

TOWN OF EASTCHESTER
Building and Planning Department

TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING

MAR 25 2020

FEBRUARY 27, 2020

RECEIVED

HELD AT: Eastchester Town Hall
Eastchester Town Clerk 40 Mill Road
APR 2 '20 AM 10:44 Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
CAROL PINTO, SECRETARY

Dina M. Morgan, Reporter
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Place.

Before we start that, I just wanted to bring up a few points. It's a big application. We want to keep it a little bit organized. So what we're going to do now is, we're just going to hear the materials that have been brought by the applicants, we're going to listen to our consultants' comments on some of the items, in particular, traffic and civil reports. We're just going to collect information right now so we can understand it. I know you guys were here before, we appreciate that, but we have to take a new look, a new, fresh look because there are a lot of items that have been put forth that all of us have to pay close attention to. So it's going take awhile to run through this application and understand everything. The board members are going to see if there's any additional information that we would like you to bring forth, and then once we get to that, we'll be in a position to determine how to go forward. So right now it's more fact finding the way I see it.

MS. UHLE: You're also going to

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THE CHAIRMAN: Sorry for the delay.

This is the town of Eastchester Planning Board meeting of February 27, 2020. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: We'll take attendance first. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Jim Bonanno is present. Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: So there's three of us this evening. Mark Cunningham could not be here. I'll just run through the items on the agenda.

One is a continued public hearing on Application 19-42, 5 Ray Place. The second is also continued, 118 Brook Street, and there's a new project at 30 Lake Shore Drive. The adjourned items are the application for 249 Main Street.

So the first application is 5 Ray

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continue with the public hearing.

THE CHAIRMAN: Of course there will be an opportunity for the public to comment once we're all done so we could take note of their concerns.

MR. NEMECEK: I wanted to add, and apologize, neither Mr. Bonanno nor I were at the October 24th meeting at which this application was initially presented to this board, and we have a brand new board member, this is his second meeting -- so he's not brand new, he's pretty new -- who was not on the board back on October 24th, so none of the three of us has seen this before. I certainly reviewed the minutes, but I can't say that I reviewed the minutes with a site plan in front of me. This is a sizeable project and we're not going to rush it through. We're going to take our time. We're going to make sure we understand it. We're going to make sure that the residents of our good town have the opportunity to comment on it. Once that's done, we'll move forward as we usually do.

THE CHAIRMAN: You're up.

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1 MR. VOGEL: Good evening, Chairman,
2 members of the board. My name is Ed Vogel with
3 Warshauer Mellusi Warshauer Architects, and
4 I've been the elected person to kick this off.
5 We're here today with our client and attorney
6 and civil engineering crew, which all in turn
7 will be introduced. I hope you don't mind, I'm
8 going to move forward in front of the boards.

9 The board we had up in front was an
10 image of the front elevation of 5 Ray Place.
11 We'll go back toward the end of the
12 presentation and we'll talk about the facades,
13 but this gives you a first glimpse of the
14 project as a cover sheet.

15 Our next sheet demonstrates where the
16 project is located. Here is Route 22 White
17 Plains Road and then Brook Street, signalized
18 intersection. Ray Place comes off of Brook
19 Street and terminates into a parking lot that's
20 associated with a former supermarket. Our
21 project site sits on Ray Place.

22 MR. NEMECEK: That former supermarket
23 is once again going to be a supermarket because
24 I've seen that there's work going forward, and,
25

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1 in fact, this board approved an application for
2 DeCicco & Sons to do significant renovations.
3 I actually went by the property last week in
4 preparation, in part, for this hearing, but
5 also to take a look what was going on at the
6 supermarket, and it looks like it's kind of
7 down to the studs. I expect it will be up and
8 running I guess -- it's pure conjecture, but it
9 does look like it will be up and running
10 certainly before this project is done.

11 MR. VOGEL: You are correct. We
12 understand the same thing.

13 So here we have the site located on
14 the project in a little bit larger venue. Just
15 wanted to note that there is commercial
16 district around Brook and Route 22, and then
17 there's a residential district that's a little
18 bit further to the south and to the west of the
19 project. That zone that we're in is RB. In RB
20 we've elected to use the M-700 zone, which is
21 multifamily, and it fits the site. It ends up
22 being a good transition element from the
23 commercial areas to the residential, and there
24 is also another multifamily building across the
25

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1 street on Ray Place to the west.

2 On this sheet, you'll notice also
3 there's interesting topography. If you've been
4 to the site, as you say you have, Ray Place
5 climbs to a plateau. We sit somewhere on that
6 rise toward the upper part of that rise. We
7 have situated the building in a way that we've
8 met the zoning setbacks and we've also included
9 aerial fire apparatus.

10 As you mentioned, we appeared in
11 October. Since then, we've had at least two
12 group meetings with staff to review certain
13 elements for this project within the town of
14 Eastchester. We've also had multiple
15 conversations with the town consultants.

16 There is an entry drive to what we
17 call the first floor, and then we come up
18 toward the southern portion of the site with a
19 second entry drive. The reason for the two
20 drives is that there is topography change.
21 Existing on the site are retaining walls, and
22 we're utilizing those retaining walls in our
23 design trying to minimize disturbance on the
24 site and disturbance to the surrounding
25

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1 properties. Because we're near the R-6 zone,
2 which is the residential zone that I mentioned
3 earlier, there is a buffer. I want to point
4 that out to you. The buffer creates an arch of
5 150 feet, and it does bisect our property and
6 it does bisect the building. We'll talk about
7 that a little bit later.

8 MR. NEMECEK: What is that buffer?

9 MR. VOGEL: I call it an overlay. You
10 can call it a buffer.

11 MS. UHLE: I want to clarify -- no
12 offense -- it's neither an overlay or a buffer.
13 Those terms have different meanings. Basically
14 what our zoning law says is anything within
15 150 feet of a one or two family residential
16 district has to meet different requirements.
17 So it's basically because this falls --

18 MR. NEMECEK: It falls within the
19 legal requirements.

20 MS. UHLE: Yes. Because it falls
21 within that setback, then there's different
22 requirements for height.

23 MR. NEMECEK: Got it.

24 MR. VOGEL: Thank you. So here we
25

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1 have our floor plates, and the floor plates
2 start in the upper left corner of the sheet,
3 which is that lowest level where you would have
4 the drive coming in, and we're utilizing the
5 existing drive that's there now to a parking
6 field. We have some parking, and in particular
7 to note is that we have our entry to the
8 building where we would rise up to the
9 residential units.

11 On the second level of the building,
12 there's a lobby as well that continues, but the
13 second level of the building is basically
14 parking, which comes in from the southern part
15 of the site, which is the higher elevation.
16 There are two levels of parking. They are not
17 interconnected.

18 Our third and fourth floor plans are
19 similar and so is the fifth floor. The reason
20 why I broke out the fifth floor bit is because
21 of the shape of our building, and we'll
22 describe that when we get to the elevations.
23 The units are 21 in total. We have 18 one
24 bedroom and 3 two bedroom.

25 This here represents -- at the bottom
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1 of the sheet -- just a typical site section
2 where you then can see the existing retaining
3 walls and how the building is nested into those
4 two retaining walls and how the first two
5 levels are parking and then the next three
6 levels are residences. A diagram off on the
7 right side of the sheet shows the -- I guess
8 the setback from residential, and it really
9 highlights how we establish grade planes from
10 topography around the building.

12 Typical units we see here enlarged so
13 you can then analyze them a little bit closer,
14 but for the most part they comprise one bedroom
15 units. We have a two bedroom design as well.
16 There are only three of those.

17 Being the site topography and where we
18 are in the town of Eastchester and climbing up
19 on the knoll that is existing there, made a
20 unique site, and it has opportunities to be
21 visible from all sides, so we've designed the
22 building as frontages from all four. As you
23 can see from the front elevation and from the
24 south elevation, we've held very strong
25 corners. The building is divided with a base

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1 and then a body and a top. The top is a
2 mansard shake. There are articulation that
3 helps define the horizontal stratification of
4 the building. Then we introduced some rhythms
5 with a bay that works its way across the
6 facade. In particular, we want to hold the
7 corners of the building. So if you notice, we
8 have some strong elements at the corner of the
9 building.

11 Material wise, we have a brick, we
12 have a metal roof, and then we have a slightly
13 rusticated base to the building. Our roof
14 panels are diamond or scalloped, and they would
15 be a silver metallic look, and then the
16 architectural elements for the bays would be a
17 Fypon or a white trim, and then we have black
18 windows identified with railings in front of
19 those windows.

20 The units themselves are light and
21 airy with lots of glass to bring that in. The
22 windows are almost from the floor and they're
23 not quite to the height of the ceilings.

24 We have a second elevation or
25 rendering. This one is from Route 22, not far
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1 south from the intersection of Brook Street.
2 You can see in the foreground the CVS Pharmacy
3 and how this would sit on that knoll as you
4 work your way up to that upper platform or
5 plateau of the area.

7 I did mention that I would come back
8 to a few items, and those items are in
9 relationship to some of the zoning variances
10 that the project would require. The zoning
11 variances can be broken into basically --
12 there's nine in total, but they can be grouped
13 by category a little bit. So what I wanted to
14 do is just discuss them as I had mentally
15 grouped them.

16 The first I would like to discuss is
17 impervious coverage. The impervious coverage
18 is slightly over. It's a little more than 2
19 percent over the 70 percent that's permitted,
20 so we're roughly at about 72 percent in total.
21 That's one variance.

22 The second variance is regarding
23 parking spaces. The project, based on the mix
24 of units, would require 33, we're providing 31,
25 so it's an ask of two parking spaces. Also

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 2 related to parking is backup and maneuvering
 3 aisle width. The code states 25 feet, the
 4 zoning code that is, and we're proposing
 5 24 feet. It's a 1 foot reduction.

6 The next group of variances -- and I
 7 call it a group -- deals with height. First is
 8 going to be the base zone, which is the M-700.
 9 That base zone, building height by stories --
 10 and these are all related, right, so stories is
 11 the first item for height -- a maximum of four,
 12 we're proposing five, so that's one additional
 13 story. Then there's building height. It's
 14 measured dimensionally from the grade plane to
 15 the top of the parapet. Maximum would be 45,
 16 because of the one story it's an additional 10
 17 feet, we're a little over 55 feet in height.
 18 Then the next piece of height related to that
 19 is regarding bulkheads. So since we are an
 20 additional story, the bulkhead height would be
 21 55 feet in total and we're roughly 65 feet,
 22 again, 10 feet for that one additional story.

23 Regarding the setback from the R-6
 24 residential zone, which we talked about, there
 25 to a grouping of three relating to height. The

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 2 first one is that there's two and a half
 3 stories permitted and on that portion of the
 4 site the building only is four stories, so that
 5 would be an additional one and a half stories
 6 of height. Then regarding distance measured
 7 from grade plane, it would be 30 feet maximum
 8 but we're greater than that, we're at 50 feet.
 9 Then bulkhead height -- again, the same related
 10 to height -- would be 40 feet as a maximum and
 11 we're close to 60 feet.

12 So those summarize the variances that
 13 would be required. At this point, that
 14 concludes the architectural portion of the
 15 presentation. If you have any questions, I'll
 16 be happy to answer them now or later on.
 17 Otherwise, I'll turn this over to JMC.

18 THE CHAIRMAN: I had two questions.
 19 The existing retaining walls, did you say
 20 that's being incorporated into the design or
 21 it's being removed?

22 MR. VOGEL: They are being
 23 incorporated into the design.

24 THE CHAIRMAN: Can you point out on
 25 the plan again exactly where that is, please.

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 2 MR. VOGEL: Sure. Would you pull out
 3 the site plan. So there are existing retaining
 4 walls. I'm going to go from the low end of the
 5 site to the high end of the site. So at the
 6 north end of the site, there's a retaining wall
 7 that hooks around here, and that's for the
 8 parking lot and CVS. There is an existing
 9 parking field, which can be demonstrated when
 10 we talk about the site engineering. There is a
 11 second retaining wall that comes across the
 12 site, comes in at an angle, and then works its
 13 way right across and bisects the two parking
 14 fields that exist presently and hooks around to
 15 here. So our elevator lobby and parking all
 16 relate to that existing wall. Those are the
 17 two major walls on the site.

18 THE CHAIRMAN: Great. I only had one
 19 other comment about the fire access. I guess
 20 you're going to look into fire?

21 MR. VOGEL: Do you want to handle
 22 fire?

23 THE CHAIRMAN: When you get to it. I
 24 think it's in your package. Your main lobby,
 25 though, is on Ray; right?

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 2 MR. VOGEL: Our lobby is on grade at
 3 the first floor and we rise up through the
 4 building.

5 THE CHAIRMAN: Your fire panel is
 6 located in that lobby?

7 MR. VOGEL: It would be at that
 8 location, correct.

9 THE CHAIRMAN: That's what I was
 10 getting at.

11 MR. VOGEL: Okay, I'm going to turn it
 12 over to Jim Ryan from JMC.

13 MR. RYAN: For the record, again, my
 14 name is James Ryan, I'm principal with the firm
 15 JMC. We're the engineering consultants for the
 16 applicant.

17 First of all, related specifically to
 18 fire, we've had the advantage, since we
 19 submitted a number of months ago, of sitting
 20 down with staff on a number of issues, and
 21 Captain Pintavalle was very, very helpful and
 22 helped us work through particularly the issue
 23 access. The building is over 30 feet, there
 24 are very specific requirements in place that we
 25 have to accommodate the ladder trucks here too,

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1 and there are certain state provisions that
2 require access to be of a certain width so that
3 the trucks can come in, put their outriggers
4 down, and provide for aerial access. One of
5 the reasons why one of the driveways -- and Mr.
6 Vogel had alluded to that -- is 26 feet, so
7 that's the southern driveway, which I'll point
8 out, is actually 26 feet. So that meets that
9 requirement. The safety of the vehicles coming
10 in, it's a flat area too, so they'll have ample
11 access to the rooftop of the building. So
12 Captain Pintavalle, we've had an opportunity to
13 work very closely with him on those issues and
14 some of the other issues related to hydrant
15 locations and so on. We're hopefully just
16 finishing up that, but we've been in close
17 communication with him on that particular
18 issue.

20 Also, as well, Mr. Cermele has been
21 very helpful too as we work through some of the
22 other issues with storm water, as Mr. Grealy
23 has on traffic. So I'll just briefly take you
24 through some of what we've done on that too.

25 Again, as Ed had indicated, there are

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1 two driveway access. We're taking advantage on
2 Brook Street because -- or on our roadway, Ray
3 Place specifically, because there is a slope on
4 that too, there are natural grade changes and
5 natural plateaus. So if you've been out there,
6 you realize there's an upper parking lot and
7 lower parking lot, both being impervious areas.
8 So his building has taken into account that
9 grade change, which fit very well with this
10 building. So we do have those two lower levels
11 which allow us to access without a lot of
12 grading, a lower level for parking, and then
13 the second level a little higher up on the
14 south side for our parking access as well. So
15 it allows us to accommodate the on-site parking
16 as opposed to off-street parking.

18 So again, the fire access has been
19 dealt with too. In terms of the final
20 attributes of where the placement of certain
21 things, Knox boxes and anything that they might
22 need in terms of access and fire provisions,
23 those will be worked out architecturally as we
24 continue our discussions with staff.

25 We did do, in terms of the traffic and

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1 accommodation of traffic on Ray Place and at
2 the intersection of Brook Street, we did submit
3 a traffic study for that too. I know Mr.
4 Grealy will comment on that. Traffic volumes
5 are relatively low during the peak days, peak
6 weekdays. In the AM, 7 vehicles total
7 contribution to the traffic; peak weekdays PM,
8 10 vehicles; and then the other peak on
9 Saturday midday is a total of 10 vehicles is
10 what's being projected. So that was put into
11 our calculations in terms of our overall
12 traffic impacts. Mr. Grealy will talk to that
13 too. We do recognize that the grocery store
14 will be coming on line, so there is, as I
15 understand, some additional -- what's called a
16 sensitivity analysis that will have to
17 supplement our traffic analysis. Mr. Grealy
18 will talk to that specifically.

20 The two major changes that are
21 required here for utilities, we have extensions
22 of our utilities down to Brook Street. For the
23 water, we're coordinating with Suez Water.
24 There's 190 linear foot extension from our
25 development down to Brook Street. They have

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1 indicated that there is adequate water service
2 to provide for the development, but we will
3 continue to work with Suez on that particular
4 extension. That will require, because it's a
5 public main, input from Eastchester as well as
6 the Health Department too. So we'll be working
7 through those agencies on that.

9 As well, we require a sewer extension
10 down to Brook Street too, approximately a 220
11 foot extension onto Brook Street. We are
12 working through issues relating to I&I, it's an
13 ongoing issue throughout Westchester County.
14 We're going to be working with Mr. Cermele and
15 with Margaret's office too, as well as your
16 DPW, to try to address those issues in terms of
17 our additional contribution to the sewer
18 system. So we're again working through those
19 issues. We have some more discussions to have,
20 so we'll continue on that road on that
21 particular issue.

22 Storm water. Essentially the site
23 right now is all impervious or predominantly
24 impervious because it's all parking. It is
25 under the threshold for requiring a full storm

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1 water pollution prevention plan. Nonetheless,
 2 we have to require and are being required to
 3 provide detention on the property to mitigate
 4 any impact or overload on your existing storm
 5 system. We are providing that on site. Rick,
 6 if you just want to point out, the current plan
 7 calls for storage systems essentially within
 8 the building footprint, two areas, to account
 9 for water quantity control. So that's volume
 10 control coming through our underground system.
 11 So we feel that we can accommodate that. There
 12 are some questions as it relates to -- again,
 13 it has to do with the grocery store property
 14 too because their water does flow through this
 15 property too. So we're trying to work out some
 16 issues related to how that's being
 17 accommodated, either through our site or around
 18 our site. So we have provided a storm water
 19 report to your consultants and we continue to
 20 work with them. We have other things that we
 21 provided on a technical basis on lighting and
 22 so on too. All of that material is in front of
 23 them.

24 We do appreciate Margaret has helped

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1 to coordinate a number of meetings with staff,
 2 and we've been allowed to have some direct
 3 contact with the consultants to try to work out
 4 the nuances of the technical side of things. I
 5 think we're getting to a good point on that
 6 too. We had a previous comment where we tried
 7 to address most of those comments. We're still
 8 collecting some information, some new survey
 9 information. I think we're well on our way to
 10 hopefully satisfying the concerns of your
 11 consultants as we go through the process.

12 I'm here to answer any specific
 13 questions you have. I think they did a good
 14 job in terms of the architecture and the
 15 design. I'm happy to help.

16 MR. NEMECEK: I just wanted to comment
 17 that this really is a very steep hill, Ray
 18 Place. It doesn't quite -- it certainly
 19 doesn't come through on the bird's eye view,
 20 but it is a very steep hill and it remains a
 21 steep hill. As you pointed out, there's a
 22 residential complex just to the west, I guess,
 23 on Ray Place itself.

24 Another comment I had, and I'll come

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1 back to the supermarket because I've shopped at
 2 some of the DeCicco & Sons, there's one in
 3 Ardsley and another one Larchmont, somewhere
 4 over on Palmer Road, and both of those are
 5 absolutely packed whenever I've been there, and
 6 I'm expecting that -- the Eastchester store
 7 will be a larger store -- I suspect, especially
 8 initially, it's going to get quite a bit of
 9 volume, a lot more than the Acme had before it.
 10 But that's a traffic issue that you said you
 11 were going to account for.

12 MR. RYAN: It is.

13 MR. NEMECEK: Otherwise, I had a
 14 question -- I don't know if, Jay, you could
 15 answer this -- this is just a curiosity -- I
 16 notice that Brook Street is referenced as
 17 Brookridge Avenue parenthetically in some of
 18 these maps; is that an old name for the street?

19 MR. KING: It must be.

20 MR. NEMECEK: Okay. As a lifelong
 21 Eastchester resident, I had never --

22 MR. RYAN: It probably came from the
 23 survey. We were referencing a very old maps.

24 MR. NEMECEK: Maybe we all learned

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1 something about the great history of
 2 Eastchester. Those are my comments for the
 3 moment. Thank you.

4 MR. RYAN: Thank you.

5 MR. CAMPANA: I just have a question.
 6 I see that there's a bit of trench work being
 7 done coming up from Brook Street or Brookridge,
 8 and there is a residential multi-family
 9 building directly to the west; is the intent
 10 here or what you're proposing going to impact
 11 that entire width?

12 MR. RYAN: You means in terms of the
 13 access to the development across the street?

14 MR. CAMPANA: Yes.

15 MR. RYAN: As we continue on the
 16 process too, they'll be no doubt a requirement
 17 for a management plan and how we're going to
 18 maintain access because it's not just access
 19 for the residents themselves, but emergency
 20 access has to be maintained. We are ultimately
 21 going to chop up that road a bit, and there's
 22 already a question from your consultant or a
 23 suggestion that will end up on the plan to have
 24 to re-pave that after we're completed.

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Emergency service access at all times in our logistics plan will have to be provided at some point in the process to ensure that safety is maintained at all times.

THE CHAIRMAN: Can I just go back to the fire truck for a second?

MR. RYAN: Sure.

THE CHAIRMAN: I have the C310 open that shows the access. Do you have it there?

You could just look at that. They show two routes. An aerial chart comes in and goes to the upper lot. You could just point it out.

It enters and it goes to the upper lot, right?

MR. RYAN: Right. They'll sweep in here, they can set their outriggers.

THE CHAIRMAN: Right. It's the 26 feet.

MR. RYAN: 26 feet is the minimum requirement for the width. So that's the width of the road here. Then you have to be less than 30 feet from that point too. So it's the 26 plus the additional length, which is probably about 16 additional feet there.

THE CHAIRMAN: The reason I ask is, I

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thought fire trucks want to pull in, get out, and go straight to the panel.

MR. RYAN: What the code does, it requires them to be able to pull in, set the outriggers, and then have a mechanism to back out and then go. It's very specific in the -- I guess it's the fire code. Jay would probably know more about that. It's in the fire code what we had to do. We struggled with that early on because, as you know, Brook Street is very steep, where would we actually place that. There was a redesign from the original plan. So if you saw the original plan, we had to actually shift the building, reduce the overall size of the building so that we could accommodate that on the plan too.

THE CHAIRMAN: I understand THAT. My question is, the panel is in the front lobby; right?

MR. RYAN: Yes.

THE CHAIRMAN: So don't they want to access that as soon as they pull in? I'm surprised they didn't make that comment.

MR. RYAN: Again, our conversations

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never end.

THE CHAIRMAN: That changes things a little bit.

MR. RYAN: We'll bring that up and talk to them about any concerns they have.

THE CHAIRMAN: I'm going to go back to the retaining wall too. On that plan, where is the retaining wall? The one that bisects the building.

MR. RYAN: That's this one that comes down here.

THE CHAIRMAN: So that retaining wall, you're done, you're going to take out the parking at the top, take out the parking at the bottom, leave that wall, build around it; correct? Is that the plan?

MR. RYAN: Is that exactly true? I want to make sure we have that right in terms of the wall construction.

MR. VOGEL: So on the lowest level, this is in plan, right, so you can see the retaining wall comes across, runs right across, and we ended the building at the wall, and then the wall continues around the front, so that

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will stay. So this is the lower part of the parking, and then the upper part is just going to bridge over the top.

THE CHAIRMAN: Right. Where the fire truck is right there is on the south side of the retaining wall?

MR. VOGEL: It's on the south side. I'm not a fireman, so I apologize for not being able to answer your question directly, but they may come with one truck, they may come with two trucks. The fire chief may be there initially before a fire truck arrives. He would then have direct access to the lobby. We will continue the conversation with the Fire Inspector and just verify that.

THE CHAIRMAN: It will all be inspected and make sure it has adequate capacity to support the fire truck and all that kind of stuff?

MR. RYAN: Yes.

MR. VOGEL: Does that answer your question where the walls are?

THE CHAIRMAN: Yes. I'm an engineer, so I just think about the fire trucks and all

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2 that kind of stuff. Thank you.

3 MR. NEMECEK: I have another question
4 and it relates to the size of this project. I
5 know we looked at a project for some number of
6 years that never was developed on Summerfield,
7 not too far from here.

8 MR. RYAN: Very familiar.

9 MR. NEMECEK: You're well familiar
10 with it. In fact, there are some elements of
11 this building that quite closely resemble some
12 of the elements of that building.

13 MR. RYAN: Yes.

14 MR. NEMECEK: And there was quite a --
15 how should I say -- a representation of opinion
16 by the people in the north end of Eastchester
17 about the Summerfield application, and the
18 massing was a big issue there, as well as a
19 number of different issues. One thing the
20 Summerfield property had going for it, it was
21 at the bottom of the hill, but it was a bigger
22 size than this.

23 MR. RYAN: Much larger. I think three
24 times the units.

25 MR. NEMECEK: In terms of height --
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2 and I know a number of the variances that are
3 sought here relate to height.

4 MR. RYAN: They do.

5 MR. NEMECEK: And many of them relate
6 to height because they're within that 150 foot
7 radius from the residential, the R-5
8 residential. We have this one I guess it's R-2
9 illustration from the CVS parking at the corner
10 of Route 22 and Brook Street that --

11 MR. TUDISCO: Could you put that up.

12 MR. NEMECEK: We have this one
13 illustration, which I think goes a ways towards
14 giving us a representation of what the massing
15 might look like. Is there a way that you can
16 expand upon that because I think massing is
17 going to be an issue for this? It is on a hill
18 and it's toward the top of the hill. This is
19 helpful seeing this particular illustration,
20 but can you give us -- I know we've seen -- I
21 think we saw this with Summerfield, we've seen
22 it with Jackson Street -- we've gotten sort of
23 an interactive 3D presentation that from any
24 given spot you can see what it's going to look
25 like. I realize that may be something of a

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2 cost. I don't know if it can be done cost
3 effectively. I certainly would want to see
4 more than just this one -- although very nice
5 illustration -- I would like to see what it
6 looks like from Brook Street at the bottom of
7 Ray. Maybe it's not very visible from further
8 down on Brook Street.

9 THE CHAIRMAN: From a few streets
10 away.

11 MR. NEMECEK: What does it look like
12 from a little further south on Route 22? I
13 think if you had that type of interactive 3D
14 modeling, we would be able to get that.

15 MR. RYAN: You're more concerned about
16 the massing than the textures of the building?

17 MR. NEMECEK: I think the textures
18 look pretty nice to me.

19 MR. CAMPANA: I think it's the size,
20 just the sheer size.

21 MR. NEMECEK: I think the size and the
22 fact that it's -- not only the size, but the
23 fact that it's really toward the top of a hill.

24 THE CHAIRMAN: Prominence?

25 MR. NEMECEK: Yes, prominence really.
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2 We're within 150 feet of residences there. I
3 know that you're not quite at the top of the
4 hill and there's a lot of trees in that area,
5 so I don't know what the view is going to look
6 like from whatever the street is there where
7 the houses that are within 150 feet. I would
8 want to see that too.

9 THE CHAIRMAN: I know in the past
10 maybe in lieu of that or before we had the
11 technology to do what Phil is referring to, we
12 floated balloons in the morning to get an idea
13 of the massing. I know there were
14 complications with that if the wind blows.

15 MR. NEMECEK: I wouldn't try it
16 tonight.

17 THE CHAIRMAN: It was a good idea. We
18 could talk about that.

19 MR. NEMECEK: I think the balloons
20 would be obviated by a good 3D rendering.

21 MR. CAMPANA: I like the idea about
22 the 3D rendering. If it could be put into some
23 sort of three dimensional Google Earth.
24 Something very cost effective, if possible.
25 More massing, not so much material, and photo

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1 realistic.

2
3 MR. RYAN: Since Summerfield, there's
4 been some advances, what they call LiDAR. It
5 allows to actually bring up what's out there
6 now. We could take a look at that and put it
7 in context. Where it gets very costly is when
8 you try to do accurate 3D models. The massing,
9 you know, is something that we could look at,
10 and if you need further detail on a particular
11 viewport, that is something Ed could work
12 through.

13 MR. NEMECEK: We're not trying to
14 break the bank, but if there's a reasonably
15 cost effective way for you to present more
16 accurately to us what this is going to look
17 like from different vantage points, that would
18 really go a long ways towards allaying our
19 concerns about the massing.

20 MR. RYAN: We'll talk about it amongst
21 our team. We'll talk to Margaret about that
22 too and see what we could do to help you out
23 with that.

24 THE CHAIRMAN: Once you find that
25 person that's going to be able to do it, if you

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1 bring it in, put it up on the screen and walk
2 us through it, it will be sold.

3 MR. NEMECEK: No promises.

4 THE CHAIRMAN: Thank you.

5 MR. RYAN: Thank you.

6 THE CHAIRMAN: So I'll give up on the
7 balloons in lieu of that. Thank you.

8 MR. NEMECEK: Since Bloomberg's
9 performance on the debate the other night, I
10 don't think you could use that or sold.

11 MS. UHLE: Are you all done with your
12 team's presentation at this point?

13 MR. VOGEL: Yes.

14 MS. UHLE: So then you can talk to --

15 THE CHAIRMAN: Our consultants?

16 MS. UHLE: -- Our consultants.

17 THE CHAIRMAN: Now we're going to do
18 step 2, we're going to listen to our
19 consultants and their comments on some of the
20 information that's put forward.

21 Mr. Grealy, we haven't heard from you
22 for awhile. Please come and tell us what you
23 think.

24 MR. GREALY: Good evening, Philip

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1 Grealy, Maser Consulting.

2 MR. NEMECEK: I'm going to stop you
3 right there. I want to know definitively how
4 you spell your first and last names because
5 I've seen it spelt too many different ways.

6 MR. GREALY: One L. Last name is a
7 little different: G-R-E-A-L-Y.

8 THE CHAIRMAN: I would have never
9 guessed that.

10 MR. GREALY: There are variations,
11 L-E-Y, but that's the one.

12 Good evening, Philip Grealy --

13 MR. NEMECEK: Like Healy except with a
14 G.

15 MR. GREALY: I'm sorry.

16 MR. NEMECEK: It's like Healy except
17 with G-R.

18 MR. GREALY: So the applicant had
19 prepared a traffic impact study, which we
20 reviewed. We had, I think, a total of 17
21 comments in our memo dated December 10th, 2019,
22 which I believe the board has a copy of. The
23 applicant has prepared a response dated
24 February 11th to each of those 17 items.

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1 Just to kind of give a recap because
2 it's been some time and we have a new board
3 member, those items focused on traffic, but
4 also access, sight lines, accident data,
5 inclusion of other development traffic, such as
6 the re-occupancy of the Acme by DeCicco's, and
7 also to account for other traffic from projects
8 in the area. So the applicant has responded to
9 those 17 comments. Of those, there are several
10 that still need final input from the fire and
11 emergency services, input from the Highway
12 Department relative to the curb cuts. As
13 pointed out before, Ray Place has a 16 percent
14 grade. The locations of the driveways appear
15 to be appropriate. They show sight lines that
16 were requested. They also indicate the
17 location of the driveway to the Enclave
18 development, which is across the street from
19 them. I think that's approximately 24 units.
20 They included the traffic volumes that move in
21 and out of that complex. So those are all
22 included in their traffic impact study. Their
23 traffic study was prepared pretty much the
24 standard requirements of New York State DOT,

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 2 Westchester County, and follow what we call the
 3 Institute of Transportation Engineers'
 4 criteria.

5 The items that I would say are
 6 outstanding or we need additional information
 7 on, or the important items, I guess, in terms
 8 of the issues that need to be resolved, at the
 9 intersection of Ray Place and Brook Street,
 10 they provided detail sight line diagrams. So
 11 as you're exiting Ray Place on to Brook Street
 12 looking to the left, it can be a challenge,
 13 partially because of existing on-street
 14 parking. Looking to the right is fairly good,
 15 looking back towards 22, because the parking is
 16 recessed off of the travel lane when CVS was
 17 constructed there. So looking to the left --
 18 this is an existing condition, this is not
 19 caused by this project, but they evaluated it,
 20 they've identified it, and because they're
 21 going to be adding traffic there, we asked them
 22 to identify what could be done. So in order to
 23 improve that sight distance, you would have to
 24 remove approximately three parking spaces.
 25 They're metered parking spaces. That would

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 2 involve an action by the Town Board to remove
 3 those. Brook Street is also a county road, so
 4 they need to have some more -- they've
 5 contacted the county already to get traffic
 6 data, etcetera, just have some more input with
 7 the county relative to the sight lines,
 8 relative to the sidewalk system that's there.
 9 Some of the ramps are non A.D.A. compliant,
 10 they would have to be upgraded. There's other
 11 comments that the engineer has relative to
 12 that, and the new sidewalk system that's being
 13 proposed. As I said, it's not just this board
 14 but the Town Board would have to weigh in on
 15 the removal of those spaces. Again, that's an
 16 existing condition that should be addressed now
 17 that we're going to be adding traffic from this
 18 project, plus the re-occupancy of DeCicco's,
 19 the former Acme.

20 Relative to that, the applicant's
 21 traffic study documented existing traffic
 22 conditions, they provided comparisons to New
 23 York State DOT, historical data on Route 22,
 24 and county data on Brook Street. So their
 25 basic traffic volumes were straightforward.

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 2 They included projections of background traffic
 3 growth, just general growth appropriately, and
 4 they included traffic for other specific
 5 projects in the area. They included traffic
 6 for other specific projects in the area. They
 7 included traffic for the Summerfield project,
 8 Summerfield Gardens. They included the
 9 re-occupancy traffic, which is significant.
 10 The traffic for that size supermarket like a
 11 DeCicco's could generate between 300 to 400
 12 total trips in a one hour period on a weekday
 13 peak and on a Saturday peak. So they did
 14 account for that.

15 The one item that we question is the
 16 amount that would use Ray Place, because under
 17 existing conditions Brook Street on peak hours
 18 has between 7 to 800 vehicles per hour in that
 19 area. Route 22 has over a thousand vehicles in
 20 that same one hour period. So the estimates
 21 they made for re-occupying that space are
 22 standard projections. The distribution of
 23 those trips, we would like to see what would
 24 happen if more trips did originate from Brook
 25 Street and use the Ray Place access. So we've

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 2 asked for that.

3 Margaret will be circulating our
 4 current review, which is just dated today, but
 5 I'm kind of giving you the recap of it. So
 6 that's one item that outstanding. The
 7 coordination with the Highway Superintendent,
 8 which is really more final site plan details,
 9 and the county input and the input on the site
 10 lines at Brook Street and Ray Place, those are
 11 really the primary highlights that were still
 12 outstanding.

13 The majority of the other items in our
 14 original memo have been addressed
 15 satisfactorily. They've provided all the
 16 details relative to that. I think that's
 17 pretty much where we are right now in the
 18 process of our review.

19 MR. NEMECEK: In reviewing the traffic
 20 study that was presented to us by the
 21 applicant -- I can't find it at this moment --
 22 I seem to recall reading something that said
 23 that when they went back and looked at the --
 24 traffic studies had been recommended at the
 25 October 24th Planning Board meeting -- when the

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1 applicant went back and looked at the traffic
2 studies, they determined that there had
3 actually been a decrease in traffic over that
4 period of time. Is that consistent with your
5 understanding?

6 MR. GREALY: So if you look at the
7 historical data from the county, there was a
8 drop off in 2011, 2013. So you'll see
9 fluctuations over time. The bottom line is,
10 there really hasn't been significant growth in
11 traffic. You may see a year where it may drop
12 down for a variety of reasons. The point was
13 to go back and look at the volumes. So the
14 data showed that it actually dropped. Now,
15 depending on time of year you could get some
16 variations. These are not comparing summer
17 versus other typical times. The point is, yes,
18 there may be a dip, but the reality is that
19 there hasn't been a significant change. We
20 wanted to make sure that the growth factor that
21 they used, which I believe they use 1 percent a
22 year in their projections, was reasonable. So
23 we're comfortable that they answered that. It
24 seems a little strange that when you say

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1 traffic dropped --

2 MR. NEMECEK: It seems
3 counterintuitive to anyone that's driven in the
4 town of Eastchester recently. Is that
5 consistent with your experience? You've been
6 before this board many times, you know this
7 town pretty well.

8 MR. GREALY: Yes. So the drop, as I
9 said, you may see that kind of a bleep in
10 there. The reality is -- and there's enough
11 county data, it's not just their data -- it's
12 been relatively flat. There really hasn't been
13 a significant change in volume in this area.

14 THE CHAIRMAN: So to be quite --

15 MR. GREALY: Now part of the other
16 reason, if you look at it, the supermarket not
17 being occupied, there's less traffic there.
18 Now, in their study, they accounted for that
19 being put back into the system. So you're
20 going to see after that gets re-occupied, the
21 volume is going to go back up again.

22 MR. CAMPANA: Something quite
23 interesting -- some people may think it's
24 interesting -- when I went to go visit the site

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1 , I actually made it a point to exit through
2 the parking lot instead of Ray Place and down
3 to Brook Street. So is there anything or will
4 there be anything in place to sort of control
5 that? That could create some safety issues
6 with residents exiting out, going through the
7 parking lot down to the light on 22 and out.

8 MR. GREALY: Correct. So in their
9 evaluation, they showed distribution of the
10 trips. In this case, most going out to Brook
11 Street, okay. There are some trips that go
12 through the parking area, which you would
13 probably travel around the western side of the
14 parking lot to get down to the lower level out
15 to the light, but by the time you do that,
16 you're out to Brook Street to the light at 22,
17 so --

18 MR. CAMPANA: It's right on red. It's
19 right on red.

20 MR. GREALY: The answer is -- and I
21 don't know as part of the DeCicco's
22 redevelopment there's probably some good
23 traffic re-striping that needs to be done. I
24 don't know if that's in the plans right now,

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1 but typically that would be on the circulation
2 plan of the site itself. The amount of traffic
3 this project adds through there is not going to
4 be an issue, it's the actual shopping center
5 traffic and the DeCicco's traffic that's going
6 to need to be directed properly in terms of
7 striping, signing, etcetera.

8 THE CHAIRMAN: When we did DeCicco, I
9 don't think we made any mention of controlling
10 traffic through Ray Place through that lot.

11 MR. GREALY: I think some of it needs
12 to be re-striped, the parking lot itself.

13 THE CHAIRMAN: One question about the
14 data. So the data that you said is used to do
15 all these traffic studies, this historic data
16 that the county did, what's the latest date?

17 MR. GREALY: They actually did actual
18 traffic counts last year on Brook Street and on
19 Ray Place. They have actual numbers.

20 MR. NEMECEK: They being whom?

21 MR. GREALY: The applicant. The
22 applicant's traffic engineer did it. There's
23 also data that the county has several different
24 years. I forget what the most recent was. I

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1 think 2016 or '17. So the reason we look at
2 those is to see that the volumes that they're
3 using makes sense in terms of time of day and
4 what the volumes are. They do seem reasonable.
5 As I said, one of the reasons for that possible
6 drop is because the supermarket wasn't
7 occupied. So all those trips, as I said, in
8 peak hours it could be 300 trips. Even if it's
9 only a third of them here, that's another
10 hundred cars, so now your drop is no longer
11 there. They did account for it, but we really
12 would like to see that analysis with more
13 people using the Ray to Brook Street access.

14 THE CHAIRMAN: So that's the main one
15 open item that we need input on?

16 MR. GREALLY: Yes.

17 THE CHAIRMAN: Thank you.

18 MR. NEMECEK: Thank you.

19 THE CHAIRMAN: Mr. Cermele, educate us
20 about storm water and waste.

21 MR. CERMELE: Good evening. Joe
22 Cermele from Kellard Sessions. This is our
23 second formal review of this application. As
24 the applicant mentioned, we've had a number of
25

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1 staff level meetings. We've also had some
2 meetings at my office with their engineer just
3 going over some of the finer details with
4 regard to storm water and sanitary waste and
5 managing those.

6 I have a memo for you. I can go
7 through some of the larger items in here
8 briefly with you.

9 As mentioned a couple of times already
10 with regard to fire, our last meeting with the
11 Fire Chief, this plan is a direct result of
12 that. I think we'll find, and obviously we'll
13 want him to confirm this, the layout and fire
14 access as proposed, the aerial apparatus setup
15 is what we discussed at that meeting. He's got
16 the turning movements to show adequate
17 maneuverability into and out of the site.

18 As requested, the applicants provided
19 your board with a lighting plan, as well as a
20 landscaping plan. We had some minor comments
21 on both.

22 The lighting plan we put in a couple
23 of areas around the site, in front of the
24 building and the left side in particular. It
25

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1 almost looked like maybe the study wasn't
2 completed for those areas. There are some
3 areas that are blank or no light whatsoever.
4 So just to look at that.

5 With regard to the landscaping, they
6 provided some screening around the perimeter of
7 the site, as was requested. There are two
8 trees in particular in the front of the
9 property that are proposed to remain. I don't
10 really know the likelihood of that coming to
11 fruition. I've also talked with your Highway
12 Super and we're recommending that those two
13 trees be removed and additional plantings be
14 considered for those areas.

15 With regard to the sewer, that's
16 something that we've been working with their
17 engineer with and with Highway to try and
18 develop a program for some adequate and
19 appropriate mitigation. So with the 21 units,
20 there's going to be an added level of sanitary
21 load to the existing system. I think we all
22 know that there's historically been some issues
23 with the capacity of that system, particularly
24 during storm events. I think a lot of that
25

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1 came to light in the Summerfield application we
2 were referring to earlier. We've asked that
3 the applicant provide us with a capacity
4 analysis of the sanitary system in Brook
5 Street, and then adding the proposed sewer load
6 from their building to that under dry
7 conditions just to ensure that that sewer has
8 capacity for the project as it is. Then in
9 addition to that, as was also recommended by
10 the county, as a means to mitigate that added
11 sewer load, there is the ability for reduction
12 in inflow and infiltration or I & I. In order
13 to do that, I've had a couple of discussions
14 already with the Highway Superintendent looking
15 at some sewer maps. We've reviewed them
16 briefly with the applicant, and we'll continue
17 the conversation. The idea is to try and find
18 areas in that same sewer shed, maybe not
19 necessarily immediately adjacent to the
20 project, but Brook Street main trunk line flows
21 down towards Scarsdale Avenue and ultimately
22 under the tracks, and the neighborhood behind
23 Brook Street to the north, Summerfield,
24 Montgomery, that area, that whole network of
25

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sewers all ultimately discharge to the same design point. So the idea would be to maybe investigate some of those sewers in that area, some of the older lines maybe they have leaking joints, failed pipes, manholes that need repair, and try to isolate some areas that make sense to either do localized repairs or maybe re-lining of sections of sewer to eliminate that infiltration and that inflow, and that will offset the proposed sewer loads from the building.

The other big item that we're still working through with the applicant is the storm water. They've sized a system to mitigate the hundred year storm event or through the hundred year storm event as a conservative measure and as is the policy of the town. Although the existing conditions there are two existing parking lots and majority of this site right now is impervious, their analysis assumes it's undeveloped. So it's a conservative approach which will certainly help. The tricky part with this particular project, the overflow parking from the DeCicco lot, there is an

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existing system in that parking that serves that overflow parking lot. We are still trying to figure out the details of that system and how best to -- that system will have to be removed to accommodate the new building, so how best to continue mitigating that overflow lot while doing what they need to do for their site. They're trying to work through some interconnections between the property and trying to eliminate that. They have some work to do there, but they're heading in the right direction.

As was mentioned with regard to sewer and water, there will be public mains or extensions to the public mains or both that will require not only town approval but Westchester County Health Department. They'll be working towards that.

Then finally with regard to Ray Place itself, in meeting with your Highway Super, a couple of, I guess, recommendations for the ultimate completion of Ray Place when the project is done, as was requested, the applicant is now proposing a sidewalk

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connection from the building down to Brook Street -- these can be worked out later on with the site plan details -- but simply shifting that sidewalk about 2 feet from the curb to provide some snow storage space. The curb --

MR. NEMECEK: It doesn't snow anymore.

MR. CERMELE: The curbing is in pretty bad shape, so he would like to see that be replaced. As was mentioned already,

re-surfacing the entire stretch of Ray Place. It's going to get a little beat up with all the services and extensions, and then looking at some of the existing structures. I think there is one that could be eliminated and there's two or three that are in pretty good disrepair, see we would like to see those rebuilt or replaced.

I think that was it, unless there are any questions.

THE CHAIRMAN: What are the outstanding items? Coming up with a way to mitigate the amount of sanitary being put into the lines, that's obviously something that's still in work, and as far as water, it's a matter of just making a connection and making

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sure the water can be provided?

MR. CERMELE: Yes.

MR. NEMECEK: If I heard you, basically we would be sort of horse trading, you could put your increased amount into the system, but you'll have to -- the town will try to identify areas where that system can be enhanced so that it will be better able to withstand that increased capacity?

MR. CERMELE: Right. The county has a policy or recommended policy, three to one mitigation. So they have 21 units at 110 gallons a day, you do the math, you come up with a projected design sewer flow from that building. You want to try to mitigate that. A good way to do that is to eliminate known sources of I&I. Whether it be illegal basement sump pump connections, they're a little harder to find, but I think a relatively simple way to do that is to televise certain areas of that system and find some -- I assume we would find some older pipes with leaking joints, those could be re-lined, and then the only flow in that line at that point is sanitary waste. So,

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yes, you have a bucket, right, it's all going in that same spot, we know we're going to add to it with this development, but if we could remove some of the storm water from the system, it will certainly help.

THE CHAIRMAN: Does it have to be one for the other equal amounts or is it a certain percentage of what you're producing? Do you have a to find a hundred percent of the volume you're putting out?

MR. CERMELE: They recommend three to one. Quantifying that is a little difficult. I don't think we need to go to the level of monitoring sanitary manholes during storm events. I think with some televised inspections of a couple of streets in that neighborhood, I think we'll find it pretty quickly.

THE CHAIRMAN: Your experience is that you could find that much?

MR. CERMELE: From what I'm hearing from the Highway Super and some of the history an the age of the system, I think it will be a pretty easy find.

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THE CHAIRMAN: Okay.

MR. CERMELE: We'll continue to work with the applicant and the Highway Department. We want to try to delineate a study area.

THE CHAIRMAN: Great. Thank you. I think what we have left is public comments, hear from the public. Before we go to the public, could I ask one more thing from you, Mr. Vogel, and that's about impact on the schools; who can answer that?

MR. BALLING: Good evening. My name is Rick Balling from JMC.

So to answer that question, we used a well recognized document from Rutgers University. It's just the residential demographic multipliers. So in the document, they kind of break down number of units, number of bedrooms for each building, and you take your number of units and multiply it by a certain amount, and that will project the amount of school-age children. It breaks it down from 0 to 4, 5 to 13, 14 to 17 and on. Using our numbers, there's a projected school-age children from our development only

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about 2 to 3 school-age children.

I could provide this document to you guys and then type of a memo and break this down for your guys, if you would like. That would be no problem.

THE CHAIRMAN: So that wasn't provided to the board, at least we haven't seen it?

MR. BALLING: No, this has not yet.

THE CHAIRMAN: I thought maybe I just didn't read it. So, yes, if you put something in the file because that's an obvious question for the town but for the viewing public also. What kind of viewing public?

MR. NEMECEK: Sizeable viewing audience.

THE CHAIRMAN: You said two?

MR. BALLING: Two to three.

THE CHAIRMAN: Two to three.

MR. NEMECEK: Give me the exact point, two point how many kids?

THE CHAIRMAN: Margaret already told me it's 2.3.

MS. UHLE: Also, this is a little unusual in that they're proposing 18 one

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bedroom units and only three 2 bedroom units.

MR. NEMECEK: We've seen this with the Main Street application as well. They gave us a very similar approach. I can't remember the exact breakdown, but --

MR. TUDISCO: 9 one bedroom and 6 two bedroom units, I believe.

MR. NEMECEK: They were projecting like 2.2 kids or something like that. The logic was the same, that ordinarily if you have a one bedroom unit, you may be able to tolerate a newborn, but when that newborn moves into toddler phase and certainly before they arrive at school-age, you're going to go crazy if you don't move out of that one bedroom. There's a certain truth to it. It passes the obvious truth test.

If you can reduce that to some sort of a study that we can consume readily. It makes sense, but that is a question that I know we've heard from the public, and a legitimate concern.

THE CHAIRMAN: If there are school children in either of these developments, the

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on across the STREET or this one, they probably get picked up on the corner on Brook; right? No school buses come up?

MR. BALLING: I'm not sure about that. I don't know for a fact where they get picked up.

THE CHAIRMAN: I'm good. Thank you. So I think we're done.

This is an open public hearing, so now is the opportunity for the public to come up and state their concerns or opinions about this. When you come up, please just come up to the microphone, state your name and address, and we'll listen to the comments.

MS. DEUCHER: I'm Gloria Deucher, and I live at 144 Brook Street.

MR. NEMECEK: Did you know about the former name of Brook Street?

MS. DEUCHER: I had no idea. I had no idea. I just wanted to ask, I do recall, and I wrote it down here, that the number of 220 feet extension on Brook Street for sewage and water would be required, which means Brook Street would be -- I assume it means Brook Street

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going downhill, and I was just wondering how long Brook Street would be torn up.

THE CHAIRMAN: Before he answers, do you have any other comments?

MS. DEUCHER: I'm sorry.

THE CHAIRMAN: Before he answers, any other comments or is that the only one?

MS. DEUCHER: No, that's the only one I had.

THE CHAIRMAN: Thank you.

MR. RYAN: I may have stumbled on my wording on that. The 220 feet is on Ray Place leading down to Brook Street, but we do have to make the connection on Brook Street. For that type of a connection, it's usually a one or two day open trench and the repaving. So there will be some disturbance on Brook Street, but most of it is going to be on Ray Place. The 220 is on Ray Place.

MR. JENNINGS: Hi, guys. John Jennings, 9 Innisfree Place. Is this a rental or is it condo or what is this? Is there any tax abatements with this? Is this like an 8020 or anything like that?

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THE CHAIRMAN: I'm going to ask the architect to answer that question.

MR. NEMECEK: Or some member of the team.

THE CHAIRMAN: Well, he would know if it's a rental.

MR. SARACENO: John Saraceno, Agustus Development. It is a rental, and we have not requested any tax abatements.

THE CHAIRMAN: Further comments on this application?

MR. GALANECK: Good evening, Mr. Chairman and Board, Charlie Galaneck, 21 Potter Place. I have a laundry list of things, so if somebody has less than me, perhaps maybe they should go ahead of me.

MS. UHLE: Go ahead.

MR. NEMECEK: Go ahead.

MR. GALANECK: Thank you. We'll start with the sewerage and also the storm water. The sewerage we know we have to run a line approximately 220 feet to get from the project down to the connection at Brook Street. Then we talked about the storm water that's going to

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be self-contained underneath, if I understood that correctly. The point I bring out is, DeCicco has a project up the line from them, where are they going to start running their lines? Are they going to need additional sewerage lines? Are they going to have to have runoff lines for a storm? If that's the case, wouldn't it be somewhat advisable to see how they're going to do things first and then coordinate with this project so that you're not digging up twice? You know, like a carpenter, measure twice, cut once, something like that. So that's one of the questions I have.

How many variances is this project requesting?

MR. NEMECEK: Nine.

MR. GALANECK: Nine. We have a project here that is elevated. If they showed a picture again from 22 where you see CVS, you'll see the height of this project compared to the project that's on the opposite side of Ray Place, it's high. Do we need in the N20 height maximum, 45 to go to 55? Do we need the bulkhead to go 55 to 65? Do we need the R-6

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 2 height to go 2 and a half stories to 4? Do we
 3 need the 30 to go to 50? Do we need the
 4 bulkhead to go 30 to 60? Do we need that?
 5 Wouldn't it be nice in our community if we
 6 developers that work with the community? If
 7 the regulations say you can do this without any
 8 variances, do that. To come in and now ask for
 9 nine variances -- and I believe this is only
 10 probably six of those nine -- I think that's
 11 something that the board has to really, really
 12 take to heart and take a hard look at, these
 13 variances.

14 MR. TUDISCO: I just want to address
 15 that for one second. In terms of the amount of
 16 variances that are being asked for, the
 17 variances themselves are an issue that the
 18 Zoning Board will be addressing. That is
 19 something separate. In terms of site plan, you
 20 may have questions and concerns about the
 21 scaling of the project, but in terms of the
 22 number of variances and the variances
 23 themselves, that is not something that the
 24 Planning Board addresses. Just to clarify
 25 that.

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 2 MS. UHLE: Except that the Planning
 3 Board can refer the application to the Zoning
 4 Board with a recommendation with regard to the
 5 variances, and the variances are very closely
 6 tied into things like building height, et
 7 cetera.

8 THE CHAIRMAN: All of the concerns you
 9 brought up are the concerns of this board. The
 10 fact that there is nine of them is beyond our
 11 control. We're looking at the mass of the
 12 building and exactly what you said.

13 MR. NEMECEK: I'm guessing you're not
 14 so concerned with the fact that they're asking
 15 for a 1 foot variance on the parking radius for
 16 their garage, I think you mostly articulated
 17 height and massing related issues?

18 MR. GALANECK: Correct.

19 MR. NEMECEK: We've asked the
 20 applicant to come back to us with more
 21 information on that.

22 MR. GALANECK: Okay. In the diagram
 23 that they have, the first two stories, if I
 24 understand it correctly, are garage spaces.
 25 The windows there that are on the first floor

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 2 and second floor, are there any other offices,
 3 any other apartments going into those first two
 4 floors, or are those windows and doors more for
 5 aesthetic? Is there going to be anything other
 6 than parking?

7 THE CHAIRMAN: I don't know if there's
 8 a program other than parking on that floor.
 9 We'll bring up the architect to answer that.

10 MR. GALANECK: We will find that out?

11 THE CHAIRMAN: Yes, we're going to ask
 12 as soon as you're done.

13 MR. NEMECEK: I did ask, and it was
 14 answered, that there are 21 units. There are 7
 15 units each on the third, fourth, and fifth
 16 floors, there are no units below the third
 17 floor, and that that second floor with the
 18 windows on it was purely aesthetic, decorative.
 19 That's what we were told.

20 MR. GALANECK: The only reason why I
 21 pose that question is so that somewhere we
 22 don't have any type of stores or any other type
 23 of development in level one and level two, it's
 24 solely designated to parking.

25 THE CHAIRMAN: If it's not on this

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 2 application, it can't be built. If it wants to
 3 be turned into something other than what's on
 4 the plan, they have to come back and ask for
 5 that.

6 MR. NEMECEK: They have to keep it as
 7 parking because they're seeking a variance. 33
 8 spots would be required and they are proposing
 9 31. They can not remove any of those spots
 10 without running afoul of any approval of a
 11 variance, and that would be subject to
 12 enforcement by the town.

13 MR. GALANECK: Thank you. On the
 14 possible traffic control on Brook Street and
 15 Ray, who's going to pay for that?

16 THE CHAIRMAN: Traffic control?

17 MS. UHLE: A traffic control is not
 18 being proposed there.

19 MR. GALANECK: I know. I said that to
 20 get your attention because why I ask is, with
 21 the amount of traffic that's going to coming in
 22 once DeCicco's comes in, people still, as we
 23 know, cut right now through there and there's
 24 nothing going on there, there's a lot of
 25 traffic coming down there. As they brought out

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1 before, they're saying that when you turn left
 2 even with Acme being there, it's tough. You
 3 got folks coming off the parkway, folks coming
 4 over from Yonkers. Taking a left turn when
 5 traffic is moving, sometimes folks are nice,
 6 they'll leave a hole for you get through,
 7 sometimes they won't. If you're familiar --
 8 which you are -- that we are allowed to turn
 9 red on the traffic light on 22, which means
 10 anyone turning, that's going to be a flow,
 11 which means a lot of folks don't want to stop.
 12 So traffic control, a light would help, and I
 13 haven't heard that proposed. That might be
 14 something to think about or ask them in this
 15 project that might be something that can be
 16 requested.

17 Sanitation. We talked about the Fire
 18 Department widening out for hook and ladders
 19 about 26 feet or 26 and a half. Sanitation,
 20 was that mentioned where the pickup was going
 21 to be, where the storage was going to be? I
 22 don't think I heard that. That's something to
 23 consider.

24 That's about it for me. Thank you
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1 again. I appreciate it.

2 THE CHAIRMAN: Could we just get James
 3 here to comment on DeCicco? Could we get a
 4 response on if the sanitary and sewer and storm
 5 coming from DeCicco's is in the calculations
 6 that you put forth.

7 MR. SALERNO: Yes. Good evening, Mr.
 8 Chairman, members of the Board, Rocco Salerno,
 9 attorney for the applicant.

10 With respect to the water and sanitary
 11 sewer issue, the fact that DeCicco may be
 12 adding additional water or sewage or whatever,
 13 is really irrelevant at this point because it's
 14 my understanding that DeCicco is proposing to
 15 occupy the existing space, you know, the space
 16 originally occupied by Acme. I don't know if
 17 that's a done deal or not.

18 More importantly, DeCicco is a
 19 supermarket. Acme is a supermarket. So I
 20 don't see how we can anticipate any more
 21 discharge of sanitary sewer or storm water or
 22 anything down Ray Place.

23 MR. NEMECEK: We approved that
 24 application for DeCicco & Sons.

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1 MS. UHLE: They have a building permit
 2 now. They have not proposed any --

3 THE CHAIRMAN: No changes?

4 MS. UHLE: No changes with the
 5 sanitary and sewer.

6 MR. NEMECEK: Logically you're
 7 correct, I think the usage is basically
 8 identical, and so --

9 THE CHAIRMAN: Point taken. Good.
 10 Thank you for your response.

11 MR. SALERNO: Next, with respect to
 12 the windows on the first and second floor, if
 13 necessary, Ed Vogel can address the board again
 14 on that issue.

15 Next, with respect to traffic control,
 16 there has been no traffic control at Brook and
 17 Ray Place, Brook Street and Ray Place, while
 18 Acme was in business, and before Acme I believe
 19 it was Food Emporium. It's been a supermarket
 20 for years and years.

21 MR. NEMECEK: A & P before that.

22 MR. SALERNO: Exactly. The traffic
 23 study that the applicant has submitted reveals
 24 that there's going to be really no additional

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1 traffic at that intersection by reason of this
 2 project.

3 MR. NEMECEK: I think it was between 7
 4 and 10 cars an hour. That's not zero.

5 MR. SALERNO: It will be minimal.

6 MR. NEMECEK: Relative to the
 7 supermarket, it may be small.

8 MR. SALERNO: It will be minimal,
 9 minimal additional traffic.

10 MR. NEMECEK: If there is a concern
 11 with traffic, it's more likely that that will
 12 be caused by the supermarket than this
 13 development.

14 MS. UHLE: I think ultimately our
 15 traffic engineers have not indicated that a
 16 traffic signal is warranted at that
 17 intersection.

18 MR. NEMECEK: We're going through that
 19 process.

20 THE CHAIRMAN: That's being followed
 21 up on.

22 MR. SALERNO: As far as sanitation,
 23 where is the pickup. I believe the Board has
 24 already been informed that we've already had

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meetings with the Police Department, Fire Department, Highway Department, Sanitation Department, obviously the Building Department, and I believe the sanitation issue was satisfactorily addressed in the site plan and documents that were submitted.

THE CHAIRMAN: Thank you for your clarifications, but I would like to know where the sanitary is.

MS. UHLE: I think that's still a little but under investigation by the applicant. I just want to clarify, again, it's going to be a private carter that picks it up, so there were some questions in some of our memos about how it's going to be stored where it's going to be stored, that kind of thing.

MR. SALERNO: We can further address these issues. Obviously, what we're looking for is a Negative Dec with respect to SEQRA and a referral to the Zoning Board of Appeals for the requisite variances. We don't expect to get that this evening. So we will take the comments into consideration. We'll continue to work with Margaret and the Planning Board and

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the Building Department, and we will hopefully address the balance of these concerns to your satisfaction.

MR. NEMECEK: Thank you.

THE CHAIRMAN: Thank you.

MR. CAMPANA: Thank you.

THE CHAIRMAN: Lead us down the road on sanitation. Is there a spot for that? It's a question. It's a legitimate question. There has to be some sort of response.

MR. VOGEL: I would like to just backtrack a bit. There are no business uses proposed in this project.

THE CHAIRMAN: We understand. There is no usage other than parking on the first and second floors?

MR. VOGEL: Correct.

THE CHAIRMAN: There is no backup house or anything else, it's just come in, park your car?

MR. VOGEL: As described by the Board. Regarding sanitation, we do have a collection room within the building. That's where the sanitation debris or product will be stored.

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We're talking private collection, so they'll come in as needed on a regular basis and collect the garbage. It will either be from the room itself or from a little staging area on the day of pick up, which can be controlled.

THE CHAIRMAN: It will be brought out, picked up, not left out?

MR. VOGEL: Right. On site. Still on site.

THE CHAIRMAN: So when we do the plans, we could point that out, if it's not already there, where those staging areas will be?

MR. VOGEL: Yes.

THE CHAIRMAN: Perfect. Thank you.

MS. UHLE: Do you want to see if there are any more public comments?

THE CHAIRMAN: Of course. Any more public comments? Mr. Sweeney.

MR. SWEENEY: Good evening. Frank Sweeney. Mr. Chairman, board members, Margaret, counselor.

MR. NEMECEK: You forgot to give your address, Mr. Sweeney.

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MR. SWEENEY: Excuse me.

MR. NEMECEK: You forgot to give your address.

MR. SWEENEY: Okay.

MR. NEMECEK: Those are the rules.

MR. SWEENEY: I've been here a number of times before, so a lot of people do know me.

MR. NEMECEK: We know you.

MR. SWEENEY: And you have to know I'm an advocate of the 396 homes in the north end of Eastchester. So it's a little bit of a situation for us because where it's only 21 units coming off Ray Place, it may not be that big a deal, but when you put it in the context of what's happening, you need to understand the infrastructure of the north end of town, and we've been through this a number of times.

On a rainy day on Brook Street, Scarsdale Avenue, I'm walking up to the sewer with water up to my ankles. Now, this is not new. Everybody in town knows it. Everybody in town knows it. And now we're going to move some additional sewage on to Brook Street, and

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 2 the reason it's called Brook Street, so you
 3 really can't go look underneath the street, and
 4 you take a look at Woodruff Avenue, we have
 5 continuous water running through that street 7
 6 by 24. It never stops. Add additional sewage,
 7 I don't know where it's going to go. I don't
 8 know how you're going to get it over to the
 9 Yonkers station. I think it's an important
 10 point, that we know we're in trouble already
 11 with the infrastructure.

12 The other question is, do we have at
 13 least the understanding from DeCicco and from
 14 Enclave -- are they involved? Are they here
 15 tonight? Have they been involved in the
 16 process of this project?

17 MS. UHLE: They've been notified as
 18 property owners of the public hearing. So it's
 19 their choice whether they chose to attend the
 20 meetings or to participate, but they have been
 21 notified.

22 MR. SWEENEY: The Enclave is a
 23 beautiful situation. It's a condominium, it's
 24 not a rental property. I would just like to
 25 get a feeling of what the apartments look like

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 2 in terms of square foot and the rental value of
 3 the property, because it appears that they're
 4 coming in and they're basically saying, in
 5 order for us to make any money at this, this is
 6 what we're proposing, but we don't know the
 7 level of detail that I think we need to know.

8 The other thing is, I think you've
 9 identified it specifically that when you take a
 10 look at the project from CVS looking up the
 11 hill in terms of the capability of what you're
 12 looking at, it's pretty steep. It's pretty
 13 steep.

14 The other issue I have, is there going
 15 to be any restriction in the flow of traffic
 16 through DeCicco's parking lot to get out to
 17 Route 22 and the traffic light on Route 22. I
 18 think that's the natural way to go if I was
 19 coming down the hill and I wanted to get out in
 20 reasonable time, go to the traffic light, make
 21 a left-hand turn, go to the next traffic light,
 22 make a left-hand turn, and go to Brook Street.
 23 Bingo. I don't know whether DeCicco is even
 24 aware of this possibility. I don't know if the
 25 people in the Enclave are aware of the impact.

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 2 I'm hoping they are.

3 The idea is having 31 parking spots,
 4 which is one and a half times the rate of the
 5 apartments that they have, we're going to cut
 6 them off for any visitors that may be visiting
 7 21 units? Where would they park? I have no
 8 idea.

9 I think as a Board you need to
 10 consider the overall impact, the infrastructure
 11 of what's going on. We've been through this a
 12 number of times on Dunwoodie. You're not going
 13 to come down Woodruff Avenue, I'm telling you
 14 right now. The next meeting I'll have 200
 15 people that live on Woodruff Avenue down here
 16 telling you it's not going to happen. They're
 17 faced with that water every day of their lives,
 18 that flow of water. It's called Brook Street
 19 for a reason.

20 I would like to leave you with one
 21 thought and the opportunity to take a second
 22 look with due diligence, take a look at the
 23 infrastructure, the impact, and see where you
 24 could kind of come to a reasonable meeting.
 25 Does it have to be five stories? I don't know.

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 2 It just seems like it's overpowering, and this
 3 is their position that they're taking. What is
 4 the town's position? Is there something more
 5 reasonable? Something halfway in between?
 6 That's all I'm asking. I appreciate your time.
 7 Thank you.

8 THE CHAIRMAN: We appreciate your
 9 comments, Mr. Sweeney. Thank you. Sure,
 10 please.

11 MS. DEUCHER: I think you bring up a
 12 very good point that the information can be
 13 presented to people. What we know from
 14 experience is people don't take the opportunity
 15 to educate themselves. So, you know, I found
 16 out about this meeting, I came. So many of my
 17 neighbors aren't here. The reason I say that,
 18 this goes back to the point of in the
 19 renderings you had asked to see something that
 20 indicated the size, the volume, you know, the
 21 massiveness of this. We saw the picture. We
 22 saw what it looked like. We indicated --
 23 somebody said -- perhaps it was you -- there's
 24 new software out there that you can do
 25 renderings, but then who sees those renderings?

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1 Does someone have to come to a meeting again?
 2 I know it's really retro and really old school,
 3 but those balloons that were floated over
 4 Summerfield, they really did the job. I mean,
 5 people could see it. People knew what was
 6 happening. I would advocate for that again and
 7 the renderings. I think just to educate the
 8 community a little bit in a way that they will
 9 take advantage of you trying to educate them.

10 THE CHAIRMAN: That's a very good
 11 point. Thank you.

12 MS. UHLE: It is.

13 THE CHAIRMAN: Back to what you said,
 14 I think the concerns of everyone that is here
 15 today, Mr. Sweeney, your comments, and everyone
 16 in the community that comes forth and states
 17 their concerns don't go unnoticed because all
 18 of us are Eastchester residents, and we don't
 19 just say yes to everything. The fact that we
 20 listened and not made comments here doesn't
 21 mean that we've acquiesced and agree. It means
 22 it's being developed, we will continue and we
 23 will make judgment and recommendations as we
 24 continue. Certainly, everything is still open.

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1 Please. Please come forward.

2 MR. GALANECK: Thank you, again, for
 3 my second time around. Charlie Galaneck, 21
 4 Potter Place, and Frank Sweeney is 22 Lakeview.

5 THE CHAIRMAN: Is that why you came
 6 up?

7 MR. GALANECK: I want to thank the
 8 responses that were to my questions, but now I
 9 have to pose a couple of questions to the Board
 10 and also to the gentlemen and ladies.

11 We'll go down memory lane a little
 12 bit. We'll talk about Food Emporium and the
 13 amount that the parking lot was full, and then
 14 when Food Emporium left, Acme came in, and the
 15 amount of traffic that was lessened in the
 16 parking lot, traffic that was in the store, and
 17 eventually they moved out. I would ask the
 18 Board, if it's possible, at your convenience,
 19 to go up to the DeCicco store up in Ardsley,
 20 take a look at their parking lot. Take a look
 21 at their store. I think there is only one or
 22 two other establishments next to DeCicco. One
 23 is Slice of Pizza and it might be something
 24 else, a dry cleaners or something. Those

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1 parking lots are pretty full every time I go up
 2 there.

3 DeCicco, it's my understanding, and I
 4 guess the Board knows a lot more than I do, but
 5 they're talking about going into a full size
 6 business there besides groceries. If I
 7 understand it correctly, they're going to have
 8 a little restaurant, and if it's like Ardsley,
 9 they have a beautiful fish section, meat
 10 section, bakery. Up in Ardsley, they even
 11 have -- I don't know the right terminology --
 12 taps of beer that you bring your own containers
 13 in. It's massive, okay, and it's a smaller
 14 store. This store is larger than the one in
 15 Ardsley. So where am I going? When they come
 16 in, they'll be using more sewage, using more
 17 water, their footprint is going to be larger in
 18 the parking lot, where before we had the golden
 19 opportunity to have a lot of spaces up there.
 20 I don't think that's going to happen. I mean,
 21 I'll let you use your decision to see if you
 22 think I'm correct.

23 Now, asking the town to give away
 24 three parking spots down on Brook Street, I

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1 think the parking and traffic committee should
 2 know about that. People were up in arms
 3 because they don't have enough parking, and
 4 they're requesting three to make it easier to
 5 possibly turn left. As I said before, a
 6 possible solution is a traffic control. Now,
 7 who pays for it? That's not for me to decide.
 8 That's something that would alleviate part of
 9 that problem down there. If you don't think
 10 between DeCicco's and this development there's
 11 going to be a large jamb on 22 and Brook
 12 Street, I ask you to take a look at Trader
 13 Joe's. Thank you.

14 THE CHAIRMAN: Thank you.

15 MS. UHLE: See if there is anyone
 16 else.

17 THE CHAIRMAN: Any other comments?
 18 (No comments.)

19 THE CHAIRMAN: Thank you. The public
 20 hearing remains open.

21 So I think we've heard comments. As
 22 you said, we're not ready to make a
 23 determination on SEQRA, so we're not ready to
 24 make any references to the Zoning Board. I

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think we've put forth the information we would like to see at the next meeting. At the next meeting, we'll continue and see if we're ready to move forward on SEQRA, but based on the fact that I think we're asking to see more information, I'm not quite sure what we'll be able to do then. I think I know what we want.

MS. UHLE: Can I ask a question or just follow-up on a couple of things?

THE CHAIRMAN: Yes.

MS. UHLE: Not to backtrack too much, but with regard to what this woman said, I wanted to clarify something I said, but also wanted to follow-up on something you said. Not only are the applicants required to notify people within a 200 foot radius, and in this case those may be quite a bit of commercial properties too and not necessarily the residents that are further away, and again, it just depends on the level of interest people have typically, but we also send out agendas to anyone that wants to see an agenda that's in town. So those are blasted out to residents that sign up for an e-mail blast. It's also

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required to be posted in the newspaper. They're also posted on the website. We try to make it easy for people to be aware of things.

I think your point about the balloons was a good point, and I know the Chairman thought that was a good point. That is something we discussed with the applicant in a side meeting. I don't know if you want to address that. The thing with 151 Summerfield Street that made it somewhat easier, although having gone there early in the morning as people were setting up it was more complicated than it seemed, but what made that one somewhat easier is the balloons were tied to the top of an existing building, and so, we already had some height and there were things to anchor them on. My understanding doing the balloons, it's not as easy or accurate as it sounds. We're also talking about using drones. We were trying to think of all different options.

Jim, are there other options? That would clearly make it known that something is proposed there.

MR. RYAN: On a site like this, it's a

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big challenge. You would have to have the perfect day, essentially, for them to match up the proper height, but we may be able to do something with flying a drone for a limited period of time at the right elevation that could be calculated very specifically in a drone flight and arrange a certain time.

THE CHAIRMAN: What does a drone do?

MR. RYAN: It would basically hover at that elevation.

THE CHAIRMAN: Just leave it there and photograph it?

MR. RYAN: Yes.

THE CHAIRMAN: Leave it there, photograph it, look at it from the various locations. It can hover for a period of time.

MR. NEMECEK: An Army of drones.

MR. RYAN: We could have it circulate on all four corners. This would be a very difficult to try to do a balloon test on.

MS. UHLE: The issue with the drones is if you're not somebody who is there that morning to view it, you miss it. The balloons that were at 151 Summerfield Street didn't stay

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up long, but I think they were there over the course of a weekend. So if they were driving by or walking by, they could see it. Maybe that is something we could discuss as a potential option with the applicant.

THE CHAIRMAN: Even if it's a time when everyone can't be there, we can have it taped somehow and see it thereafter.

MS. UHLE: But I think part of the point is so that people see the real live view. As soon as it gets to be a photograph or a video, I think you're back to the 3D modeling basically.

MR. RYAN: Hopefully, we can answer the questions with, you know, some representation in the model, the massing model, to give you an idea and putting it in context with other buildings. We'll continue to work through that issue, see what we could do to at least give the board and the residents some idea where it's going to be height wise.

THE CHAIRMAN: We appreciate that.

MR. RYAN: Thank you.

MS. UHLE: I was going to make a

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2 couple of other points.

3 THE CHAIRMAN: We're here all night.
4 Go ahead.

5 MS. UHLE: What I was going to say is,
6 I think we have so much information from our
7 consultants, from the Fire Department, from the
8 Highway Department, here, so what I'm going to
9 try to make a concerted effort to do is go
10 through all of the information and kind of weed
11 out what the board may feel and what our
12 consultants and I feel are necessary to satisfy
13 your considerations with regard to SEQRA and
14 making a determination of significance.
15 Certain other things can wait until site plan
16 approval. I think a lot of things are kind of
17 overlapping here. So within the next few days,
18 I'll try to at least weed out what are
19 really -- I think the visual analyses are
20 really necessary for SEQRA. Details on when
21 the sanitation is being picked up is more of a
22 site plan issue. I know it's complicated for
23 the applicant sometimes to determine what the
24 board is looking for with regard to wanting to
25 move on, so I'll try to coordinate with you and

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2 them to kind of consolidate those comments.

3 THE CHAIRMAN: That would be
4 appreciated.

5 MS. UHLE: That was it.

6 THE CHAIRMAN: I think we're good
7 then. Thank you, gentlemen.

8 The next application is 20-01, 118
9 Brook Street.

10 MR. PIETROSANTI: Good evening,
11 members of the Zoning Board.

12 MR. NEMECEK: Planning Board.

13 MR. PIETROSANTI: Planning Board. I'm
14 sorry.

15 MR. NEMECEK: Don't insult us.

16 MR. PIETROSANTI: First thing I want
17 to say, sorry you guys had to go through all of
18 that. Two hours.

19 THE CHAIRMAN: That's why we're here.

20 MR. PIETROSANTI: That was quite a
21 feat. Usually we're used to things moving
22 along a little bit, so I'll try to be brief.

23 THE CHAIRMAN: Thank you.

24 MR. PIETROSANTI: First off, I'm Bruno
25 Pietrosanti, the architect that's representing

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2 Wood and Fire, the client, with regards to the
3 application. We had already been to this board
4 the previous month. Since then, we've gone to
5 the ARB, received their blessing, come back
6 here, and here we are.

7 The latest rendition that we have here
8 is a reaction to the board's comments at the
9 last meeting, which was for us to visit the
10 opportunity for valet parking on the site.
11 What we had presented to you the last is a
12 conventional as of right layout. What we've
13 done since then --

14 THE CHAIRMAN: How many spots are in
15 that before you flip?

16 MR. PIETROSANTI: Say that again.

17 THE CHAIRMAN: Before you flip, the as
18 of right, how many spots are there?

19 MR. PIETROSANTI: The as of right has
20 22 parking spaces.

21 THE CHAIRMAN: How many? Two-two?

22 MS. UHLE: It's got 19 that are fully
23 conforming and 3 that are for employees that
24 don't conform. 19 for customers.

25 MR. PIETROSANTI: That's correct. 19

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2 actual spots for customers, and the other 3
3 would be employees and loading and things of
4 that nature.

5 The new rendition or the updated
6 rendition gives opportunity for additional
7 parking based on valeting would be to stack
8 this row that's existing here with additional
9 cars, eliminating temporarily the spaces that
10 would be along the building. Everything beyond
11 in this area here would remain the same. So
12 those three spaces on the side remain. So with
13 this plan, we have 25 spaces.

14 MS. UHLE: Bruno?

15 MR. PIETROSANTI: Say that again.

16 MS. UHLE: Could I just ask you a
17 quick question? You're showing the 25; is that
18 how they're actually parked when they valet
19 them? They're all shown as 9 by 18 spaces, and
20 it seems like --

21 MR. PIETROSANTI: Well --

22 MS. UHLE: When they actually valet
23 park -- I don't think that the board was asking
24 for like a neat plan, but how many cars do you
25 actually get in there when you valet park.

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MR. PIETROSANTI: That's kind of hard to say, but in reality this a typical parking spot, but you know, if you kind of squeeze the cars together, you'll actually have more.

THE CHAIRMAN: What they actual do.

MR. PIETROSANTI: You might get like an extra two cars here. Depth wise, you need the extra depth in order to maneuver the cars. I wouldn't say that you would get more spaces this way, but potentially you'll get some more this direction.

MR. NEMECEK: One or two you said.

MR. PIETROSANTI: I would say at least two, maybe four.

THE CHAIRMAN: The two spots over by the handicapped, I'm not quite sure those are real spots; right?

MR. PIETROSANTI: Well, again -- yes.

THE CHAIRMAN: I'm saying it's not really 25, I think it's less; right?

MS. UHLE: I think they're assuming there won't be a car in that spot.

MR. PIETROSANTI: I didn't count that spot.

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THE CHAIRMAN: Say that again.

MR. PIETROSANTI: I didn't number that spot.

THE CHAIRMAN: The one directly behind it where your finger is.

MR. PIETROSANTI: Oh. Well, you'll be able to kind of get in here and maneuver but we're not counting the handicapped spot because with valeting you wouldn't need the handicapped spot.

THE CHAIRMAN: So handicapped stays out, you'll get those cars in.

MR. PIETROSANTI: It becomes a non-space really, like a turnaround.

THE CHAIRMAN: Okay.

MR. PIETROSANTI: Margaret had asked us also to kind of embellish a little more on the available public parking. So what we've done is actually color coded all the spaces within this 300 foot radius, of which are street parking and parking lot parking. Some of them have certain restrictions, such as fee parking, some are free parking, some are metered parking, some are 15 minute parking,

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some are 1 hour, some are 2 hours, and then there's long term parking. Of course, I believe over the weekend they don't usually charge, there's no metered fee during the weakened on some of the spaces. I think we've kind of indicated that here. So, for example, metered parking in this area is enforced Monday through Saturday 8 a.m. to 6 p.m., and then there are certain ones that require permits.

MS. UHLE: Did you bring anything to submit to the board because we're having difficulty reading it?

MR. PIETROSANTI: An actual handout?

MS. UHLE: Yes.

MR. PIETROSANTI: Actually, I could provide that. We kind of rushed this because it was like a last minute thing. We were contemplating putting a package together but kind of missed out. I could easily get that to you tomorrow.

THE CHAIRMAN: So in all of the colored spots, how many would there be?

MR. PIETROSANTI: They're all pretty much available. There are certain ones that

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are 15 minute parking. Those are the ones that you would say, well, those don't really qualify for a meal, so to speak. But if you're going to stop for a meal, an hour is usually adequate.

MR. CAMPANA: So how many spots total minus those 15 minute?

MR. PIETROSANTI: Those 15 minute ones. Let's see. There's about 5 -- 10 spaces out of the total that we have here. I don't know if I have these all totaled up. For example, we have roughly about 50 parking spaces.

THE CHAIRMAN: Say that again.

MR. PIETROSANTI: Roughly about 50 parking spaces all together, and I would say about 10 of them are the 15 minute limitations.

MR. NEMECEK: Those 15 minute limitations are full-time 15 minute limitations; right?

MR. PIETROSANTI: Well, over the weekend you don't have that stipulation.

MS. UHLE: Are they 24 hours or do they stop at 6:00?

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MR. PIETROSANTI: They stop at 6:00.
Everything is over with at 6:00.

THE CHAIRMAN: All 50 over at 6:00?

MR. PIETROSANTI: Yes.

MR. NEMECEK: The 15 parking says
parking 15 minutes, Monday through Saturday,
whatever hours --

MR. PIETROSANTI: We're talking about
worse case scenario --

MR. NEMECEK: Does that sound right to
you, Rob?

MR. PIETROSANTI: Just so you know, we
actually checked with your parking personnel
here in town with the specifics on these.

MR. NEMECEK: Because that makes a big
difference because, I would imagine, the larger
grouping of diners are coming in probably 6:00
and later most evenings, as opposed to during
the daytime.

MS. UHLE: I think what I had
expressed in my e-mail, the concern is if
valet, which can fit possibly 25 spaces, with a
total of a 118 seats, and hopefully you'll have
everyone there all at once, what the board

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wanted to know is, you know, what else is
available and most likely at dinner time
because that's probably when it's going to be
busiest. So just to kind of verify that
there's ample parking I would say after 6:00
where it's not limited to 15 minutes or not
limited to an hour or possibly not required to
have a permit or something like that.

MR. PIETROSANTI: I just figured I
would give you all that information as far as a
worst case scenario because let's say a lunch
time type of thing weekend lunch, but again,
they don't get enforce.

THE CHAIRMAN: Peak usage is dinner,
weekend.

MR. PIETROSANTI: That's really
usually when they do the valet.

THE CHAIRMAN: So we're talking about
all 118 seats, God willing, will be filled and
where do cars and 118 seats actually go.

MR. PIETROSANTI: As it was explained
to me the last time, and I think Mr. Carenzo,
one of the owners was here, and actually I have
two of the other owners here today, the way it

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was explained to me where the valet they do
actually valet at the moment, with the valet
they have no issues with regards to being able
to satisfy their customer base. What we've
done here too -- one of the reasons why we're
here is that we have some modifications to the
terrace. We actually added a dining room on
the upper level, if you recall. So the fact
that we that terrace is kind of a seasonal
thing and is less seating than the upstairs,
what we're providing for or what we're
proposing is less than what was originally, you
know, contemplated. But again, sometimes
situations happen and questions come up again
when you have a new fresh look at something and
so we reacted to it.

MR. TUDISCO: I have a question.

MR. PIETROSANTI: Yes.

MR. TUDISCO: The current situation
now where you have valet parking the cars, and
I've been there and had my car valet parked, is
the valet parking all of the cars on site or
are they bringing cars off site when the lot is
full to other streets and then bringing the

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cars back?

MR. PIETROSANTI: The particulars on
that I'm going to have to ask the owners to
answer that, but what I can tell you is that
anything that is on site is definitely included
but also possibly a few spaces that are in
front of the property, those would be included
in the valet. Now, whether someone is going to
bring it down the block and then have to walk
back, that's, you know, another matter. I'm
going to ask --

THE CHAIRMAN: I have a few more
questions before you come up. Hang on a
second. Stay. A couple of points or
observations that I would like to make is,
existing is 85; right? So the existing seats
in the establishment right now is 85 seats, and
we counted up 118 seats based on the new plans
we have with deuces instead of fours, so that's
an increase of 33 seats. So somehow those
seats and the vehicles bringing the existing
85 -- I think the existing 85 were comfortable,
somehow it was handled, so we're not changing
that, it's the net increase of 33; is that

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2 right?

3 MS. UHLE: Also, to be clear, the 34
4 outdoor were previously approved outdoor dining
5 seats. I believe they may have already used
6 more than that. You know what I'm saying? I'm
7 not sure what's actually existing now.

8 THE CHAIRMAN: So maybe 85 is low.

9 MR. PIETROSANTI: We've updated that
10 plan. I should correct what I said. We
11 actually added more seating all together, but
12 with regard to the seasonal usage, so, for
13 example, the terrace, when the terrace is being
14 used, they hardly really need the upstairs
15 so-to-speak. During the wintertime, they're
16 still doing very well, it's just that you're
17 not going to be outdoors.

18 THE CHAIRMAN: The real question is,
19 if 85 is a hundred and there's a hundred seats
20 right now, God knows how many cars are
21 associated, but certainly not 25, it's much
22 more than that, where do all the cars go
23 because they're not parking in those spots?
24 They must be put somewhere. Not everyone is
25 parking in those spots because some of them are

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2 probably used. Do they valet --

3 MR. PIETROSANTI: There's that many
4 seats, but many people come together. You come
5 in with a party of four, you know, party of
6 five, you know, that sort of thing, so that's
7 all one car. So, you know, I think to conclude
8 that some of that is dealt with that way or is
9 a result of that sort of thing, I think makes
10 sense. So I think if you kind of divide by
11 four, so-to-speak, you might see that that
12 number is a little closer to --

13 THE CHAIRMAN: The gentleman will
14 explain the valet and what they actually do as
15 opposed to what's on the plans?

16 MR. PIETROSANTI: Yes.

17 THE CHAIRMAN: Thank you.

18 MR. FERRARA: How are you doing, guys.
19 I'm Mike Ferrara, I'm the owner at Wood & Fire.

20 As far as the valet, we don't park any
21 of the cars outside the parking lot. You pull
22 right up to the front, your car is being parked
23 in the lot. Anybody else that's parking,
24 they're parking in the municipal lot or on the
25 street and walking to the restaurant.

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2 MR. NEMECEK: If you don't have any
3 more spaces, you tell them, we can't valet park
4 you, we don't have the space.

5 MR. FERRARA: If we're full on valet,
6 we guide you across the street to the municipal
7 lot or all the spots across from the bagel
8 store. Brook Street is pretty much empty,
9 we're really the only establishment that's open
10 after 5 or 6:00 at night. Everything up and
11 down the street is pretty much empty. A lot of
12 people choose to park on the street because
13 they don't want to valet. It goes both ways.

14 THE CHAIRMAN: So if you're full, you
15 put up a board or you tell people, we're full.

16 MR. FERRARA: Well, they're standing
17 right in the front, so they'll let them know.
18 To be honest with you, we don't have that
19 problem. Cars are coming, cars are going, cars
20 are coming, cars are going. We really haven't
21 really had a problem we can't say we can't
22 valet cars.

23 MS. UHLE: That's a good point, that
24 not everybody is coming all at the same time.
25 I know you already know this, it's more in a

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2 commercial area, it's not in a residential
3 neighborhood where they're parking on
4 residential streets.

5 MR. FERRARA: Right. They're parking
6 on a commercial street.

7 THE CHAIRMAN: Is the municipal lot
8 across the street vacant most of the time?

9 MR. FERRARA: After 4:00, there's
10 nothing really open. The bank closes, the hair
11 salon closes, the bagel store closes. We're
12 the only store open within that radius. I
13 guess 808 Social would be the next closest
14 establishment open after 5:00, and they're all
15 the way up the hill.

16 THE CHAIRMAN: So pulling cars out to
17 do the valet thing onto the street doesn't
18 really disrupt traffic because there's --

19 MR. FERRARA: They pull in, the valet
20 will pull the cars up so that we don't create a
21 traffic jamb on Brook Street, and then they'll
22 make the turn and start staggering the cars.

23 The CHAIRMAN: Getting them off to get
24 out of the cars --

25 MR. FERRARA: We don't want to create

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 2 a backup on Brook Street, so we pull them in.
 3 If we see two or three cars coming in, we'll
 4 pull them up as far as we can, everybody gets
 5 out, and then we'll valet the cars.

6 MR. NEMECEK: When Mr. Carenzo was
 7 here last month, he indicated that you have 19
 8 spots but with the doubling up we're parking
 9 about 30 to 34 cars. We saw a plan here that
 10 had 25 with the explanation that if you park
 11 them a little closer, you might get another
 12 couple of rows. Do you have an opinion as to
 13 what number; 25, 30, 34, how many do you think?

14 MR. FERRARA: I, personally, would say
 15 more than 25. I would go closer to the 30
 16 range with the valet.

17 MR. NEMECEK: What about the Cermele
 18 lot because that was mentioned? Mr. Carenzo
 19 said Cermele let's us use his lot sometimes.
 20 He says, if you have overflow, park them across
 21 the street in my lot.

22 MS. UHLE: Sal's Auto Body, is that
 23 who you mean?

24 MR. NEMECEK: I have no idea. It's
 25 not you.

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 2 MR. CERMELE: It's my father and my
 3 cousin.

4 MR. FERRARA: We use those spaces for
 5 our own, personal cars or for the employee
 6 cars. Cars that we know don't have to move.
 7 Once they are done at 6:00, 7:00, it's three or
 8 four cars that are parked there that are
 9 permanent that we don't have to worry about
 10 moving or touching. Most of our employees park
 11 in the municipal lot across the street.

12 THE CHAIRMAN: So the employees spots
 13 that you pointed out on the other side, those
 14 three spots are used for patrons?

15 MR. FERRARA: On the other side of the
 16 building, those are for employees as well.
 17 Deliveries, that's where we get everything, and
 18 it goes right into the basement. Most of our
 19 employees park across the street at the
 20 municipal lot. That's where we instruct them
 21 to park their car. Our spots are meant for the
 22 guest. We utilize our parking lot very well.
 23 I would go closer to 30, 32 spots with valet.

24 THE CHAIRMAN: Are you physically
 25 parking them?

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2 MR. FERRARA: No, but I have.

3 THE CHAIRMAN: Even though what you
 4 drew is what we asked you to, we appreciate it,
 5 and we also appreciate the --

6 MR. FERRARA: I mean, obviously
 7 they're drawing it to what the calculations are
 8 supposed to, but in reality I think there's a
 9 wiggle room of I would say five to seven cars.

10 MR. PIETROSANTI: If I actually drew a
 11 car instead of a parking spot --

12 MR. FERRARA: If you have a car in the
 13 parking space, when you're valeting it, two of
 14 the tires of the car next to it are hugging
 15 into that space as well because they're going
 16 door to door so that you're getting in and
 17 leaving space to get out. I have a much
 18 smaller parking lot in my store in
 19 Pleasantville, Southern Table in Pleasantville,
 20 and we do a ton of cars in there as well. I
 21 get 20 to 25 in those parking lots, and they're
 22 a lot smaller and not as deep as we have here.

23 THE CHAIRMAN: Thank you.

24 MR. FERRARA: Thank you.

25 THE CHAIRMAN: I'm pretty convinced

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2 that parking is going to be accommodated
 3 between the on-street parking and what this
 4 gentleman said.

5 MR. NEMECEK: You seem to have a
 6 pretty good working plan for how to deal with
 7 it.

8 MR. FERRARA: We have two to three
 9 valet guys working on a Friday and Saturday
 10 night as well. In the summertime, we're doing
 11 valet and taking that expense Tuesday through
 12 Sunday. So we're valeting cars six days a
 13 week. In the summer, we could go to seven days
 14 a week. We have two to three guys working.
 15 It's a well oiled machine.

16 MR. NEMECEK: It sounds like a good
 17 investment because people know they could go
 18 there and they're going to have their car
 19 valeted and they're not going to have to worry
 20 about it.

21 MR. FERRARA: It's a luxury that we
 22 offer that people could pull up, get out of the
 23 car, and get right inside to the restaurant.

24 MR. PIETROSANTI: It's not their only
 25 restaurant, they have several.

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THE CHAIRMAN: It keeps the tables flowing.

MR. FERRARA: Believe it or not, it keeps the reservations on time. You can't get a spot in the parking lot, now they have to go park up the block, their 6:45 reservation became 7:00.

MR. NEMECEK: It's good business.

THE CHAIRMAN: It's good for business.

MR. FERRARA: It works out. We don't charge for valet. It's an extra bonus for the customer, especially on a rainy night.

THE CHAIRMAN: You convinced us. We're good.

MR. NEMECEK: Sit down before you do something wrong.

THE CHAIRMAN: Any more comments?

MR. CAMPANA: No comments here.

THE CHAIRMAN: Phil, nothing?

MR. NEMECEK: I got nothing. I was quoting Carenzo before, come on.

THE CHAIRMAN: This is still an open public hearing.

FEMALE VOICE: I live right there. It

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wouldn't be a problem for me either.

THE CHAIRMAN: They'll park your car anytime.

So I make a motion to close the public hearing on this application, 20-01, 118 Brook.

MR. NEMECEK: Second.

THE CHAIRMAN: Do we have any conditions or we're good?

MS. UHLE: I have to look at my own notes here. No, we do not have any conditions.

MR. NEMECEK: That's probably a record, it's 9:26, 9:27 and that's the first motion that we've had. We had an open public hearing already.

THE CHAIRMAN: Without further ado, I make a motion to approve this application, 20-01, 118 Brook.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Good luck, guys.

MR. PIETROSANTI: Thank you very much.

THE CHAIRMAN: Mr. Iannacito, are you still back there? The last application is

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19-48, 30 Lake Shore Drive.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Assalone, the owners of the subject property. We are proposing a new single family residence located at 30 Lake Shore Drive.

The footprint of the house is highlighted here on the survey. At the front of the house, the new driveway will slope down into a new parking court, which will provide access to a three car garage, a covered front entry porch, and a covered side entry porch. At the rear of the property, we're proposing a series of retaining walls, which will create a two tiered outdoor space around a proposed pool with two vanishing edges. The upper outdoor area will provide access to the pool, a pool house, and an outdoor bar, barbeque area. The lower outdoor space will provide an additional seating area, which will look back at the pool and the cascading water from the vanishing edges of the pool. Also from that lower outdoor area, they'll be a staircase that leads

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to the side yard and a basement entrance, and then a staircase at the rear which will provide access to the lake.

This is a street-scape drawing showing photographs of the vacant lot and the two adjacent properties. The first drawing is the existing condition street-scape with the existing properties and the vacant lot, and then below here is the proposed showing the new front facade in relation to the existing properties.

This is a section through the lot showing the relationship between the street elevation and the lake elevation. The site, if you look here, the street slopes down. The new driveway will slope down to the parking court. This is the proposed garage, the proposed residence, and the lot continues sloping down to the lake, and then the two tiered outdoor spaces with the pool house would be a retaining wall with the railing above.

I have some renderings for the exterior views. This is the front of the house showing the new driveway, the three car garage,

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 2 the proposed residence with the covered porch,
 3 and then the sloping site along the side here
 4 down to the lake. Then the rear rendering is
 5 the two tiered outdoor spaces with the pool and
 6 the vanishing edge. This is the upper level,
 7 which provides access to the pool and the pool
 8 house, the residence beyond, and then stairs
 9 down to the side, which would provide an
 10 entrance into the basement, and stairs at the
 11 rear to provide access to the lake.

12 We have a 3D video showing all the
 13 facades, so I'm going to turn that on now. For
 14 some reason, the connection is not working.
 15 The last time we did this, we --

16 MR. TUDISCO: Do you need help with
 17 that?

18 MR. IANNACITO: It didn't work. I'm
 19 going to do it this way, and then Gary is going
 20 to zoom in on it. This is what we did last
 21 time and it worked. It's a little crooked for
 22 some reason. Here we go. So this will just
 23 take us around the entire site.

24 MR. NEMECEK: I like the lush jungle
 25 that surrounds it.

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2 MR. IANNACITO: So here is the left
 3 side of the house, the retaining walls around
 4 the pool. From the side, you can step up to
 5 the upper deck or the upper outdoor space.
 6 Then the lower level looking back at the pool,
 7 the pool house, and then steps up to the side
 8 on the right side back up to the driveway.
 9 There's the entrance to the basement on the
 10 side, and then back around to the garage.

11 On the exterior materials, the wall
 12 surfaces will be a combination of stucco in a
 13 pewter finish and a stone veneer, which would
 14 be a gray stone. The roof surfaces will be
 15 asphalt in a charcoal black finish.

16 THE CHAIRMAN: Could you just point
 17 out where those materials are on the
 18 elevations.

19 MR. IANNACITO: So on the elevations,
 20 the base of the building will all be stone, and
 21 the base of the garage, and all the walls
 22 surrounding the courtyard would be stone, and
 23 anything above that would be a stucco finish in
 24 a pewter color. The trim boards around the
 25 eaves and on the covered porches will be

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2 painted AZEK in a white finish. The roof
 3 surfaces will be an asphalt shingle in a
 4 charcoal black finish. The windows will be
 5 vinyl clad in a black finish. The railings
 6 will be metal in a black finish. The gutters
 7 will be aluminum in a white finish. Front
 8 doors will be fiberglass in a black finish, and
 9 the overhead doors will be fiberglass in a
 10 black finish. If we look at the rear, same
 11 thing, the base of the building will be stone
 12 all the way around. The base of the pool house
 13 will be stone. The walls out here will be
 14 stucco finish. The lower wall of the pool will
 15 be a stone finish. The retaining walls along
 16 the sides will be a stucco finish. That's
 17 about it. All the railings will be black
 18 metal.

19 MR. TUDISCO: Is that a human chess
 20 board?

21 MR. IANNACITO: So the reason we did
 22 that is to -- we're right at the limit of the
 23 coverage, so in order to provide -- this will
 24 all be grass on these platforms here. The only
 25 totally covered patio would be in this general

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2 area, and then this is half covered half lawn.
 3 It's basically a transition from completely
 4 solid, half solid, to lawn along the top patio.
 5 There's a couple of planting beds here.

6 The application was presented to the
 7 Architectural Review Board on February 6th, and
 8 it was approved with one recommendation; to add
 9 additional flowering plants and trees to the
 10 landscape plan. We did submit a revised
 11 landscape plan, and I have Mark Benedict with
 12 me today, the landscape architect, and he'll go
 13 through the landscape plan.

14 We also submitted a drainage plan to
 15 Kellard Sessions for their review, and they had
 16 a couple of minor comments that we're working
 17 through and we'll revise the plans and bring
 18 them back in.

19 MR. NEMECEK: If I could just ask you
 20 about the rear view here and about the green --
 21 I guess the lawns, the upper lawn and the lower
 22 lawn, which are all contained within the
 23 fencing; do these lawns go straight down in
 24 terms of the dirt? I mean there are retaining
 25 walls, obviously, built in. Explain them to

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2 me.

3 MR. IANNACITO: This is going to all
4 get filled in. There will be a retaining wall
5 which will create these areas of fill for
6 planting grass. This is all filled in also.
7 The only part that actually has access
8 underneath is this general area right here. I
9 can show you that in a plan view.

10 THE CHAIRMAN: That's mechanical
11 equipment for the pool under there?

12 MR. CAMPANA: So basically you would
13 be retaining fill, not retaining existing soil?
14 You're going to be filling that area?

15 MR. IANNACITO: Yes, because the
16 property slopes away, so we will be using dirt
17 from the fill in certain areas. This is a plan
18 of the area beyond the house. So this is the
19 exterior walls at the rear of the house. This
20 is the checkered part, half covered, half lawn.
21 So all this area here is fill. This area here
22 will be accessible from downstairs. As you can
23 down these steps, around, you can go under and
24 it will be a covered outdoor space that you can
25 access from the basement. So through the

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2 basement, you'll be able to access this covered
3 area or exit and come around. These are new
4 retaining walls. This will all be fill also.
5 The first floor is at elevation A. This area
6 here is a foot lower than the finished first
7 floor. This second area here is 5 and a half
8 feet lower than the first floor, and then you
9 finally get back down to this, which is actual
10 grade. So these walls here will be about 4
11 feet because this is minus 12, and then minus 5
12 and a half, so these walls will be at 4 and a
13 half feet. As you come down here, these will
14 be another 4 and a half foot wall to create
15 that tiered effect down to the first floor.

16 MR. CAMPANA: The retaining walls
17 around the perimeter also act as a pool
18 barrier?

19 MR. IANNACITO: Correct. We're going
20 to utilize the walls and then have a fence on
21 top of the wall. The fence at the top of the
22 wall would basically be a guardrail so no one
23 falls off the wall. When you add up the height
24 of the wall plus the fencing, it meets the
25 requirements for a pool barrier, and then we'll

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2 have to put in a couple of self closing gates.
3 This whole outdoor tiered level will become
4 part of the pool enclosure. When you're out
5 here, you would have to go through a gate in
6 order to get back up to the pool area.

7 THE CHAIRMAN: So there's going to be
8 a gate at the stair?

9 MR. IANNACITO: Probably at the steps.
10 One at this stair and one at this stair here.

11 THE CHAIRMAN: Got it. My question
12 exactly also. Did we ask you a question? I
13 don't remember what it was.

14 MR. BENEDICT: So at the front of the
15 residence off the street, we wanted to keep it
16 clean. This side of the property is open to
17 the neighbor. There's only a couple of little
18 shrubs here. We're going to get rid of those
19 and create an evergreen screen with probably
20 Arborvitae. Since this side is fairly narrow,
21 we want something that's going to grow tall but
22 keep this sort of screened off. The neighbor's
23 house is pretty close to this, as well as an
24 existing retaining wall from that property.
25 The homeowners are basically on this side of

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2 the house, so we want to give them a nice
3 screen. On this side of the property, it's a
4 lot more wild. There are some overgrown White
5 Pine and some other shrubs. So we're going to
6 play with that. We're going to see if we could
7 keep some of that stuff there, as well as
8 several larger trees in the backyard. For the
9 front, I'm proposing things like Southern
10 Magnolia with the evergreen leaves, some
11 colorful plantings underneath, Boxwood along
12 these walls and along the front of the house to
13 keep it clean, neat looking, and maybe
14 something like Hydrangea along with some
15 Boxwood on the side of the three car garage.
16 Again, it's pretty much green, white, some pops
17 of color here and there.

18 Going to the back of the property,
19 same thing, we're going to retain this hedge
20 straight along here on the left side of
21 property, and most likely along here too but we
22 want to see what we can keep. Going to the
23 back, our Arborvitae hedge will step somewhere
24 around here towards the back just past this
25 wall. There's some great views of the lake, so

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 2 we want something that's going to just stay low
 3 and give them some evergreen against this
 4 property here. Again, this will probably be a
 5 little bit more naturalized on this side of the
 6 backyard. We've got a 15 foot planting back
 7 here of native grasses, maybe some Viburnum,
 8 things like that just to keep per the
 9 regulation from the lake. Along the bottom
 10 edge of this retaining wall here, possibly a
 11 mix of some evergreen with some Hydrangea for
 12 summer color, and then there are some smaller
 13 plantings up top by the pool area. Lots of
 14 lawn.

15 MR. CAMPANA: There aren't any wetland
 16 soil on the property? I know there's a flood
 17 zone.

18 MR. BENEDICT: What's that?

19 MR. CAMPANA: Wetland soil.

20 MR. BENEDICT: I don't believe there
 21 is any wetland designation on this property.

22 MS. UHLE: We don't have any local
 23 wetland designations. Joe has some comments
 24 about flood issues.

25 THE CHAIRMAN: Very nice. Thank you.

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2 MR. BENEDICT: You're welcome.

3 MR. IANNACITO: The whole idea in the
 4 back with the tiered outdoor spaces was so they
 5 could utilize the pool from the first floor
 6 level instead of having to have a deck. They
 7 wanted to have the pool right at the main
 8 family room kitchen space to walk out and be
 9 able to use the pool, and then just transition
 10 back down to the natural grade back down to the
 11 lake, retaining walls and a mix of solid
 12 surfaces and planting beds.

13 MS. UHLE: I had one quick question
 14 about the landscape plan. With the grasses
 15 along the lake shore, why are you ending them
 16 so abruptly in the center where the ramp to the
 17 wood dock is and the step? Is that just to
 18 provide access to those features or also for
 19 views? Did you consider sort of integrated
 20 access with the grasses?

21 MR. BENEDICT: You mean some type of
 22 plant?

23 MS. UHLE: Yes, rather than just
 24 stopping them.

25 MR. BENEDICT: I wanted to give you

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2 overall idea that we're definitely going to go
 3 15 feet out. This is a current dock here.
 4 It's going to have to be replaced. I wasn't
 5 sure if it was going to have to moved at all,
 6 so I left a little room to kind of play with
 7 there. If it's allowed, we could put some
 8 breaks in through here and there.

9 MS. UHLE: I'm talking about not
 10 having such a big break in the center there.

11 MR. BENEDICT: Oh, I see.

12 MS. UHLE: If you're keeping the ramp
 13 and you're keeping the step, creating access
 14 through the grasses to those things. Again,
 15 it's just my own --

16 MR. BENEDICT: I just wanted to make
 17 sure they had --

18 MS. UHLE: -- A continuous line of the
 19 grasses both for functional reasons, but also
 20 just aesthetically rather than having such a
 21 large break.

22 MR. BENEDICT: You want to see it more
 23 integrated.

24 MR. NEMECEK: It looks like that width
 25 is almost as wide as the pool, that break, if

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2 you look at it.

3 MR. BENEDICT: I just wanted to make
 4 sure they had enough space to fish off here and
 5 put their boats in here or whatever needs to be
 6 done. We can certainly close that up.

7 MS. UHLE: Still providing access but
 8 maybe a little more integrated with grasses.

9 MR. IANNACITO: We can soften it up a
 10 little bit so it won't be a straight line.

11 MS. UHLE: Okay. Thank you. Joe has
 12 some comments.

13 MR. CERMELE: We reviewed the plans.
 14 We have a memo prepared. There's a lot of
 15 little comments in here. It's really just a
 16 matter of some clean up details, utility
 17 connections, some questions on minor grading.
 18 Nothing in here I expect would change the plan
 19 substantially at all.

20 To your question about wetlands, Lake
 21 Innisfree is a DEC Class B water body. It's
 22 not a state wetland, but they do regulate it.
 23 Any disturbances to the banks of that water
 24 body would require a permit. Based on what
 25 they're doing and that clear definition with

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 2 the existing stone wall at the lake, I doubt
 3 that would come into play here, but we just
 4 recommended that they get confirmation from the
 5 state. An e-mail back and forth would, I
 6 think, suffice.

7 As you mentioned, the lake is a
 8 regulated flood plain and flood way with FEMA.
 9 That flood plain elevation does extend into the
 10 rear yard of the property, not far. I think
 11 based on the elevations on the plan, it appears
 12 that all their disturbances are beyond the
 13 flood plain boundary, but we just ask that that
 14 information be shown on the plan so that's it
 15 clear and that's the case.

16 Other than that, we did witness soil
 17 testing at the site for the storm water
 18 mitigation system. They demonstrated they have
 19 adequate depth and suitable soils for
 20 infiltration. They're proposing a fairly
 21 substantial system in the rear of the property
 22 that will collect all the runoff from all the
 23 impervious surfaces, the roof, the drives, and
 24 they designed it to mitigate through the
 25 hundred year storm.

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 2 THE CHAIRMAN: It's 22.

3 MR. CERMELE: These are smaller
 4 because of the available depth that they had.
 5 These are 100's, I believe. They're smaller
 6 units. Typical CULTEC systems that you're
 7 probably accustom to seeing are about 2 and a
 8 half feet high. These are squatter, they're
 9 only a foot high, so they needed more of them.

10 THE CHAIRMAN: I see. Where is the
 11 flood line on that map?

12 MR. CAMPANA: It's way down at the
 13 bottom of the property.

14 MR. CERMELE: I take that back. There
 15 was another plan I was reviewing by Hudson
 16 Engineering that had smaller units. These are
 17 the standard 2 and a half foot height.

18 THE CHAIRMAN: Okay. Let's just do
 19 our public hearing. I make a motion to open
 20 the public hearing on Application 19-48, 30
 21 Lake Shore Drive.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.

24 (All aye.)

25 (No comments.)

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 2 THE CHAIRMAN: Close the public
 3 hearing on the same application, 19-48, 30 Lake
 4 Shore.

5 MR. NEMECEK: Second.

6 THE CHAIRMAN: All in favor.
 7 (All aye.)

8 THE CHAIRMAN: It sounds like there
 9 aren't very many comments left for you to
 10 address, correct, Mr. Cermele?

11 MS. UHLE: You have a memo in your
 12 application.

13 MR. NEMECEK: You've seen the memo
 14 with the 14 points?

15 MR. IANNACITO: Yes. We'll address
 16 them. I'll address some of them and Hudson
 17 Engineering will address the others, and we'll
 18 get all that information on the plans.

19 MR. NEMECEK: Nothing problematic from
 20 your perspective?

21 MR. IANNACITO: Nothing. There were a
 22 few comments from the pool barrier, and I think
 23 we'll address that. We're planning to file for
 24 the pool as a separate application, and then
 25 we'll show all those details, and then we'll

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 2 just forward everything to Joe's office for
 3 review.

4 THE CHAIRMAN: So then the two
 5 conditions are going to be subject to the final
 6 review of those details and any others
 7 associated with the project and subject to the
 8 landscaping.

9 MS. UHLE: I have them written down
 10 here. Do you want me to go through them?

11 MR. NEMECEK: Yes, please. It is
 12 getting late.

13 MS. UHLE: Just to be clear, but these
 14 are pretty standard:

15 Prior to the issuance of the building
 16 permit, the proposed storm water management
 17 plan shall be subject to final review and
 18 approval of the town's engineering consultant.

19 This is a little bit redundant, but
 20 some of the comments in his memo technically
 21 are storm water management, so I said: All
 22 comments in the Kellard Sessions memo dated
 23 2/20/2020 shall be addressed to satisfaction of
 24 the town's engineering consultant.

25 This is in one of the memos, but I'm

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 2 reiterating: The quantities and spacing of all
 3 plant materials should be indicated on the
 4 landscape plan and plant list. A minimum width
 5 of 15 feet to the vegetated buffer adjacent to
 6 the lake shall be noted on the landscape plan.
 7 They've indicated it's 15 feet, but I just want
 8 to make sure that whoever is installing it is
 9 aware of that.

10 Then we have our standard: Prior to
 11 the issuance of a CO, the landscape architect
 12 shall provide a signed and sealed letter to the
 13 Building and Planning Department certifying
 14 that the landscape plan has been installed in
 15 accordance with the approved plans. Any
 16 proposed changes to the landscape plan shall be
 17 reviewed by the landscape architect and
 18 approved by the Building and Planning
 19 Department prior to the installation, and shall
 20 be documented in the letter submitted by the
 21 landscape architect. You're certainly able to
 22 make substitutions, but just as long as they're
 23 reasonable and similar to what you've proposed.
 24 That's it.

25 THE CHAIRMAN: So subject to the
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 2 conditions that Margaret just read off, I make
 3 a motion to approve this application, 19-48, 30
 4 Lake Shore.

5 MR. NEMECEK: Second.

6 THE CHAIRMAN: All in favor.
 7 (All aye.)

8 THE CHAIRMAN: Thank you.

9 MR. IANNACITO: Thank you.

10 THE CHAIRMAN: Some of your finest
 11 work.

12 MR. IANNACITO: A lot of information.

13 MR. TUDISCO: Two story pool house?

14 MR. IANNACITO: When you look at the
 15 average grade, because the grade drops off,
 16 we're going to actually have the pool equipment
 17 underneath there. It's still considered a one
 18 story because of the average grade.

19 THE CHAIRMAN: Do we need to approve
 20 anything?

21 MR. NEMECEK: I think we have just
 22 two.

23 MS. UHLE: Two what?

24 MR. NEMECEK: Two transcripts or
 25 minutes.

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2 MS. UHLE: Just the January.

3 MR. NEMECEK: Had we approved the
 4 October one already?

5 MS. UHLE: I think possibly at a
 6 meeting that you didn't attend. I have to
 7 double check.

8 THE CHAIRMAN: So then I'll make a
 9 motion to approve the one that we can, subject
 10 to Mr. Nemecek's comments -- I'm sure there
 11 were comments -- so I make a motion to approve
 12 the minutes of January 23, 2020.

13 MR. NEMECEK: Second.

14 THE CHAIRMAN: All in favor.
 15 (All aye.)

16 MR. NEMECEK: I would make a motion to
 17 approve the other one in case we haven't
 18 approved it.

19 MS. UHLE: That's fine, and we'll
 20 double check that.

21 THE CHAIRMAN: I make a motion to
 22 approve the minutes of October 24, 2019.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: Just you and me.

25 MR. NEMECEK: I think he can do it.

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2 Just let him do it. He can. We need him to.

3 THE CHAIRMAN: Okay. Motion to
 4 approve October 24th, 2019.

5 MR. NEMECEK: Minutes. Second.

6 THE CHAIRMAN: All in favor.
 7 (All aye.)

8 THE CHAIRMAN: Close the town of
 9 Eastchester Planning Board meeting of February
 10 27, 2020.

11 MR. NEMECEK: Second.

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

14 THE CHAIRMAN: Goodnight.

15 MR. NEMECEK: Thank you.

16
 17 (Meeting adjourned.)

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CERTIFICATION

STATE OF NEW YORK)
) ss.

COUNTY OF WESTCHESTER)

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

That the above transcript was taken from
a videotape of the actual hearing. I was not
present for such hearing. The videotape 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 22nd day of March, 2020.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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