
Zoning Board.

MS. UHLE: Continuing the process
there.
The CHAIRMAN: We just sort of felt
rather than delay you more and then you go to
the Zoning Board, now would be the best time
for you to move to them and present the
application.

DR. RENTZ: I understand.
The CHAIRMAN: See what they say, and
then when they're done, come back to us.
MR. NEMECEK: You're going to need the
variances to move forward.
The CHAIRMAN: What's the process for
getting a more definite response from the Town
Board; does it come at a meeting or do they

DINA M. MORGAN, REPORTER
1 EASTCHESTER PLANNING BOARD - 2/25/21
2 staff. I represent ArchCare and the parish,
3 Immaculate Conception and Assumption of Our
4 Lady, in connection with their joint
5 application seeking site plan approval to
6 rehabilitate and repurpose the former convent
7 building on the parish's campus to provide 10
8 residential units for high functioning
9 individuals with autism. It's to be known as
10 the ArchCare Saint Frances Cabrini Apartments
11 at the Immaculate Conception Church.
12 I'm joined tonight by Saky Yakas, the
13 architect; William Snyder, PS 8S the engineer;
14 and Father Sorgie possibly. He's there in
15 name, I'm not sure in person.
16 MR. NEMECEK: If Father Sorgie passes
17 up the opportunity to be heard, I will be
18 surprised.
19 THE CHAIRMAN: I was trying not to
20 make that comment because that's just going to
21 encourage him to speak.
22 MR. NEMECEK: Could I just stop there,
23 go right to the vote?
24 MR. ZARIN: If I can, I would like to
25 share my screen while I just describe to some

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 of you that are not familiar --
3 FATHER SORGIJE: I want you to know
4 that I heard that comment.
5 MR. NEMECEK: All is forgiven, it's
6 the Lenten season.
7 FATHER SORGIJE: It's early in Lent, 40
8 days and 40 nights. God bless you all.
9 THE CHAIRMAN: We're looking to hear
10 from you, Father, but maybe at the end.
11 MR. ZARIN: Your board had your
12 chance. All right, if I can, please.
13 THE CHAIRMAN: Please do.
14 MR. ZARIN: I don't know if everybody
15 can see the photos, but this is the convent
16 building. It consists of about 1.98 acres of
17 the 11.65 acre campus. This building over the
18 years was occupied by 28 nuns, but it has been
19 vacant since 2012 due to significant water
20 damage. ArchCare, in conjunction with the
21 parish -- ArchCare is the healthcare system or
22 arm of the Archdiocese which provides
23 healthcare services to the communities of the
24 Archdiocese -- they have joined together to
25 repurpose this building as a residential

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

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

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

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

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

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

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

One area that we are working on per Phil Grealy's memo is, we're looking at the site distance -- Phil raised that -- at the driveway connection with Midland Avenue.

Again, very, very light traffic, but Phil asked us to study the site distance and provide some information, so we're doing aerials and site triangles, and we will provide that with respect to any of the vegetation or, you know, roadside vegetation or anything else that might hinder the site distance.

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

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

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

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

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

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

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

MS. UHLE: Yes.

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

MS. UHLE: They did review the plan and indicated that the applicant did not need
EastChester Planning Board - 2/25/21

1 to install a fire hydrant. They did not
2 explain to me how they otherwise fight the
3 fires though.
4
5 THE CHAIRMAN: I'm just sort of
6 curious. There must be a hydrant somewhere.
7
8 MR. ZARIN: It is fully sprinkled or
9 will be fully sprinkled. Bill, do you know if
10 there's a fire hydrant or the location? There
11 must be.
12
13 MS. UHLE: There must be one close
14 because they were told they did not require one
15 on the proposed drive.
16
17 MR. SNYDER: I don't know of one
18 nearby. I don't know if Fred does. Fred is on
19 the phone as well.
20
21 MR. NEMECEK: I know we approved a gym
22 not that many years ago -- it probably already
23 is a number of years ago -- within the last
24 11 years that I've been on the board, and
25 there's a school there as well, and the convent
26 was occupied by a number of nuns -- I did go to
27 Immaculate Conception School many, many years
28 ago and I think I was in the convent one time
29 when it was used as a convent -- I would think
30 DINAM. MORGAN, REPORTER

EastChester Planning Board - 2/25/21

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
6 MR. ZARIN: And, Mr. Chairman, it's
7 pretty much the repurposing of -- there's not
8 going to be a lot of new architecture.
9
10 THE CHAIRMAN: It's a beautiful
11 building.
12
13 MR. ZARIN: It really is.
14
15 THE CHAIRMAN: The picture is a little
16 bit sad in that it's been empty for so long,
17 but in a way it's also nice to see it's being
18 used for such a great purpose. The sisters
19 aren't there, but the building is being used.
20
21 MR. NEMECEK: Is the parking, the
22 newly constructed parking, to be dedicated
23 exclusively to the use of the facility here,
24 the ArchCare facility? I could see how close
25 it is to the gym, I would think that -- I know
26 it's probably easier to get to the gym from
27 here than it would be from the upper lot.
28
29 MR. ZARIN: We don't have any type of
30 restrictive covenant per se, but I'm pretty
31 DINAM. MORGAN, REPORTER

EastChester Planning Board - 2/25/21

1 that these are probably issues -- I would be
2 surprised if there was not a hydrant somewhere
3 around there.
4
5 MR. ZARIN: It was occupied until
6 2012.
7
8 MR. CUNNINGHAM: You said that the new
9 building would be sprinklered?
10
11 MR. ZARIN: Yes.
12
13 MR. CUNNINGHAM: Okay.
14
15 MR. ZARIN: I mean, we had several
16 meetings with the Captain and consultations, so
17 it was vetted.
18
19 MR. CUNNINGHAM: Okay.
20
21 THE CHAIRMAN: As far as the parking
22 spots, you said they're highly functioning
23 residents but they don't really drive, so --
24
25 MR. ZARIN: They don't drive, Mr.
26 Chairman.
27
28 THE CHAIRMAN: So if they have to go
29 to Metro-North or go anywhere, they walk or get
30 picked up and dropped off?
31
32 MR. ZARIN: Right. The bus stops
33 right on Midland here.
34
35 THE CHAIRMAN: As far as the
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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
7 THE CHAIRMAN: Great. So we have to
8 do a public hearing, but I think someone on the
9 call who is also an applicant, Father Sorgie,
10 if you would like to say anything if you're
11 still there.
12
13 FATHER SORGIE: I am here. The only
14 thing I would say is, that it is not easier to
15 get from those spots to the gym. You would
16 have to go over hill and dale. It's still
17 easier to park in the upper lot, and they will
18 be exclusive to this use of the repurposed
19 convent for young people with autism. I'm
20 excited with the Chairman to see a beautiful
21 building that was 100 years housing our
22 sisters, now used for this underserved
23 population. I couldn't think of a better
24 mission to go with our many other missions at
25 Immaculate Conception and Assumption. That's
26 all I have to say. I am very proud of the team
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EASTCHESTER PLANNING BOARD - 2/25/21

1 that was gathered from ArchCare to do this.
2
3 THE CHAIRMAN: Thank you, Father.
4 Thank you from the whole community.
5 FATHER SORGE: You're welcome.
6 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.
7 So then I make a motion to open the
8 public hearing on this application --
9 MR. NEMECEK: Jim, do we want to hear from our own consultants?
10 THE CHAIRMAN: Good point. Margaret usually tells me that. Joe, do you have anything?
11 MR. ZARIN: Shall I drop the share here?
12 MS. UHLE: I think it's good to see, actually.
13 THE CHAIRMAN: Joe doesn't have anything to show.
14 MR. NEMECEK: I don't think he meant that as an insult, Joe.
15 MR. CERMELE: Michael is doing a fine DINA M. MORGAN, REPORTER

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1 job. As Mr. Zarin already stated, he's run
2 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.
10 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.
10 I think the other kind of more important component for us would be the construction of the retaining wall along the --
21 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 DINA M. MORGAN, REPORTER

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1 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.
9 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.
13 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.
18 Looking forward to reviewing the plans, and continuing to work with the applicant to get through the remaining items here.
22 THE CHAIRMAN: Great. Thank you. Mr. Grealy.
24 MR. GREALY: Good evening, Mr. Chairman, again, and members of the board. DINA M. MORGAN, REPORTER

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1 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.
10 I did not look at the lighting plan, DINA M. MORGAN, REPORTER
1  EASTCHESTER PLANNING BOARD - 2/25/21
2  but if there are going to be pedestrians
3  there -- and I think the 26 foot width
4  addresses the fire concerns, but is adequate
5  for the amount of traffic to also handle
6  pedestrians, but make sure that the lighting in
7  that area is good.
8     The other items he's already
9  addressed. If they can just demonstrate the
10  clearing for the site lines. There is a lot of
11  vegetation along that area and some parking and
12  you have the curves, so I think if they can
13  address that, that will be fine. That's pretty
14  much it.
15     THE CHAIRMAN: I think you also noted
16  that they should put a stop sign at the end of
17  the driveway.
18     MR. GREALLY: They've already added
19  that to the plan. This revised plan does
20  reflect that already.
21     THE CHAIRMAN: That's great. And what
22  you said about the lighting, that should be
23  looked at also. For sure we will. Okay.
24     Thank you, Doctor.
25     So then we'll go to the public.
26  DINA M. MORGAN, REPORTER

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<tbody>
<tr>
<td>1</td>
<td>hearing. So then I make a motion to open the</td>
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<td>2</td>
<td>public hearing on Application 20-37, ICC</td>
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<td>3</td>
<td>ArchCare, 265 White Plains Road.</td>
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<td>4</td>
<td>MR. NEMECEK: Second.</td>
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<td>5</td>
<td>THE CHAIRMAN: All in favor.</td>
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<td>6</td>
<td>(AYE)</td>
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<td>7</td>
<td>MR. TUDISCO: Mr. Chairman, I do see a</td>
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<td>hand. Mr. Forgione, I'm going to invite you to</td>
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<td>un-mute yourself. When I do, please un-mute</td>
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<td>your mic and identify yourself to the board. I</td>
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<td>11</td>
<td>no longer see him.</td>
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<td>MS. UHLE: He is on the list, but he</td>
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<td>13</td>
<td>does not have his hand raised any longer.</td>
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<td>14</td>
<td>MR. TUDISCO: Correct. If there is</td>
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<td>15</td>
<td>anybody that wishes to address the board,</td>
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<td>16</td>
<td>please place your hand up in the queue and I</td>
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<td>17</td>
<td>will invite you to un-mute yourself.</td>
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<td>Mr. Chairman, I do not see any hands</td>
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<td>raised, which would indicate there are no</td>
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<td>members of the public wishing to address the</td>
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<td>board at this time.</td>
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<td>THE CHAIRMAN: Thank you, Mr. Tudisco.</td>
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<td>MR. NEMECEK: I have a question -- and</td>
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<td>I'm not certain if this was in any of the</td>
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<tbody>
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<td>though, because I think the church is entirely</td>
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<td>in Tuckahoe.</td>
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<td>MS. UHLE: The school is entirely</td>
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<td>within Eastchester, and then the church is</td>
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<td>within Tuckahoe. I'm looking at the tax parcel</td>
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<td>maps right now.</td>
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<td>THE CHAIRMAN: Is it? I never knew</td>
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<td>8</td>
<td>that.</td>
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<td>MR. NEMECEK: Margaret, that was just</td>
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<td>a trick question and you passed.</td>
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<td>MS. UHLE: I'm slightly offended, but</td>
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<td>that's okay.</td>
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<td>MR. NEMECEK: I'm curious. I have a</td>
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<td>curious mind, and I'm sure I speak for our vast</td>
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<td>15</td>
<td>viewing audience at home.</td>
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<td>THE CHAIRMAN: We only approve</td>
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<td>applications in our Town.</td>
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<td>18</td>
<td>MR. NEMECEK: We play nice with</td>
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<tr>
<td>19</td>
<td>others. We play nice with others.</td>
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<td>20</td>
<td>THE CHAIRMAN: We have more</td>
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<td>applications to do, so let's move on. I don't</td>
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<td>22</td>
<td>really have anything else to say, except that</td>
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<td>Margaret notified me that there are a number of</td>
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<td>documents that we just received today that we</td>
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haven't had a chance to look at, nor have the 
consultants. Since the board just received all 
these -- I'll use Margaret's word -- voluminous 
supplemental submission this morning, and since 
there's quite a few comments in the most recent 
memorandums between Joe and Phil, the board 
will adjourn this application to the March 
Planning Board meeting to allow the applicant 
to more thoroughly respond to comments and/or 
allow board members, town staff, town 
consultants to review that information.

MS. UHLE: Can I just say something?

As we discussed, you have an option -- the 
applicant did try to be very responsive to the 
comments they received by submitting the 
revised drawings this morning. So you do have 
the option to defer, as a condition of 
approval, to the most current memos from Phil 
Grealy and Joe Cermele, or, as you just said, 
kind of allow everyone some time to review in a 
little more detail to tie up loose ends.

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

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

That being said, I make a motion to -- 
MR. NEMECZEK: I agree. I think we'll 
have a fuller application once we ultimately 
are in a position to vote on it's an approval.

I don't think it's going to delay the process 
much at all.

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

MR. NEMECZEK: Second.

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

MR. NEMECZEK: It is.

THE CHAIRMAN: Yes. Second. All in 
favor.

(AYE)

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

MR. NEMECZEK: See you in four weeks.

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surface that we're adding.
3 Just quickly going to the floor plans,
4 you can see here the orange indicates the areas
5 that we're actually going to expanding the
6 footprint of the house, and then the gray areas
7 are deck or outdoor spaces, all of which are
8 covered. Here on the second floor, just in the
9 front we are going to be expanding and
10 providing that master suite up here. It gives
11 us a little space to be able to get it in.
12 These are just some images of some of
13 the goals we're trying to achieve there in the
14 family room area.
15 Then moving on to the elevations, I
16 just set up the sheets so you could kind of get
17 a sense of what the massing of the existing is
18 and then what our proposed is. Actually, these
19 diagrams help a little bit too. The orange
20 shows where the massing is actually changing
21 from the front perspective. Even though we're
22 adding a front dormer here, it's actually not
23 changing the mass from the front perspective.
24 We're maintaining the existing ridge, so we're
25 not changing the height of the home, and then

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in a charcoal color, and then with some accents
3 on the house, the deck, and the front door
4 to be stained a walnut kind of warm up those
5 elements a little bit. The trim would be all
6 AZEK, and then we've also shown kind of an
7 image of the garage door, and then we are also
8 proposing a minimalist gable rafter with, you
9 know, small posts.
10 Our presentation to the Architectural
11 Review Board last month went very well. A
12 couple of the comments that they had that we
13 incorporated here for you guys tonight, one was
14 elongating our deck skirt. It was a little bit
15 short or touching to the ground, but we
16 elongated them on all the skirts so everything
17 comes down to the ground, there's no gaps. We
18 also show new all the gutters and leaders on
19 the elevations, and also we included a railing
20 at this rear porch. We had one only around the
21 deck at first, but we also included it around
22 the rear here. These renderings aren't showing
23 the rail that would also come down the stairs,
24 but they are shown in those 2D elevations.
25 There's a few windows that we would be able to

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the same thing with the garage, we're
3 maintaining the existing ridge line.
4 These are the side elevations, the
5 rear, and then, again, these diagrams help a
6 little. The rear showing the expansion of the
7 garage, and then the side, our front dormer,
8 and then our covered deck here in the back.
9 These were just some of the images.
10 We did include in the package pictures of all
11 the homes within the 200 foot radius. We feel
12 really confident that the house that we have
13 designed and proposed fits in really well with
14 the community here and with the styles.
15 There's pretty much a mixed style of houses,
16 but a lot of the houses that have been improved
17 do have that kind of gable.
18 So just kind of moving on here, these
19 are our proposed renderings. This is the front
20 of the home and the rear. Some of the
21 materials that we're proposing are to
22 completely redo the siding on the home with a
23 cedar mill James Hardie shingle in a
24 cobblestone color, a brand new Timberline
25 architectural shingle roof on the entire house

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keep, but the new windows would be all Andersen
3 400 series, and we would match the grill
4 patterns to the existing house.
5 Just in closing, we're very excited
6 about the presentation. We feel that it's
7 respectful and compliant to the zoning
8 regulations. We're able to achieve the
9 client's goals. They're a growing family, and
10 it gives them a really good space to enjoy
11 their home. We haven't changed the ridge
12 height and tried to be mindful of the massing
13 changes. We've been mindful of the proportion
14 to the house and the property itself, as well
15 as the context of the neighborhood, and we're
16 excited to upgrade all the materials on the
17 home with a clean and timeless color pallet.
18 These are just the renderings again. I'm happy
19 to answer any specific questions that the board
20 might have.
21 THE CHAIRMAN: Thank you. Well done.
22 I think it looks beautiful. Can you just flip
23 back to the front elevation. Just leave that
24 up. Are you going to have a railing on the
25 front patio too?

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

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

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

MS. DE VITO: It's about 4 and a half

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feet, but it's really more just to give some
depth to the front elevation and kind of make
it a little bit more interesting.

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

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

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

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

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

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

MS. DE VITO: I think so.

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

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

THE CHAIRMAN: It gives it some mass.

I do like the fact that the ARB said to show
the gutters because everything looks really
good when you put the gutters in. The gutters
sort of fade in very nicely.

Okay, any other questions, guys?

MR. NEMECEK: No. It looks very nice.

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. TUDISCO: If there any members of

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the public who wish to address the board on
this application, please use the raise your
hand feature and I will invite you to un-mute
yourself.

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MS. DE VITO: Thank you very much.

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

MR. NEMECEK: Yes, it's a nice

feature.

THE CHAIRMAN: It's pretty cool. It's

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 really good. I've never seen that before.
3 MS. DE VITO: Thank you.
4 THE CHAIRMAN: I think everything was
5 well done. If there's no other comments, then
6 I will make a motion to approve this
7 application, 20-39, 109 North Road.
8 MR. NEMECEK: Second.
9 THE CHAIRMAN: All in favor.
10 (AYE)
11 MR. CUNNINGHAM: Good luck with it.
12 It looks great.
13 THE CHAIRMAN: Yes. Have a nice
14 evening.
15 Queue up the next one, Margaret,
16 21-05. The next application is 21-05, 50 Lake
17 Shore Drive.
18 MR. NEMECEK: Margaret, you're on
19 mute.
20 MS. UHLE: Okay, we're all set. It's
21 John.
22 MR. IANNACITO: Hi, everyone.
23 MR. NEMECEK: Mr. Iannacito, welcome
24 to 2021.
25 MR. IANNACITO: Nice to see everyone.

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 THE CHAIRMAN: Nice to see you too.
3 MR. CUNNINGHAM: Good to see you,
4 John.
5 MR. IANNACITO: Let me start to share
6 the screen here. Can everyone see that?
7 MR. NEMECEK: Yes.
8 MR. IANNACITO: Good evening. My name
9 is John Iannacito, I'm an architect, and I'm
10 representing Mr. and Mrs. Pisano, the owners of
11 the subject property. We are proposing
12 additions and alterations to the existing
13 single family residence located at 50 Lake
14 Shore Drive.
15 Here we have the existing plot plan
16 showing the area that's above water, and then
17 the area back here is under water. I'm going
18 to zoom into the proposed site plan. So the
19 scope of work will include a one story addition
20 along the side and rear, which is highlighted
21 here in red. We're also proposing a new patio
22 deck area at the rear, which will be partially
23 covered in this corner. We are proposing to
24 remove the entire roof of the existing
25 residence and reconfigure the roof line, and

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 then we're also proposing site alterations
3 including relocating the driveway from the side
4 of the house to the front, and reconfiguring the
5 walkways at the front, the side and the rear of
6 the property.
7 Here we have the existing front
8 elevation and right side elevation and then
9 this is the proposed. So here is the new
10 garage facing the front of the house, the
11 reconfigured roof with four games, and then the
12 entrance with a new archway. The entrance
13 basically stays in primarily the same location
14 where it is today, and we're adding a small
15 porch and an arch over the entrance. On the
16 right side, the reconfigured roof. The
17 addition at the rear will be constructed over
18 columns to create a covered patio at the lower
19 level.
20 Here we have the rear and the left
21 side existing elevation and the proposed. The
22 revised or the reconfigured roof line with
23 three gables. Up here is the new terrace patio
24 area where half of it will be covered, and then
25 below the addition will be built over columns

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 and provide a covered patio at the lower level.
3 On the left side, the reconfigured
4 roof, the overhead door got moved from the side
5 to the front, and then there will be steps down
6 the side yard to lead to the rear yard.
7 Let me go to the rendering. Could
8 everyone see that?
9 MR. NEMECEK: Yes.
10 MR. IANNACITO: Here is a rendering of
11 the front facade showing the finished
12 materials. So the proposed materials for the
13 wall surfaces will be a cedar shingle in a
14 worldly gray finish. We're also proposing a
15 brick line along the base at the front, which
16 will be painted white. The brick will match
17 existing, which is on the side and the rear of
18 the property currently, and it's all going to
19 get painted white. Then we're proposing a
20 stone veneer at the entry porch, which will be
21 Delgado stone in a liberty hill finish. The
22 roof surface will be asphalt shingles in a
23 charcoal finish. The windows will be vinyl
24 clad Andersen 400 series. The trim boards will
25 all be painted AZEK. The railings at the rear
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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 will be a composite railing in a white finish.
3 The gutters and leaders will be aluminum in a
4 white finish. The front door and overhead door
5 will be fiberglass in a white finish.
6 I'll go back to the PDF's here. Can
7 everyone see that?
8 MR. NEMECEK: Yes.
9 MR. IANNACITO: Here are the samples.
10 Here's the sample of the cedar shingles, which
11 will be in a worldly gray finish. The roof
12 shingles in a charcoal finish. Delgado stone,
13 it will be the liberty hill in the strip
14 pattern and texture. Andersen 400 series;
15 these are shown black but our windows will be
16 white. The AZEK trim in a white finish.
17 Composite railings at the rear. The overhead
18 doors in this style but in a white finish.
19 The application was presented to the
20 Architectural Review Board on February 4th.
21 They had one recommendation, and that was to
22 specify the pattern and texture of the stone at
23 the front entrance, and that will be the
24 liberty hill in the strip pattern and that
25 texture.

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 THE CHAIRMAN: That's what's shown on
3 your rendering; right?
4 MR. IANNACITO: Yes, it's similar in
5 the rendering. It's something --
6 THE CHAIRMAN: Maybe not.
7 MR. IANNACITO: Not completely similar
8 but close. That's basically it. I'm happy to
9 answer any questions you may have.
10 MR. NEMECEK: It looks terrific.
11 THE CHAIRMAN: Another fine piece of
12 work.
13 MR. IANNACITO: It's going to be a
14 major transformation from the existing. The
15 existing right now is all roof when you look at
16 the existing house.
17 MR. NEMECEK: I like the four gables
18 in the front. It gives it some nice interest.
19 THE CHAIRMAN: So, John, when you put
20 you are up your drawings, you don't appreciate
21 it until you see the rendering. I think maybe
22 you should start with the rendering.
23 MR. IANNACITO: You want me to stop
24 there?
25 THE CHAIRMAN: The line type I think

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 is just too heavy.
3 MR. IANNACITO: Those are like the
4 beginnings of the construction documents. I
5 guess I could add some colors to my
6 construction documents.
7 THE CHAIRMAN: I didn't know. I
8 thought you lost your edge and then I saw this.
9 MR. IANNACITO: The one before me, she
10 had a lot of samples.
11 THE CHAIRMAN: I think we went easy on
12 her.
13 MR. IANNACITO: That's the new
14 generation. We'll leave that to the new
15 generation.
16 THE CHAIRMAN: It was sort of cool.
17 Anyway, I don't have any more comments, unless
18 you guys do.
19 MR. NEMECEK: No. It's very nice.
20 THE CHAIRMAN: So then I'm going to
21 open the public hearing. I make a motion to
22 open the public hearing on this application,
23 21-05, 50 Lake Shore.
24 MR. NEMECEK: Second.
25 THE CHAIRMAN: All in favor.

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1 EASTCHESTER PLANNING BOARD - 2/25/21
2 (AYE)
3 MR. TUDISCO: Are there any members of
4 the public who wish to address the board on
5 this application; please use the raise your
6 hand feature.
7 Mr. Chairman, there does not appear to
8 be any members of the public who wish to
9 address the board on this application.
10 THE CHAIRMAN: Thank you. So then I
11 make a motion to close the public hearing on
12 Application 20-15, 50 Lake Shore Drive.
13 MR. NEMECEK: Second.
14 THE CHAIRMAN: All in favor.
15 (AYE)
16 MR. NEMECEK: John, one other
17 questions I had for you. I know this is
18 probably in some of the materials. Remind me,
19 what is the existing square footage and what is
20 the proposed of the building?
21 MS. UHLE: I can tell you. 2094 going
22 to 3897. It's increasing by 1,785 square feet.
23 MR. NEMECEK: Close to doubling.
24 Okay.
25 THE CHAIRMAN: So that's on your site

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MR. IANNACITO: It's on the site plan. I think the sheet is SP1 or A1. Do you want me to share that?

MS. UHLE: I'm sorry, you know what, it's going from 1785 to 3897, so it's increasing by 2,094.

MR. NEMECEK: So it's more than doubling.

MR. IANNACITO: Yes, right here. 1785 to 3897. 2,112 square feet of new floor space.

MR. NEMECEK: I got to say, for that proportion of an enlargement, you've maintained the character, I guess, of it. It's quite nice. I really have no complaints.

MR. IANNACITO: We looked at another version where it wasn't as wide, it was taller, but it just didn't work right. So we decided to keep it at that one and a half story height and it just looked better.

MR. NEMECEK: The dimensions look good on it. You put a lot more house in there without necessarily making it look as such in the front.

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THE CHAIRMAN: So the additional impervious is going to those CULTECs in the back there?

MR. IANNACITO: Yes. So we have three there, and we'll elaborate on that for the construction documents. The calculations were based on the calculations, so we have three dry wells.

THE CHAIRMAN: Okay. So then let's keep going. I make a motion to approve application 21-05, 50 Lake Shore Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

MR. IANNACITO: Thank you so much. Have a nice weekend. Lou, nice job on that Main Street project.

MR. CAMPANA: Thank you, John, I appreciate it. Take care of yourself.

THE CHAIRMAN: Have a good night.

Next application 21-06, 663 White Plains Road.

MR. MAIORANO: Can you hear me?

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<td>2 condition, try to turnaround in that driveway</td>
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<td>3 and drive out onto the road. The new</td>
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<td>4 condensers are located in the rear, they're</td>
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<td>5 screened with evergreen screening. It's</td>
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<td>6 basically a vacant lot. We're going to</td>
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<td>7 introduce new landscaping as well.</td>
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<td>8    Just to go through the elevation</td>
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<td>9 materials, it's quite straightforward. The</td>
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<td>10 materials and the design aesthetics are more</td>
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<td>11 owner specific. There's a stone veneer on the</td>
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<td>12 front, along with stucco siding on the sides</td>
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<td>13 and the rear. Andersen 400 series windows.</td>
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<td>14 Architectural shingle roof, it's a charcoal</td>
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<td>15 color. The portico and roof top over the</td>
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<td>16 garage, that's a PVC railing. The other</td>
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<td>17 railings on that side will cover the platform,</td>
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<td>18 metal roofing. AZEK corbels and white AZEK</td>
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<td>19 fascia and soffits, along with white gutters.</td>
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<td>20    Take a look at the street-scape. The</td>
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<td>21 dwelling on the right is 665 White Plains Road.</td>
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<td>22 Again, we're smack dab in the middle. The</td>
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<td>23 house on the left is a side elevation of 2</td>
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<td>24 Hilldale, that's a street that intersects into</td>
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<td>25 White Plains Road. Again, the characteristics</td>
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<td>2 and design of the home is sort of owner</td>
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<td>3 specific, but it does tie into those</td>
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<td>4 neighboring homes. They share similar sort of</td>
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<td>5 stucco, brick, those kind of characteristic</td>
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<td>6 finishes.</td>
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<td>7    Again, you could see some of the</td>
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<td>8 pictures of the lot. I'm sure you drove by it</td>
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<td>9 a bunch of times. It's just a vacant lot right</td>
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<td>10 across from Lake Isle.</td>
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<td>11 The materials again. I'm sure you've</td>
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<tr>
<td>12 all seen AZEK trim, asphalt roof, and a picture</td>
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<td>13 of what's going on with the New England square</td>
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<td>14 rectangle cut stone on the front facade.</td>
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<tr>
<td>15 That pretty much sums it up. Any</td>
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<td>16 questions?</td>
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<td>17    THE CHAIRMAN: You went to the ARB and</td>
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<td>18 they did not have comments?</td>
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<td>19    MR. MAIORANO: No comments. They had</td>
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<td>20 comments on the original, original one, an</td>
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<td>21 update to the roof above the garage, and we did</td>
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<td>22 that. For this one, nothing.</td>
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<td>23    THE CHAIRMAN: No new comments?</td>
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<td>24    MR. MAIORANO: No new comments.</td>
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<td>25    THE CHAIRMAN: All right. I don't</td>
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<td>2 have any comments either. I liked it then, I</td>
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<td>3 like it now. Louis, do you have any comments?</td>
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<td>4    MR. CAMPANA: No comments here. It</td>
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<tr>
<td>5 looks great. Good job.</td>
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<td>6    MR. CUNNINGHAM: Is there a landscape</td>
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<td>7 plan?</td>
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<td>8    MR. MAIORANO: Oh, yes. Can you see</td>
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<td>9 it?</td>
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<td>10 MR. CUNNINGHAM: Yes, got it.</td>
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<td>11 MR. MAIORANO: Okay. So the landscape</td>
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<td>12 plan prepared by Tony Accella. It's pretty</td>
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<td>13 straightforward. Hedge to the side, new trees</td>
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<td>14 on the left-hand side. Pretty typical. Again,</td>
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<td>15 that will have to be signed off at the end of</td>
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<td>16 the project when the house is done.</td>
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<td>17    MS. UHLE: I think for this house you</td>
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<td>18 would still have your two typical conditions of</td>
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<td>19 approval. One is with regard to the landscape</td>
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<td>20 plan. I do want our engineer to look at the</td>
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<td>21 storm water management plan again because I</td>
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<td>22 think some our requirements have changed since</td>
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<td>23 the original approval. Unfortunately for the</td>
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<td>24 applicant, I think they have to design for a</td>
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<td>25 hundred year storm now. So we'll just have the</td>
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<td>2 typical conditions with regard to final</td>
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<td>3 approval of the storm water management plan by</td>
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<td>4 our engineering consultant and the sign off by</td>
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<td>5 the landscape architect on the landscape plan.</td>
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<td>6    MR. NEMECEK: Margaret, when did that</td>
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<td>7 requirement change from the 50 year to the 100</td>
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<td>8 year?</td>
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<td>9    MS. UHLE: Around that time. I'm not</td>
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<td>10 sure specifically, but it was around that time.</td>
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<td>11 And that's only for new construction.</td>
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<td>12 Additions and alterations, it's 50 year storm.</td>
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<td>13    MR. MAIORANO: It's a hundred year</td>
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<td>14 storm, but the actual calculation of the</td>
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<td>15 rainfall event is not dramatically different.</td>
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<td>16 If it went from an addition to a new house,</td>
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<td>17 yes, that would be a big difference.</td>
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<td>18    THE CHAIRMAN: So if there are no more</td>
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<td>19 comments from us, let's do the public hearing.</td>
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<td>20 I make a motion to open the public hearing on</td>
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<td>21 this application, 21-06, 663 White Plains Road.</td>
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<td>22    MR. NEMECEK: Second.</td>
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<td>23    THE CHAIRMAN: All in favor.</td>
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<td>24 (AYE)</td>
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<tr>
<td>25    MR. TUDISCO: If there are any members</td>
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of the public that wish to address the board,
please use the raise your hand feature.
Mr. Chairman, it appears that there
are no members of the public that wish to
address the board on this application.

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you.

MR. CUNNINGHAM: Good luck.

MR. MAIORANO: Thank you, guys.

MR. CUNNINGHAM: Looks good.

THE CHAIRMAN: We don’t want to see

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

The addition is primarily an addition
to the second floor. The first floor will be
renovated to create more of an open floor plan
for better circulation and modern lifestyle.
In order to avoid a variance, what we’ve done
is we’ve taken the second floor, new secretary
floor, new roof, and we shifted it back. The
back portion of the addition will land on
columns, creating a covered porch and a new
to the rear.

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

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you back here with this application again.

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

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

MR. CAMPANA: Yes. Hi, again. It’s
Louis Campana.

MR. NEMECEK: He’s a Trojan horse, I
tell you.

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

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

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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 back. You could see how the roof comes up and
11 sort of bites the corner here. The surface of
12 the window well, which is slightly pitched
13 towards the front of the house, will be 16
14 ounce copper. Then we have white carriage
15 house garage door here. We're currently -- I'm
16 not sure if you saw it or not, but there's
17 actually a double door located here. Let me
18 see if I could just show you. Can you see
19 that?
20 MR. NEMECEK: Yes.
21 MR. CAMPANA: So it was in-filled with
22 a double door for people to access. So we're
23 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
16 into the family room area, the backside of the
17 banquette, a series of columns. This here,
18 this gable is over the master bedroom, and we
19 plan to raise the ceiling in the master bedroom
20 just to create more of a grander feel. This is
21 the south elevation similar to the north
22 elevation. Again, you could see the banquette
23 here, all of the same materials, siding, trim,
24 and again, the brick chimney which will be
25 extended upward.

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2 That's it. If you have any questions,
3 I'll be happy to answer.
4 MR. NEMECEK: That's quite a
5 transformation. It looks really good.
6 MR. CAMPANA: We were at the ARB last
7 month. They did not have any comments. One
8 question that they did have was the asymmetry
9 at the front. The reason for the asymmetry, as
10 you can see here, the portico is over to the
11 left, and that's basically because of the
12 proximity of the retaining wall and the
13 driveway surface. What I wanted to do to
14 create was to center the windows on the second
15 floor over the first floor. Also, because
16 there was more space on the right portion of
17 the house here, I wanted to create that
18 projection with the box bay to create the
19 balance that it was lacking.
20 MR. NEMECEK: And you have a number of
21 smaller windows on each of the sides of the
22 house that seem to work. Obviously, a lot of
23 this, as you said, has to do with the property.
24 It's not a perfectly symmetrical house, nor are
25 you trying to make it such, but what you are
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2 doing is carrying features that connect the
3 whole property. I think it seems to be very
4 well conceived and designed.
5 MR. CAMPANA: Thank you.
6 MR. NEMECEK: The setback on the
7 second floor, is that -- does that line up with
8 where the -- you said it's non-conforming in
9 the front because it's 5 feet further than it
10 should be to the property line, is that 5 feet
11 sort of where that setback is?
12 MR. CAMPANA: That's correct. So this
13 is the furthest we could come with that second
14 floor to avoid a variance.
15 MR. NEMECEK: Got it. It's also a
16 very unusual property. It's kind of an
17 inverted L.
18 THE CHAIRMAN: In one of the pictures
19 you took it was like from underneath a tree;
20 where is that tree?
21 MR. CAMPANA: Where is the tree on the
22 site?
23 THE CHAIRMAN: Yes. Where would it be
24 in relation to this?
25 MR. CAMPANA: So it's back on this

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2 side. If you look at this elevation, it's like
3 right here.
4 THE CHAIRMAN: Okay. But for now the
5 tree stays?
6 MR. CAMPANA: It's on the side of the
7 house, I believe.
8 THE CHAIRMAN: I didn't know how large
9 it was.
10 MR. CAMPANA: It's on the side here,
11 so it wouldn't be affected. It would certainly
12 get pruned.
13 THE CHAIRMAN: It's probably not in
14 jeopardy; right?
15 MR. NEMECEK: Louis, you said in the
16 back there's like an auxiliary driveway that
17 you're slimming to give yourself a buffer, but
18 there's a building back there as well; is that
19 sort of a secondary garage as well?
20 MR. CAMPANA: Yes. It's an accessory
21 garage. That will be kept as is.
22 MR. NEMECEK: Okay.
23 MR. CAMPANA: The house currently, I
24 mean, the existing conditions I believe are
25 non-conforming based on the impervious

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2 coverage. So that's part of the reason why
3 we're also reducing the impervious coverage
4 here. Actually, there's a net decrease on
5 impervious coverage on the entire property.
6 THE CHAIRMAN: I like the idea of the
7 buffer that you created.
8 MR. CAMPANA: Yes. Right now it's
9 used for storage of, you know, construction
10 equipment. That's right up against the
11 property line, so I wanted to create that
12 buffer and potentially the owner will be adding
13 landscaping along this property line. The
14 owner's father is a Forgiore, as you could
15 imagine, so they'll be doing plenty of
16 landscaping here.
17 THE CHAIRMAN: Okay. I don't have any
18 other comments, so let's do the public hearing.
19 So I make a motion to open the public hearing
20 on Application 20-42, 10 Ridge Street.
21 MR. NEMECEK: Second.
22 THE CHAIRMAN: All in favor.
23 (AYE)
24 MR. TUDISCO: If there are members of
25 the public that wish to address the board on

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2 this application, please raise your hand.
3 Mr. Chairman, at this time I don't see
4 any members of the public who wish to address
5 the board on this application.
6 THE CHAIRMAN: So I make a motion to
7 close the public hearing on Application 20-42,
8 10 Ridge Street.
9 MR. NEMECEK: Second.
10 THE CHAIRMAN: All in favor.
11 (AYE)
12 THE CHAIRMAN: So that's it. Nice
13 job, Louis. You do nice work. We appreciate
14 it. It's getting late, so I'm just going to
15 make a motion it approve Application 20-42, 10
16 Ridge Street.
17 MR. NEMECEK: Second.
18 THE CHAIRMAN: All in favor.
19 (AYE)
20 MR. CUNNINGHAM: Nice job, Louis.
21 MR. CAMPANA: Thanks, gentlemen.
22 THE CHAIRMAN: Thanks, guys.
23 MR. CAMPANA: Thank you, Margaret.
24 MS. UHLE: Thank you, everybody.
25 MR. CUNNINGHAM: Goodnight, everyone.

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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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STATE OF NEW YORK )
COUNTY OF WESTCHESTER) SS.

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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