

EASTCHESTER PLANNING BOARD - 5/24/18

18-20 Siwanoy Country Club; 18-21, 71 Park Drive; 18-22, 11 Mill Road; the next is 18-23, Mezzaluna Restaurant; next is 18-14 58 Lake Shore Drive; the next is 17-60, 120 Clarence. The adjourned applications are 16-14, that's Gas Mart at 600 White Plains Road; next adjourned application is 18-24, that's 322 White Plains Road; and the last adjourned is 17-17, which is 10 Morgan Street.

So that being said, I would just like to make a request for the applicants. Unfortunately, we have quite a few applications to get through tonight, so we would like not to stay here too late, although we obviously will if we have to, but I think all of us have reviewed the applications so we're familiar with it, we certainly appreciate all the wonderful work that has been put in front of us, we certainly think that they are great applications and thank you for preparing them, but as you present them, if you could somehow keep them brief. We understand site plan issues, that's what we're here for. We appreciate architecture, if you could show us

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the elevations and overall massing so we could understand. Floor plans, we love looking at them, but it's not so important that we see floor plans. If we could just focus on the massing issues, and then we could move along.

So let's get started. The first application is an open public hearing on Application 18-11, 324 White Plains Road.

MR. FERNANDEZ: Good evening, Chairman, board members. My name Joe Fernandez, I'm an architect, 571 White Plains Road, Eastchester, New York. I'm here on behalf of my client, a new deli owner at 324 White Plains Road.

Recently, we had a deli approved there with a Type 2 hood. Once my client had opened and had gotten many requests for different types of food that he was not normally preparing, it led us to believe that he needed a Type 1 hood. So we're here in front of the board for a special permit approval to essentially remove the Type 2 hood and install a Type 1 hood in the same location.

THE CHAIRMAN: Okay, got it. So the

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TRANSCRIPT OF
TOWN OF EASTCHESTER
TOWN OF EASTCHESTER PLANNING BOARD MEETING
Building and Planning Department

JUN 25 2018

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

RECEIVED

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
PHILIP NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter
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Bronxville, New York 10708
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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of May 24, 2018. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: I'm going to do roll call. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno is here.

The remaining two, I think Mark Cunningham may join us in a little while, and Bill West I do not think will be attending. So there is just three of us here as of now.

I'm going to run through what's on the agenda for tonight just so everyone knows. A couple of applications were adjourned, so pay attention when I get to the adjourned ones so you're not staying here if it's not being listened to tonight.

The first application is 18-11, Deli Mart at 324 White Plains Road; the second is

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 2 upper left is the site?
 3 MR. FERNANDEZ: Is the site. There is
 4 no change to the exterior, to the parking, to
 5 any of the way the site functions. Essentially
 6 within the deli the only thing that will change
 7 is the hood, and that's only to someone who
 8 knows what they're looking at.
 9 THE CHAIRMAN: Right. So there's
 10 nothing on the roof that changes?
 11 MR. FERNANDEZ: No.
 12 THE CHAIRMAN: Great. As I said,
 13 we're going to go quickly, so I'm just going to
 14 open the public hearing on Application 18-11,
 15 Deli Mart, 324 White Plains Road.
 16 MR. PULASKI: Second.
 17 THE CHAIRMAN: All in favor.
 18 (All aye.)
 19 THE CHAIRMAN: Comments? None being
 20 seen, I make a motion to close Application --
 21 MS. UHLE: Somebody had a comment.
 22 THE CHAIRMAN: I'm sorry. Back up.
 23 Can you come up and address. If you could just
 24 walk up. Just state your name.
 25 MR. MASTROGIACOMO: Sure. Good
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 2 evening. My name is Antonio Mastrogiacomo and
 3 this is my father Girolamo Mastrogiacomo,
 4 residents of 12 Tuckahoe Avenue, the adjacent
 5 neighbor.
 6 Obviously we have some concerns with
 7 the cooking that's taking place in the
 8 establishment. The hood that's installed,
 9 whether it's a Type 1 hood with a required
 10 Ansul system, fire suppression system, the air
 11 filtration. Whether there is a precipitator
 12 that is typical of that type of hood. Is it
 13 black iron duct that's installed that's
 14 required? Obviously, there's a lot more
 15 involved than just changing out the hood.
 16 MR. G. MASTROGIACOMO: Because it
 17 smells a lot. The last two weeks, he didn't do
 18 it, but prior to that from 7:30 in the morning
 19 until about 10:30 to 11 you could smell the
 20 bacon.
 21 MR. NEMECEK: 10:30 to 11 in the
 22 morning?
 23 MR. MASTROGIACOMO: Yes.
 24 MR. NEMECEK: About 3 or 4 hours?
 25 MR. G. MASTROGIACOMO: In the morning
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 2 you smell that. The system that they put in
 3 was just done a few months ago. It was done on
 4 a Sunday. I don't know if they had the permit
 5 to work on Sunday. It was pouring rain and
 6 they put that system there. I thought it was
 7 done by code, you know, the air filtration,
 8 precipitator, whatever you guys call it. We
 9 never smelled it before. When the other place
 10 was up the block, they used to make only toast
 11 the bagels, you know, toast the bread, but we
 12 never smelled any cooking.
 13 MR. MASTROGIACOMO: They weren't
 14 cooking with any grease or anything like that.
 15 MR. G. MASTROGIACOMO: The last three
 16 months we smelled it. I don't think it's fair
 17 that we right behind it and in the morning I
 18 got to smell that stuff. Just do by code
 19 whatever it is. I know it's right to stay
 20 there to do whatever business, but the system
 21 has to be done by code. That's all I'm saying.
 22 MS. UHLE: Could I make a quick
 23 comment?
 24 THE CHAIRMAN: Yes, please.
 25 MS. UHLE: Two or three comments.
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 2 One, I did mention to the applicant that I
 3 thought the board would be most concern about
 4 any kind of exhaust system and what potential
 5 odors would be generated. He did indicate to
 6 me that he would be ready to address that.
 7 Second comment is they ought not to be
 8 cooking those things yet because they don't
 9 have an approval for a Type 2 hood yet. I'm
 10 assuming it hasn't been installed already; has
 11 it?
 12 MR. TUDISCO: Type 1 or Type 2?
 13 MS. UHLE: I'm sorry, the Type 1. The
 14 Type 1 has not been installed. So what you're
 15 smelling is because they're cooking food that
 16 requires a Type 1 hood with a Type 2 hood.
 17 Let's have the architect explain how he's going
 18 to address the issues with regard to odors,
 19 etcetera.
 20 THE CHAIRMAN: Okay. Two?
 21 MS. UHLE: Yes, just two comments.
 22 MR. NEMECEK: Do you have any other
 23 comments?
 24 MR. G. MASTROGIACOMO: No. I mean,
 25 you know, he has the right to stay there and do
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2 whatever business, but he has to respect us
3 that we don't have to smell whatever he cooks.
4 MR. MASTROGIACOMO: Right. The
5 concern is that it's done to code, the
6 requirements, whatever the setback requirements
7 are for the ventilation.
8 MR. G. MASTROGIACOMO: You know, the
9 ventilation. Also, the air conditioner
10 compressor, I don't know the code, but they put
11 it right on the edge of the building, but the
12 building is 4 feet set back, and I think it
13 should be, I don't know, 5 feet set back. This
14 was done in the winter months. Most of the
15 work was done on the weekend.
16 MS. UHLE: If the Planning Board
17 approves the Type 1 hood, that is reviewed by
18 our plan reviewer specifically to ensure that
19 it complies with all code requirements.
20 MR. G. MASTROGIACOMO: They put a
21 bunch of mushrooms going on there.
22 THE CHAIRMAN: Can we talk to the
23 applicant? Can we speak with the applicant now
24 and let him answer the questions that you put
25 forth, please? Thank you.
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2 So I take it back, we do have
3 questions. What's the difference between the
4 Type 2 and the Type 1.
5 MR. FERNANDEZ: The Type 2 is
6 basically non-sealed. It's not a welded
7 construction. It's not a single piece. It
8 doesn't filtrate as good as a Type 1. Type 1
9 also will allow you to have grease and vapors
10 and things that can be cleaned, and it will
11 solve, I believe, the problems that they're
12 having right now.
13 In terms of where all the exhaust goes
14 out through the roof, it's all within code
15 standards. It's actually better than code.
16 It's further away from the property lines than
17 the minimum standards are.
18 THE CHAIRMAN: So I imagine what
19 you're saying is the Type 2 doesn't catch the
20 grease and everything. It goes out and --
21 MR. FERNANDEZ: It's not made for
22 that.
23 THE CHAIRMAN: It's just an exhaust
24 fan that's spilling out all the stuff you're
25 cooking with.
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2 MR. FERNANDEZ: Correct.
3 THE CHAIRMAN: So the Type 1 is the
4 one that has those big slats that you pull out
5 and you clean them, clean the grease off, and
6 that's how they grab the grease?
7 MR. FERNANDEZ: Right. They also have
8 a fire suppression system that's built in, horn
9 strobe, you know, an activator, a button that's
10 on the wall. There's lots of safeguards to
11 that because of the grease and the potential
12 for a fire.
13 THE CHAIRMAN: Is it safe to say that
14 the odors and the smells that these gentlemen
15 are saying are due to the fact that you have
16 been cooking without that hood.
17 MR. FERNANDEZ: I believe so.
18 MR. NEMECEK: Is the Type 1 hood
19 designed to capture those odors?
20 MR. FERNANDEZ: It captures whatever
21 comes off of the grill, essentially, in a
22 better fashion.
23 MR. NEMECEK: Where does it go?
24 MR. FERNANDEZ: I'm sorry.
25 MR. NEMECEK: Where does it go?
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2 MR. FERNANDEZ: It's basically
3 contained within, and there is also air that
4 comes into the store from a separate duct,
5 fresh air vent that comes in. All that kind of
6 conditions the air.
7 THE CHAIRMAN: It basically cleans the
8 air.
9 MR. FERNANDEZ: One other thing. He
10 did mention about some compressors and things
11 on the roof. I know that the landlord had done
12 a bunch of work, so it has nothing to do with
13 my client and their establishment.
14 THE CHAIRMAN: That has been moved
15 recently? Did anything get moved recently on
16 the job?
17 MS. UHLE: There are some open permits
18 for other areas within that building; aren't
19 there.
20 MR. KING: I'm not familiar with it.
21 MS. UHLE: Whether that included
22 something from the -- we can follow-up on that.
23 THE CHAIRMAN: Can we do that?
24 MS. UHLE: Sure.
25 THE CHAIRMAN: It sounds like
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1 something may have done.

2 So, I mean, as far as the hoods,
3 Margaret, this is something that the Building
4 Department reviews and makes sure that it's in
5 compliance with the code?

6 MS. UHLE: Absolutely. The Fire
7 Department reviews it as well.

8 THE CHAIRMAN: Okay. So what happens
9 is as long as it is compliant and they still
10 smell odors, what's their recourse at that
11 time? Just to come back and --

12 MS. UHLE: I don't think there is a
13 recourse.

14 MR. NEMECEK: Is there also -- does
15 this property also include 322 White Plains
16 Road?

17 MR. FERNANDEZ: It's the -- so next to
18 the deli is, I believe, a liquor store, and
19 then there was another like a coffee shop that
20 went out, deli.

21 THE CHAIRMAN: I thought it was the
22 beer distributor.

23 MR. NEMECEK: We know the beer
24 distributor does not emit any greasy odors,

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1 smells. It's just a resource.

2 MR. TUDISCO: I just wanted to also
3 address one of the comments by the members of
4 the public that came up in terms of work that's
5 done on the weekends. The town law prohibits
6 construction on weekends unless there's an
7 emergency situation and that's approved by the
8 Building Department. Typically when a summons
9 is issued, I actually prosecute those in court.
10 Given the fact that the Building and Planning
11 Department is not available on the weekends, if
12 something happens and you believe that there is
13 construction that's being done on the weekend,
14 if you call the police desk, they will issue a
15 summons and we will deal with that. If there
16 is, obviously the architect is here and he
17 could advise his client that there should not
18 be any work that's being done without permits
19 on the weekends.

20 MR. G. MASTROGIACOMO: I didn't make
21 the complaint to that because I saw them
22 working on the weekend when they put the system
23 there, it was on Sunday and it was like pouring
24 rain and it looked strange to me.

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1 MR. TUDISCO: I'm just advising you in
2 terms of if you see something.

3 MR. NEMECEK: Sir, is your house the
4 yellow house that you could see in this
5 photograph over here in the upper left-hand
6 corner? The one in the background there.

7 MR. MASTROGIACOMO: That's the green
8 house, yes.

9 MR. NEMECEK: Oh, that's green. Okay.
10 It looks yellow from here.

11 MR. G. MASTROGIACOMO: The next one is
12 my daughter's house.

13 MR. NEMECEK: All right. To get back
14 to my question about -- it's one of the
15 adjourned items on today's schedule, 322 White
16 Plains Road. I'm reading the description of
17 what the adjourned item was and it's an
18 application for a special permit, site plan,
19 and architectural review approval to convert an
20 existing 1753 square foot retail space into a
21 restaurant with a Type 1 hood in accordance
22 with the food service establishment of the
23 zoning law. By the way, are you going to be
24 representing the applicant on 322?

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1 MR. FERNANDEZ: I don't believe I am.

2 MR. NEMECEK: Okay.

3 MS. UHLE: It is the same building.

4 MR. FERNANDEZ: It's the landlord.

5 MR. NEMECEK: Certainly I'm
6 interested -- we're apparently going from zero
7 Type 1 hoods to two.

8 MR. FERNANDEZ: I think they're
9 planning on doing pizza similar to Burrata. We
10 are doing Burrata, so we'll back in front of
11 you shortly.

12 THE CHAIRMAN: So are there any
13 different grades of Type 1 hoods, such that one
14 is more effective than the other?

15 MR. FERNANDEZ: No.

16 MR. MASTROGIACOMO: I'm sorry --

17 MR. NEMECEK: Step to the mic.

18 MR. MASTROGIACOMO: I work for a
19 general contractor in Manhattan, so I do a fair
20 amount of renovation work for restaurants and
21 things like that. So the Type 1 hood primarily
22 is meant to be a fire suppression system with
23 the Ansul system built into it. It's a welded
24 enclosure. It doesn't impact the smells.

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2 There are grease filters on there so the grease

3 isn't aerated as it's evacuated into the air.

4 Really the only way to mitigate smell is by

5 installing a precipitator, which is essentially

6 an ionized filter that catches the grease and

7 smell as it's evacuated through the space. So

8 I don't know if that was the plan you guys had

9 for installation.

10 You mentioned a restaurant. Was there

11 a change of use filed for the location if it

12 was previously, you know, a non Type 1 deli?

13 Just because you said the word restaurant, that

14 just sets off a red flag in my head, does it

15 require a change of use?

16 MR. NEMECEK: I'm talking about 622 is

17 the restaurant not 624.

18 MS. UHLE: You mean 322.

19 MR. NEMECEK: Whatever the number is.

20 Yes, the 22.

21 MS. UHLE: The delicatessen with a

22 Type 2 hood and if it's 1800 square foot or

23 less does not require any board approvals, it

24 just requires the building permit. Anything

25 with a Type 1 hood, regardless of the size,

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2 requires approval by the Planning Board.

3 I just have a question for the

4 building inspector. He had mentioned that with

5 a Type 1 hood a precipitator helps.

6 MR. KING: Yes.

7 MS. UHLE: Is that required on all

8 type hoods under any circumstances?

9 MR. KING: No.

10 MS. UHLE: So that's something you

11 could require.

12 MR. KING: That's something the board

13 could required.

14 MS. UHLE: So if you have any other

15 helpful information to the board like that --

16 is there anything else that should be required?

17 MR. KING: No.

18 MS. UHLE: So it's the precipitator

19 that should be required.

20 THE CHAIRMAN: It's still classified

21 as a Type 1 hood, it's just a Type 1 hood with

22 a precipitator.

23 MR. NEMECEK: It's an enhanced Type 1

24 hood.

25 THE CHAIRMAN: Sounds good to me.

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2 MR. NEMECEK: We could make that a

3 condition. I think that's pretty reasonable.

4 MR. FERNANDEZ: I would just state to

5 the board that if that's the standard going

6 forward, then I'm sure my client would be fine

7 with that. It's just him being singled out

8 would be, you know, something --

9 MR. NEMECEK: Don't worry, we're going

10 to probably insist on that for 322 also.

11 THE CHAIRMAN: I think it's helped a

12 lot of applications.

13 MS. UHLE: I believe I did mention

14 that to you, that they were going to want -- I

15 didn't know the term precipitator, but I said

16 the top of the line or whatever would reduce

17 odors to the maximum extent possible. On other

18 previous restaurant applications, they've

19 required that as well, again, not using the

20 word precipitator.

21 MR. FERNANDEZ: Just so the board is

22 aware, I mean, there is a deli right across the

23 street and they do a lot of business. If the

24 wind just happens to be blowing that way, it

25 could be them also that you're smelling.

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2 MR. NEMECEK: They're not in front of

3 us asking for relief.

4 MR. FERNANDEZ: I understand.

5 MR. NEMECEK: We would probably

6 consider that.

7 MR. FERNANDEZ: This is a small

8 operation. They have a 30 inch electric grill,

9 but I'm sure they --

10 MR. NEMECEK: I'm guessing this isn't

11 going to completely destroy the budget by

12 adding this precipitator to the hood.

13 THE CHAIRMAN: That being said, any

14 more comments from the public?

15 MR. G. MASTROGIACOMO: No.

16 THE CHAIRMAN: Good. We're going to

17 close the public hearing.

18 MR. MASTROGIACOMO: Just one more.

19 Was the exhaust duct that was installed -- I'm

20 sorry -- the exhaust duct work, was it the

21 existing exhaust or did you install new duct

22 work?

23 MR. FERNANDEZ: They installed new

24 duct work.

25 MR. MASTROGIACOMO: Is it black iron

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 2 duct or is it standard sheet metal galvanized
 3 duct?
 4 MR. FERNANDEZ: I didn't see it.
 5 MR. MASTROGIACOMO: So I would say
 6 that's a concern also from a, you know, safety
 7 perspective. Black iron duct is obviously
 8 rated for certain heat loads, whereas
 9 standardized galvanized duct is not.
 10 MS. UHLE: That would be reviewed by
 11 the Fire Department.
 12 MR. PULASKI: Mr. Architect, I thought
 13 that when you were talking about -- I thought
 14 you started to talk about how the duct or the
 15 flue that was there wasn't something that was
 16 there to deal with fires and now this system
 17 was going to deal with grease and it's going to
 18 deal with fires. The only system I know is a
 19 black iron that does that.
 20 MR. FERNANDEZ: Okay. We haven't
 21 gotten there yet. We haven't gotten your
 22 approval yet.
 23 MR. PULASKI: I'm suggesting that
 24 perhaps you know that you are doing a black
 25 iron.

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 2 MR. FERNANDEZ: He is speaking about
 3 what's existing. What's existing is not a
 4 black iron.
 5 MS. UHLE: But I think what they want
 6 to clarify is that you understand that the
 7 proposed will be changed, the duct work will be
 8 changed.
 9 MR. PULASKI: That's what I think he
 10 is saying.
 11 MR. FERNANDEZ: Absolutely. It all
 12 has to be changed.
 13 THE CHAIRMAN: Right. But if we
 14 didn't discuss it right now, it would have been
 15 picked up.
 16 MS. UHLE: Absolutely. Again, we have
 17 a plan reviewer that reviews it, the Fire
 18 Department reviews, our building inspector
 19 reviews it, and they do inspections.
 20 MR. FERNANDEZ: They do smoke
 21 inspections on them on leak downs. It all gets
 22 inspected.
 23 THE CHAIRMAN: So that will be
 24 addressed as it should be.
 25 MR. NEMECEK: So any other comments

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 2 from the public?
 3 THE CHAIRMAN: No. I asked it before
 4 and there weren't any. So I'm going to close
 5 the public hearing --
 6 MR. PULASKI: Second.
 7 THE CHAIRMAN: -- On Application
 8 18-11, 324 White Plains Road. Second. All in
 9 favor.
 10 MR. PULASKI: Second.
 11 THE CHAIRMAN: All in favor.
 12 (All aye.)
 13 MR. NEMECEK: I will have to say, Mr.
 14 Chairman, your whole concept of moving this
 15 along very quickly has failed.
 16 THE CHAIRMAN: We'll make it up on the
 17 future applications.
 18 MR. NEMECEK: We don't know when to
 19 second, we don't know when to approve.
 20 THE CHAIRMAN: Stand down. Let's get
 21 this going.
 22 MS. UHLE: I'm just going to say as a
 23 condition of that approval the precipitator
 24 would be required and if there are any other
 25 methods that minimize the odors, you know,

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 2 we'll review it for those, in addition to all
 3 the other things that we're required by law to
 4 review.
 5 THE CHAIRMAN: The other vents that
 6 were moved on the roof, you're just going to
 7 look into that?
 8 MS. UHLE: We'll look into that. I
 9 don't think that was related to the deli.
 10 There is other work with permits going on
 11 within that building. We'll have to review the
 12 permits as a followup.
 13 THE CHAIRMAN: With that condition
 14 about a precipitator, I make a motion to
 15 approve this application, 18-11, Deli Mart, 324
 16 White Plains Road.
 17 MR. NEMECEK: Second.
 18 THE CHAIRMAN: All in favor.
 19 (All aye.)
 20 THE CHAIRMAN: The next application
 21 should be more fun, that is 18-20 Siwanoy
 22 Country Club.
 23 MS. CHIOCCHIO: Good evening.
 24 MR. NEMECEK: Good evening.
 25 MS. CHIOCCHIO: For the record, my

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1 name is Lucia Chiochio with Cuddy & Feder. We
2 represent Siwanoy Country Club. I'm joined
3 this evening by Mr. David Cecil, who's the
4 chief operating officer and general manager at
5 Siwanoy, along with the design team Jim Rogers
6 and Luke Ericson from Rogers & McCagg, and Zac
7 Pearson from Insite. Insite are the civil
8 engineers.

9 In a minute, I'll turn it over to the
10 design team to walk you through the plan, but I
11 just wanted to just discuss procedurally why
12 we're here. We're here for a preliminary site
13 plan review on the Siwanoy project, which is
14 designed to provide upgrades for the club
15 membership, to modernize the club house,
16 provide some golf services that quite a few
17 golf clubs are offering their membership these
18 days.

19 The premises is classified in the R-20
20 residential zoning district. The golf club has
21 been there over a hundred years, well over a
22 hundred years, so it's a legal existing
23 non-conforming use. However, since it is in
24 the R-20 zoning district, those area and bulk

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1 requirements for that zoning district are
2 applied to the project. So the proposed golf
3 services building is an accessory building, and
4 as designed the height of that building exceeds
5 the height of accessory buildings that are
6 permitted in the R-20 zoning district. So we
7 will be seeking an area variance for height, so
8 we would seek a referral to the Zoning Board of
9 Appeals, and, hopefully, after we walk you
10 through the plan, we'll get a positive
11 recommendation on the granting of that area
12 variance.

13 MR. NEMECEK: The two variances are
14 building height and ridge line?

15 MS. CHIOCCHIO: Correct.

16 MR. NEMECEK: Which are related to --

17 MS. CHIOCCHIO: Which are related to
18 the height, right. Exactly.

19 As you'll see -- I don't know if you
20 had a chance to look through the drawings --
21 the golf services building is in the area of an
22 existing golf storage building. It will be
23 taller, but as far as new impervious service
24 area, they really did try to limit that with

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1 this project.

2 So with that, I think I'll turn it
3 over to Jim Rogers or are we going to start
4 with Zac? Okay. Zac Pearson from Insite is
5 just going to walk through the property.

6 MR. PULASKI: Just a quick question.

7 MS. CHIOCCHIO: Sure.

8 MR. PULASKI: Siwanoy was in front of
9 us a few years ago; was that construction
10 built?

11 MS. CHIOCCHIO: I believe it was.
12 David, yes? Yes, the paddle project.

13 MR. PULASKI: So this is in addition
14 to that. Okay.

15 MS. CHIOCCHIO: Correct. Correct.

16 MR. PULASKI: Thank you.

17 MS. UHLE: What you looked at
18 previously was a pool and pool house and paddle
19 tennis courts.

20 MR. PULASKI: All right.

21 MR. PEARSON: Good evening, Chairman,
22 members of the board, Jack Pearson with Insite.
23 I've got the layout plan on the easel before
24 you.

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1 The site improvements include, as
2 Lucia said, the construction of the golf
3 services building in the location of the
4 existing bag storage. That's this building
5 here. There are two additions to the main
6 clubhouse building, one to the north and one to
7 the south, there's a patio addition to the
8 south as well near the 18th green, and there's
9 a construction overflow parking area which is
10 the other colored area there to the south.

11 The paddle tennis project and the pool
12 that she had referenced before, the pool is
13 located in this area and the paddle tennis is
14 right there. There are some landscaping
15 improvements, a bag drop off area in the
16 parking area to kind of get some traffic and
17 drop off bags. Storm water will be designed in
18 accordance with state standards. We're going
19 to be over the threshold for coverage with the
20 state, so we'll be doing some storm water
21 testing with the town engineer and prepare a
22 storm water pollution prevention plan to
23 accommodate the new improvements.

24 THE CHAIRMAN: Which is the building

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1 with the ridge height that you're looking to
2 seek the variance on?

3 MR. PEARSON: It's this building.
4 I'll turn it over to the architects and they'll
5 explain that.

6 THE CHAIRMAN: Of course.

7 MR. ROGERS: Good evening. My name is
8 James Rogers. I'm an architect registered in
9 the state of New York representing Siwanoy
10 Country Club. I'm here with Luke Ericson, who
11 has worked with me on this project since day
12 one.

13 We've got a lot of drawings to go
14 through. I know you want to go through them
15 quickly, so he'll take us through the build.
16 He'll flip these more quickly.

17 You gave us fair warning that you
18 preferred not to see a lot of plans, so we're
19 starting with a plan. I won't spend a lot of
20 time on it. This is really a comprehensive
21 renovation of the entire clubhouse. As Zac
22 mentioned, additions in this drawing to the
23 right and to the left mostly having to do with
24 member dining and a major interior change to

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1 significantly enlarge the kitchen which is way
2 undersized. So on this floor, that's basically
3 the scope. The patio is increased, the
4 building itself increases in area.

5 If we go to the next drawing -- if you
6 want me to slow down and explain anything in
7 more detail, I'd be happy to. This is the
8 basement. The kitchen had to be split on two
9 floors, so it actually becomes quite
10 complicated. The basement area is being
11 expanded. Some of it is being excavated under
12 the existing building. It is all support space
13 to service the member and banquet spaces on the
14 main floor, which I just showed you.

15 The second floor -- now skipping up
16 to -- there is a new card room addition being
17 added to the area of this. Otherwise, on this
18 floor we're really just talking about
19 renovation of existing space. Locker rooms are
20 remaining in their present location with
21 partial renovation. Administrative areas are
22 being renovated and so on. We are adding an
23 elevator for A.D.A. purposed.

24 Finally, there's one area of the

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1 building which is actually three floors above
2 grade, which is the next floor, and that is
3 currently employee housing and guest rooms and
4 it's going to be renovated but will remain in
5 use for that purpose. So this represents the
6 scope of the work in the clubhouse itself.

7 We can go to the renderings.

8 Architecturally our intent is to try to respect
9 the architectural imagery of the building,
10 which has been built over many years in many
11 generations of design construction over a
12 hundred years, but you see here this is what
13 we're looking at is actually mostly new
14 building but its imagery is very consistent
15 with the existing imagery of the building, and
16 that's our intent going all the way around the
17 building. This is toward the 18th hole, new
18 patios coming out with stone walls, member
19 dining, which is the space on the lower level,
20 and then rooftop space above that.

21 On the other side of the building,
22 which faces the practice green, sort of the
23 inner courtyard if you're familiar with their
24 campus, once again, the basic imagery of this

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1 side of the building is quite different. We're
2 trying to respect that. It's a complicated
3 design process. Again, where you see the lower
4 level of this building in the center, that's a
5 new grill room that is expanding forward toward
6 the practice putting green. The buildings in
7 the background remain pretty much as they are
8 with new siding and so on.

9 So that represents the scope of the
10 clubhouse work, which is the major component of
11 this overall project. I'll pause there and ask
12 if there are any questions.

13 MR. NEMECEK: I could see why you
14 wanted to present all of these, because this is
15 like free advertising with our substantial
16 viewing audience at home and these wonderful
17 illustrations. It's really nicely done.

18 MR. ROGERS: Thank you. Thank you.

19 THE CHAIRMAN: Before you continue, is
20 any of that clubhouse -- like where is the
21 adjacent roads?

22 MR. ROGERS: Adjacent roads?

23 THE CHAIRMAN: Yes. Like where is the
24 right-of-way nearby?

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1 MR. ROGERS: I think we should go back
2 to the site plan you looked at previously. You
3 know what, Luke -- I asked Luke to remove this,
4 but actually it's going to be useful. I think
5 this answers your question clearly. The
6 orientation of the main clubhouse is pretty
7 much what you saw on the previous plan. So you
8 see all of the parking down below the clubhouse
9 there, the golf course at the top of this
10 drawing, the access road driveway is coming
11 from the lower right onto the turnaround, and
12 then past the turnaround to the parking. So I
13 think this gives you a good idea.

14 THE CHAIRMAN: The entrance is far
15 right?

16 MR. ROGERS: The entrance is far
17 right, correct.

18 MR. NEMECEK: I have a question to you
19 about the excavation that's going to be done in
20 the basement area. I know that the nearest
21 road I guess it's to the west is Crawford
22 Street, I believe?

23 MR. ROGERS: Yes.

24 MR. NEMECEK: I recall a few years ago

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1 when we were dealing with a subdivision and
2 construction on Deerfield, that we were shown a
3 Crawford Street flooding study that had been
4 done. I know we've had dryer years in the past
5 few years than we had had maybe the five or ten
6 years before that, what assurances do we have
7 that you're addressing whatever water issues
8 may exist with this excavation?

9 MR. ROGERS: I'm going to ask Zac, I
10 think, to come up. We're aware of that issue
11 as part of the past history of club projects
12 but it was before our time. So I think Zac or
13 perhaps David Cecil could answer your question.

14 THE CHAIRMAN: Before they come up, as
15 far as the other program issues that other
16 parts of what you're doing is minor additions
17 to existing, what you just described to us is
18 the major work that you're doing; correct?

19 MR. ROGERS: Yes, the clubhouse.

20 THE CHAIRMAN: Right, the clubhouse.
21 Okay.

22 MR. ROGERS: We'll go over the golf
23 services building separately.

24 THE CHAIRMAN: All right.

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1 MR. PEARSON: The clubhouse is
2 actually located at a high point on the club.
3 It actually drains to the east and west, which
4 would be up the page and down the page. I
5 believe the drainage issues were a little bit
6 farther to what would be the east. There is a
7 drainage corridor that comes through the course
8 that drains through the course, and I believe
9 those were the issues. The clubhouse sits up
10 high above those locations.

11 MR. NEMECEK: Okay. But if you're
12 digging, it's still going to be high enough up
13 because we're talking about excavation?

14 MR. PEARSON: Right. We have a
15 de-watering plan to de-water excavation and
16 things like that, absolutely.

17 THE CHAIRMAN: More about is what are
18 you doing with the storm water?

19 MR. PEARSON: For the storm water
20 runoff, we're going to be doing infiltration
21 systems. So we're going to be scheduling
22 testing with the town engineer to come out and
23 witness testing. We're going to be collecting
24 the storm water runoff from the new impervious

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1 areas and taking them to infiltration systems
2 in three separate locations. The new golf
3 services building in this location here, we're
4 going to be doing an infiltration system to the
5 east on the course, including the new addition
6 on this side of the clubhouse; the new addition
7 here, the patio will come to an infiltration
8 here; and the new parking area in this
9 location, the infiltration here.

10 Back when the pool was done by a
11 previous engineer, the existing -- there's an
12 existing infiltration system in the ground
13 right here and that treated the new impervious
14 associated with the pool. The previous
15 engineer did that. We're going to go out and
16 do testing in each of those locations to
17 confirm that.

18 THE CHAIRMAN: Thank you.

19 MR. ROGERS: So we'll go to the golf
20 services building now. This building replaces
21 an existing cart barn. You can see this dotted
22 line, this heavy dotted line, that's the
23 footprint of the existing building. So that
24 gives you an idea of the scope of the

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1 expansion. That building is a one story
2 building.

3 This building will be a basement with
4 two stories above. This is the main floor, and
5 it consists of both a pro shop at the right end
6 of the plan and what we call a golf training
7 area, which is training days for teaching,
8 simulators for just going and you could play as
9 many courses you want with the simulators on
10 the screen and so on. They've become very
11 popular at clubs in this part of the world. So
12 it really is -- it's a gathering place for
13 golfers in the winter and inclement weather,
14 and it will add a significant dimension of
15 service to members at the club. So this is the
16 main floor of this building.

17 If we go down, it's entirely devoted
18 to -- this lower level is entirely devoted to
19 cart storage and other general storage for the
20 golf program with ramps to get up to grade and
21 to the first T and so on and so forth.

22 The second floor -- now going up
23 two -- is a new fitness and exercise area with
24 small locker rooms and restrooms and so on.

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1 Once again, an area of service to country club
2 members which has become very popular for
3 country clubs generally and that's part of this
4 program.

5 The renderings for this building,
6 we're trying to keep it simple, make it
7 compatible, but it's not competing with the
8 architecture of the main clubhouse. It is a
9 secondary building and a service and support
10 building. These are simply the four
11 elevations. There's a rendering which is more
12 illustrative which shows the building from what
13 you would think of as the public area of the
14 campus, which is that center courtyard which
15 has the practice green. So the other four
16 elevations, which are entirely consistent with
17 this but are really not part of the -- I'll
18 say -- public, it's members and guests who are
19 using the club facilities. So that is the
20 complete golf services building.

21 MR. NEMECEK: The golf services
22 building, the existing building is being torn
23 down completely and it's a new construction?

24 MR. ROGERS: Correct. There's one

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1 other component to the overall plan, which does
2 not include any change to the building
3 architecture or footprint. This is currently
4 the pro shop. The pro shop is moving out, so
5 it will be bag storage and two employee rooms
6 with bathrooms. But the exterior is not
7 changing, the building footprint is not
8 changing. So that's the entire scope of the
9 project.

10 THE CHAIRMAN: We could open a public
11 hearing, I guess, and keep it open.

12 MS. UHLE: Actually, this is
13 preliminary, so it was not noticed as a public
14 hearing. If it comes back to you, then they
15 will be required to notice a public hearing.
16 So this is not a public hearing.

17 THE CHAIRMAN: Okay.

18 MS. UHLE: I have one minor question
19 that I had mentioned to your attorney.
20 Depending on where I looked, it was 15, 16, or
21 22 additional parking spaces. Is it just
22 what's shown in that little parking lot off the
23 entrance drive?

24 MR. PEARSON: I think it's 15, and

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1 then we're actually losing 2 spaces in the
2 existing parking lot, so it's 13.

3 MS. UHLE: So it's 13. Okay.

4 THE CHAIRMAN: Can we go back to the
5 site plan now that Margaret brought it up?

6 MS. UHLE: Maybe when you come back,
7 just clarify that. I think there's 15 in that
8 lot, and then you're losing 2 somewhere else.

9 MR. PEARSON: That's right.

10 THE CHAIRMAN: So nothing you're doing
11 now affects the circulation on and off the
12 site?

13 MR. ROGERS: No.

14 THE CHAIRMAN: It's just about the
15 couple of parking spaces.

16 MR. ROGERS: Yes.

17 THE CHAIRMAN: I'm good. Gentlemen,
18 do you have any questions?

19 MR. NEMECEK: So all we need to do is
20 refer it?

21 MS. UHLE: Refer it to the Zoning
22 Board for consideration of the area variances.

23 THE CHAIRMAN: So let's do that then.

24 MS. UHLE: You can either refer it

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with a recommendation in favor of the variances or just neutrally and have them consider them.

THE CHAIRMAN: I'm a neutral guy.

MR. PULASKI: I'm going to leave it neutral.

MR. NEMECEK: I'm favorably impressed but, you know, we'll let zoning -- it seems like the variances you're looking for are relatively minor for a property this size.

THE CHAIRMAN: I'm sure they'll be receptive to what you put in front of them.

So then I make a motion to forward this application to the ZBA for review of the area variances.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: You're all set. We'll see you back in June.

MR. ROGERS: Thank you.

THE CHAIRMAN: Next application is 18-21, 71 Park Drive.

MR. FAUSTINI: Good evening. My name is Nicholas Faustini. I'm an architect for the

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applicant, Frank Petronella.

We are presenting a minor subdivision this evening. It's one property right now. It's a pretty substantial property in an R-7.5 district. It's nearly 20,000 square feet. We are proposing to subdivide it and create a new building lot and also keeping the existing house on the property. When we do so, we do run into several variances that are required.

One variance for the approved lot would be a side yard setback, and for the unimproved lot we require two area variances, one for lot frontage and one for effective square.

This property is interesting because it is part of an R-7.5, but it's separated from the greater R-7.5 district by Leewood Country Club. This property itself is adjacent to an R-5 district and an R-6 district, which are really more prevalent in this area.

So I'm just going to point at the drawing. Park Drive here separates R-7.5 from the R-5 district and the R-5 extends to the north and also R-6 is at the south. I'm just going to flip to the zoning map because it's a

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lot easier to do that. It's the last page on your drawings. This is just a blow up of the zoning map, and our property is highlighted in red. The hatched property is the property we subdivided. As you can see, this is R-7.5. We would extend here. These are the other properties on R-7.5. It's across the street from an R-5 district and to the south we have an R-6 district. We really just studied the properties along Park Drive to the north and south, and 60 feet in frontage, while it's less than what's required for the R-7.5 district, out of 60 interior lots in this general area, 35 of them have 60 feet of frontage or less so near.

MR. NEMECEK: How do you measure this same general area? What are you counting? Are you counting Park Drive?

MR. FAUSTINI: One block to the north and one block to the south. This is what we're calling the immediate area. We just looked at the tax maps and we surveyed what properties had 60 feet of frontage and many of them do. About 57 percent of them have 60 feet of

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frontage or less, and about I believe 70 percent of them have 65 feet of frontage or less. The only reason I mention that is because we're in an R-7.5 here and 75 feet is required. We simply can't achieve the 75 feet because of the existing house on the property.

THE CHAIRMAN: So are the ones that have the 60 feet of frontage on the other side of Park?

MR. FAUSTINI: So this denotes -- 60 feet of frontage is the cross hatch and the simple hatch is 60 feet or less. So all of these are 60 feet or less and all of these hatched here are 65 or less. Most of them are really just 60 feet. They're surveying some of the R-7.5 itself and right up the street are 60 feet or less and across the way significantly more are 60 feet or less because these are denser districts.

In terms of effective square, we run into the same study. Since the properties are smaller, the effective square to the north, to the south, to the east are all smaller. And then setbacks too. For the approved lot, we do

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require a side setback variance, 12 feet is required in an R-7.5 but for an R-5 district 8 feet is required, and for an R-6 10 feet is required, and what we're proposing is a 10 foot setback. So it's well within the character of the neighborhood.

We just thought this was an interesting study because this is really coming together all at these different districts. While a subdivision like this doesn't meet the requirements of -- the straightforward requirements of the zoning code, this is a unique situation in that it's really at the location of all these different zones.

THE CHAIRMAN: So when we went and looked at the site, we saw there's a big grade change between the property to the left and this property, so I imagine there's going to need to be a wall there or something?

MR. FAUSTINI: Yes. We're proposing a subdivision at this point, so eventually when someone actually builds a house, there will be a wall. There's a 10 foot grade change. Park Drive is quite high to the south here and then

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it slopes down and there is a 10 foot grade change from the back of the property -- actually from the side to this side.

MR. NEMECEK: Certainly a concern I have having viewed this drop off in the property -- what would be the subdivided, undeveloped part of the property is substantially lower than the developed part -- a concern I have is that it would look as if the -- once a new home was built there -- presumably that's the goal up the road -- that it would almost look like it was in a basement and a little bit wedged in as well. It is a smaller property next to what would be proposed to be the south subdivided portion of the property. I guess, you know, retaining walls would probably have to be used, but it is a pretty steep drop off there.

MR. FAUSTINI: The area itself is actually greater than what's required for the R-7.5 district, so it's really just the lot frontage that's lesser than what's required in R-7.5. The property itself is nearly 8,000 square feet.

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MR. NEMECEK: You've definitely done your homework. It was very smart of you to present the map showing -- because that was an issue that I know this board is typically concerned about; how does this affect the character of the neighborhood, because you will be asking the Zoning Board of Appeals for a variance, and I'm certain that's going to be a prominent question that they will ask you as well. It does strike me as, you know, again, trying to squeeze a slightly smaller property in next to an existing, you know, fuller property, and I think that's really probably going to be an issue for the Zoning Board.

MR. PULASKI: When I walked past the property, I actually thought you were going to develop the other side.

MR. FAUSTINI: Our engineer did visit the site and provided perc tests, and the town did witness them today, and they actually are very good perc tests. They did advise us that we would be able to provide a pretty substantial storm water system.

MR. PULASKI: So this just has to go

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to the Zoning Board?

THE CHAIRMAN: Has to go to zoning, but this is a public hearing?

MS. UHLE: This one is, yes.

THE CHAIRMAN: Okay. So we're just going to see if there are any comments from the public first, and then we'll come back to you.

I make a motion to open the public hearing on this application, 18-21, 71 Park Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Okay. Stays open. I think we're just going to make that referral to the ZBA, unless you gentlemen have any other questions?

MR. PULASKI: No.

MR. NEMECEK: No.

THE CHAIRMAN: So I make a motion to forward this application to the ZBA for review of the request for variances.

MR. NEMECEK: Second.

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2 THE CHAIRMAN: All in favor.

3 (All aye.)

4 THE CHAIRMAN: Great. See you next

5 month.

6 MR. FAUSTINI: Thank you.

7 MR. NEMECEK: Actually, not next

8 month.

9 THE CHAIRMAN: The next application is

10 18-22, 11 Mill Road.

11 MR. FAUSTINI: Nick Faustini again for

12 the applicant. It's Claire Mill Capital.

13 You're probably all very familiar with this

14 building, it's across the street, 11 Mill Road.

15 It used to be Days Travel.

16 MR. NEMECEK: How long ago was it Days

17 Travel; at least 15 years?

18 MR. FAUSTINI: Probably. Maybe even

19 longer.

20 The building is very interesting.

21 There are two retail stores at the first floor

22 level, two offices at the second floor level,

23 two apartments at the third floor level, and

24 two apartments at the fourth floor level. I

25 have been engaged by the new owner of the

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2 building to rehab the building and bring it

3 back to life.

4 We are planning a major renovation to

5 the building, keeping most of it relatively the

6 same on the outside. The retail stores will

7 stay the same at the first floor level. The

8 two offices at the second floor level will be

9 converted to residential units, one bedroom

10 each. The third floor will remain as two one 1

11 bedroom units. The fourth floor will be

12 combined. It's currently two one bedroom

13 units. It will be combined to one unit with

14 three bedrooms. When we do make these changes,

15 we actually reduce the intensity of the

16 parking. The parking itself is non-conforming

17 as it is today.

18 The client would also like to make an

19 addition to the back of the building. It's

20 really just a support addition. The addition

21 itself is not serving any particular of use,

22 it's serving all of the uses. We're creating

23 an A.D.A. accessible ramp with a rear lobby

24 entrance. We're also creating a new garbage

25 area to store inside, as well as a new access

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2 point to the basement. The addition itself is

3 150 square feet or 149 square feet, but it

4 doesn't actually serve a particular use, it's

5 just support.

6 So I'll just point at the drawings.

7 I'll just go through them very quickly. This

8 is the site plan. There are currently 12

9 parking spaces which will remain. There is a

10 parking area here to the north, but we're going

11 to create an A.D.A. accessible space here.

12 There is more than enough for a two way

13 driveway, which will remain, and we have our

14 addition here about 149 square feet. We are

15 also proposing a small covered entrance, which

16 you'll see later in the elevation.

17 In terms of the parking, 26 parking

18 spaces are required for the existing uses, 21

19 parking spaces are required for the proposed

20 uses. So we're reducing the requirement. We

21 have 12 spaces.

22 THE CHAIRMAN: Where's the handicapped

23 spot?

24 MR. FAUSTINI: Excuse me.

25 THE CHAIRMAN: Where is the

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2 handicapped spot?

3 MR. FAUSTINI: (Indicating.)

4 THE CHAIRMAN: It's right there. And

5 the ramp is?

6 MR. FAUSTINI: (Indicating.)

7 THE CHAIRMAN: Okay. Okay.

8 MR. FAUSTINI: This property slopes

9 also, so this area is about 4 feet lower than

10 the sidewalk elevation. The two retail

11 storefronts have steps in front of them. So

12 we're proposing the ramp here which takes you

13 to a rear lobby. These are existing floor

14 plans of the building; first floor, second

15 floor.

16 MR. NEMECEK: How old is this

17 building; do you know?

18 MR. FAUSTINI: I believe 1927.

19 MR. NEMECEK: A good year for the

20 Yankees and Lindbergh.

21 MR. FAUSTINI: We have two units at

22 the third floor level, two units at the fourth

23 floor level. This is the existing basement.

24 The proposed basement will just be storage and

25 mechanicals. It has a very low ceiling, 6 foot

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1 ceiling, so that will stay as storage. These
 2 are the existing interior elevations. This is
 3 the proposed floor plan where we're creating a
 4 rear lobby. This is the sidewalk entrance.
 5 You have a retail entrance; residential
 6 entrance, which takes you to stairs; another
 7 retail entrance. There are two steps in front
 8 of these retail entrances, that's why we
 9 decided to provide a ramp that takes you to a
 10 rear lobby. The mailboxes will be in the back
 11 as well. Interior refuse room. We carved a
 12 new hallway to connect to the residential area.
 13 We are providing accessible restrooms in both
 14 retail stores. The residential units on the
 15 second floor level are getting fully renovated
 16 also with accessible restrooms. They're each
 17 one bedroom. The same thing happens on the
 18 third floor. The fourth floor, again, is that
 19 combined unit where we have the three bedroom.

20 In terms of the elevations, just a
 21 small canopy over the front entrance just to
 22 define the residential space. Future signage
 23 locations, which will be before another board
 24 in the future for those tenants to apply for.

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1 The windows at the existing kitchen area are
 2 pretty short right now as they are today, so
 3 we're going to change that to match the other
 4 windows so the front elevation looks a little
 5 nicer and cleaner. We rearranged the kitchen
 6 so they won't interfere with those windows as
 7 well. The roof will be repaired or actually
 8 redone again in slate.

9 This is the side elevation. We're
 10 going to open the two windows that were
 11 previously closed by the earlier tenant. This
 12 is the addition in the rear. There is parking
 13 on the side. The addition in the rear as
 14 viewed from Parsons. We are going to place the
 15 AC compressors on top of the roof, but it's a
 16 mansard roof to mimic this look. We are
 17 putting them behind, so you won't see the
 18 compressors. This is the addition, and this
 19 here is as it's viewed from the back property
 20 line.

21 THE CHAIRMAN: Are the entrances in
 22 the front existing or is there just one? I
 23 don't really know.

24 MR. FAUSTINI: There are three

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1 entrances.

2 THE CHAIRMAN: There are three right
 3 now?

4 MR. FAUSTINI: Yes.

5 THE CHAIRMAN: So it's the same three?

6 MR. FAUSTINI: Yes. They will remain.

7 THE CHAIRMAN: Okay. Good.

8 MR FAUSTINI: Two of them have steps.

9 The other one does not have a step at the
 10 sidewalk but has a step immediately as you walk
 11 inside. So there's the three entrances.

12 MR. PULASKI: How is that building
 13 intended to be used differently than it's
 14 presently being used or is it --

15 MR. NEMECEK: It's not being used.

16 MR. FAUSTINI: It's currently vacant.

17 The intent would be to, of course, lease out
 18 the retail spaces and lease out of apartments.
 19 We're renovating it, that's why it's vacant at
 20 this point. We haven't renovated yet but we
 21 will.

22 MR. PULASKI: So all 26 -- how many
 23 spots did you say you had; 21?

24 MR. FAUSTINI: 12.

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1 MR. PULASKI: 12. 12. But you
 2 needed --

3 MR. NEMECEK: Needed 26.

4 MR. PULASKI: So 12 is what was
 5 existing?

6 MR. FAUSTINI: 12 is what we surveyed
 7 to be there.

8 MR. NEMECEK: Existing non-conforming.

9 MR. FAUSTINI: Existing, yes.

10 MR. NEMECEK: I don't think there's
 11 been any business there, that I'm aware of, for
 12 15 -- 18 years.

13 THE CHAIRMAN: There was a travel
 14 agency there.

15 MR. NEMECEK: Yes. I do recall going
 16 into the travel agency there and a great
 17 feature they had, which the new businesses may
 18 want to mimic, is they used to give you free
 19 beer. They had a tap. That would, I guess,
 20 enhance the sales of trips.

21 THE CHAIRMAN: They don't have any
 22 retail tenants yet.

23 MR. NEMECEK: I'm just saying it's an
 24 idea and would be traditional.

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1 THE CHAIRMAN: Okay. Enough. Public
2 hearing. We're going to do the public hearing
3 and we'll come back to you.

4 Make a motion to open the public
5 hearing on Application 18-22, 11 Mill Road.

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.

8 (All aye.)

9 THE CHAIRMAN: Comments?

10 (No comments.)

11 THE CHAIRMAN: Good. Stays open.

12 Questions, comments?

13 MR. NEMECEK: No. I think it's nice
14 to see this building finally being addressed,
15 and it strikes me that the proposed
16 construction on the back for the purpose that
17 you're using it is quite sensible. I like the
18 fact that you're actually reducing the need for
19 parking, at least under our rules, albeit you
20 don't have enough, which is a typical problem
21 in this town, but the intensity should be
22 lightened a little bit by the increase in the
23 residential use. I'm all for it.

24 MR. PULASKI: I concur, and I think

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1 that what you're doing in the back makes a lot
2 of sense. It's great to see a building in the
3 center of town becoming useful.

4 MR. NEMECEK: It's a very nice looking
5 building too. I've always wondered why it just
6 laid dormant for so long.

7 THE CHAIRMAN: Is part of the plan to
8 resurface the parking lot in the back?

9 MR. FAUSTINI: Re-stripe.

10 THE CHAIRMAN: Just re-stripe.

11 MR. FAUSTINI: We'll do localized
12 repairs.

13 THE CHAIRMAN: Right. Okay. So if
14 there is nothing else, I'll make a motion to
15 refer Application 18-22 to the ZBA for review
16 of the area variance requested.

17 MR. PULASKI: Second.

18 THE CHAIRMAN: All in favor.

19 (All aye.)

20 THE CHAIRMAN: You're done tonight?

21 MR. FAUSTINI: Yes.

22 THE CHAIRMAN: Good seeing you.

23 MR. FAUSTINI: Have a good evening.

24 THE CHAIRMAN: The next is application

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1 is 18-23, Mezzaluna Restaurant, 118 Brook
2 Street. Good evening.

3 MR. DELICATA: Good evening, Chairman,
4 members of the Planning Board. My name is
5 Alfred Delicata. I'm here on behalf of the
6 applicant at 118 Brook Street.

7 Very briefly, I know we want to get
8 done as quickly as possible --

9 THE CHAIRMAN: Actually, we're going
10 really fast.

11 MR. DELICATA: Mr. Chairman, I'm ready
12 to go. Briefly, this is for an outside dining
13 special permit. I would like to just note that
14 Margaret Uhle and the Building Department was a
15 tremendous help in getting us here tonight for
16 at least a preliminary look at what we're
17 trying to do at the site. We're trying to --
18 if we could accomplish -- beat the summer
19 vacation. So for the next Planning Board,
20 that's when we really plan to have a full
21 presentation. We're going to go to
22 Architectural Review for June, and then we're
23 also planning on coming back. So again, I
24 would like to thank Margaret for getting us

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1 here for at least a first look at what we're
2 trying to do before the boards.

3 THE CHAIRMAN: She does the same on
4 every application.

5 MR. DELICATA: She's the best.
6 Margaret's the best.

7 MR. NEMECEK: Second.

8 MR. DELICATA: I'm not going to take
9 too much time right now. I have Mr. Bruno
10 Pietrosanti of the architectural firm Lawless &
11 Mangione to go over the changes, the proposed
12 changes to the site, and then I will, of
13 course, remain available for an questions
14 regarding any of the special permit standards.
15 Thank you.

16 MR. PIETROSANTI: Mr. Chairman,
17 members of the Planning Board, I'm Bruno
18 Pietrosanti, principal of the firm Lawless &
19 Mangione.

20 Just to give you a little bit of
21 history of Mezzaluna Restaurant, back in 2003
22 we had come to the town, to the Zoning Board,
23 Planning Board as well, to approve a restaurant
24 within this existing structure. We were given

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1 a variance at that time for eight parking
2 spaces. Luckily for us, the code has been
3 updated where the parking for restaurants has
4 been reduced, and so we're taken advantage in a
5 sense with regard to what our new proposal is
6 that will assist us in providing this outdoor
7 dining area.

8 Just to point out, this is the
9 existing site, Brook Street, the majority of
10 the existing parking spaces here and along
11 here. We do have some non-compliant but
12 existing spaces which are not counted in the
13 required amount. Then we created a new parking
14 space here for the handicapped, which is
15 adjacent to a ramp.

16 So the proposal and the special use
17 permit is for adding along the front and along
18 the rear here these outdoor seating.
19 Currently, if you're familiar with the
20 restaurant, and you have a photo packet in
21 front of you, this area here is currently
22 landscaped. We're going to have some pavers on
23 it, there are French doors along the facade
24 here -- which I could show you in the

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1 elevation -- that lead out onto this terrace
2 area. Along the back here, currently there's a
3 stair and a ramp along the back end of the
4 building, which will be removed, and what we're
5 going to be constructing here is a terrace
6 about 2 foot off the ground. That is basically
7 a raised terrace with a paver, which I have a
8 sample for which I'll show you. We'll be using
9 a Unilock tech wall along the perimeter of
10 that.

11 We've got some leftover space along
12 here where there's an existing garage from the
13 next door property, which is not very
14 aesthetic. So the landscaping here will assist
15 on unifying that facade of that elevation from
16 the terrace area. We do have a planter along
17 the rear lot line, which currently is baron
18 because they were replacing the plants since
19 they were well over 10 years old with the
20 original planting that was approved back in
21 2003 from the Planning Board, and then, of
22 course, we have a wood stockade fence along
23 here.

24 One of the other things that we're

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1 going to be doing, which I know you had a
2 conversation with the previous application with
3 regard to exhausts and such, this building
4 currently -- and at that time was a major
5 issue -- has what we call a scrubber type of
6 system where it's a combination of ion and
7 water filtration which actually cleans the
8 grease and the odors coming through the exhaust
9 into this major equipment that's on the roof
10 and filters it throughout the neighborhood.
11 It's really virtually odorless. The neighbors
12 really don't have an issue. However, from one
13 of the previous uses here, which was existing,
14 there is a separate exhaust fan along here
15 which we're going to be eliminating. That
16 served previously the caterer down below.
17 We're going to be cutting that off and actually
18 attaching it to the new scrubber system. So
19 that's part of what we're doing. So along the
20 rear of the facade, you'll see there's a duct
21 and a fan up on the top there, which is not
22 very aesthetic, and we're going to be cutting
23 that out so it look a little nicer, and we're
24 going to be hiding all of the duct work within

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1 the building and bringing it up through the
2 center into that new system, which was over
3 designed specifically to be able to be upgraded
4 in the future.

5 So again, not to prolong this whole
6 presentation, what we have here are some
7 samples of the types of tables and chairs we'll
8 be putting outdoors, the pavers that we'll
9 using. We'll be using this type of paver in
10 this color, going with kind of a gray tone
11 scheme. The retaining wall, which will be in
12 the gray tone.

13 As far as the signage is concerned, it
14 was previously approved, they just held it back
15 in terms of actually starting construction of
16 it. They wanted to do this for a long time.
17 This was the proposal that was put in I
18 think not too long ago, I don't know exactly
19 when, but it was approved by -- I'm not sure if
20 it goes through the Planning or the ARB. These
21 will be the awnings that will be replacing the
22 existing awnings of the building. Excuse these
23 photos, these were put together by the sign
24 company. They used 2003 photos prior to the

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renovation. I guess it really kind of gives you at least an idea in terms of the color scheme, the black and gray type of look.

A few things that I'm sure the board would be concerned about in terms of visual impact from the neighbors. I had mentioned before we have a 6 foot high wood fence along the residential property behind it. There is a planter area there, but plantings that would be in that location would never be so much higher than the fence, 6 foot is ample. From the photos, if you'll see from through the photo presentation that we provided you there with satellite image, from the property next door you would not be able to see much. As a matter of fact, we have the equipment so well screened up on the roof, that you can't really see it. It's actually been enclosed also in a sound deadening and also visual reduction screening, which is up in that one story flat roof area here.

I guess that's pretty much as many things that I could do to make this move along as quickly as possible. I know that the board

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requested to move this along, and I'm trying to do the best I can.

THE CHAIRMAN: You did a very good job. Thank you.

MR. PIETROSANTI: Thank you.

MR. NEMECEK: This photo location number 3, is this being removed?

MR. PIETROSANTI: Yes. That awning will be replaced, yes. You see the duct? That duct, yes. That's coming out.

MR. PULASKI: What are your intentions about lighting?

MR. PIETROSANTI: Okay. So currently there are lights along the back here, which were approved back in 2003. We're not changing any of that. There may be some lighting -- we'll have the decision made on that specifically when we come back with the formal review -- there will be some along the building here. We'll try to do some mood lighting that's really more from the ground, in the planters. The planters make it look more natural rather than lights coming off the building sort of thing. The other thing is

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that, you know, we also are aware that any type of lighting has to be shielded so that it doesn't project into the neighboring property, and we'll make sure that's all very clear.

MR. PULASKI: The way you have that tucked in there, I almost thought I would see some overhead trellis and some lights hanging down from it.

MR. PIETROSANTI: That's a great idea.

MR. PULASKI: It's kind of cold.

MR. PIETROSANTI: The issue with this is it's actually kind of a shaded area to begin with. So I guess to add that more enclosure might be too enclosing. We would like to get as much sunlight as possible back there.

MR. PULASKI: You commented about the unsightliness of the neighboring garage wall; how are you going to address that?

MR. PIETROSANTI: Excuse me.

MR. PULASKI: How are you going to address that?

MR. PIETROSANTI: What we've done is we've created a planting structure along that garage on our property.

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MR. PULASKI: Okay.

MR. PIETROSANTI: One of the things is to use of evergreen planting or a vine trellis. A vine trellis would be actually more appropriate, I think, especially if it were grapes because it's an Italian restaurant.

MR. NEMECEK: You mentioned that along the rear in front of the fence, that there had been approved in 2003 some sort of plantings but right now there is nothing there.

MR. PIETROSANTI: Because they're sprucing up right now. So they took them out and they're putting them back.

MR. NEMECEK: So there was something there?

MR. PIETROSANTI: Yes. Yes. Absolutely.

MR. NEMECEK: Okay. Right now you're in a transition phase but the intention is to put back what was there before?

MR. PIETROSANTI: Exactly. That's correct.

MR. NEMECEK: But we don't have a photograph of what that looked like?

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1 MR. PIETROSANTI: No, because you have
2 right now the current drawings. We'll have the
3 landscape plan a little more up-to-date when we
4 come back.

5 MR. PULASKI: I think that area has a
6 lot of potential.

7 MR. PIETROSANTI: Excuse me.

8 MR. PULASKI: I think that area there
9 has a lot of potential. It's your pallet that
10 has to take care of it.

11 MR. PIETROSANTI: It's a nice little
12 look back there.

13 The other thing I failed to mention,
14 we are also going to be opening up the back
15 wall here. So this will be, you know, folding
16 doors or that type of thing. So this way
17 during the nice weather, like we have today,
18 perfect weather, you know, open that up and
19 leave it open, you know, so this way the
20 outdoors and indoors are, you know, kind of the
21 same. So between the terrace to the dining
22 room -- the dining room actually happens to be
23 in this back area here. All the services will
24 be from here. So your customers have the

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1 option to either come through the front or come
2 through the rear. The preference would here
3 would be coming in from the back. You have
4 your handicapped ramp here, you also have
5 stairs that lead directly to the dining area
6 here. You have the pizzeria in the front, so
7 it would be nicer if someone wants to go to
8 dinner with their wife, you go to the back
9 right into the nice dining room rather than go
10 through the pizza shop.

11 MR. PULASKI: Yes. Yes. Good.

12 THE CHAIRMAN: Is there any parking
13 changes here?

14 MR. PIETROSANTI: The only thing that
15 we've done as a result of building this here,
16 the terrace, we did have some spaces back
17 there, some of them were tandem, but as I
18 mentioned before, based on the current code we
19 were able to eliminate those and still be in
20 compliance. So what we require based on --
21 this is going back through the entire building,
22 including the spaces that are, you know, not
23 being changed, such as the caterer and such as
24 the offices on top, which currently are

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1 vacated, they may be filled up in the future or
2 the catering operation may be taken over by the
3 current restaurant, but it will remain as a
4 catering operation for out of site distribution
5 of, you know, food and services like that, so
6 based on the full count of every existing space
7 and such, we are required to have 18 and that's
8 what we have here. Plus, we have some
9 additional spaces here for employees and, you
10 know, nonpublic customers that would be able to
11 negotiate into those areas for added spaces.

12 THE CHAIRMAN: Where is that? Where
13 is the additional spaces for employees?

14 MR. PIETROSANTI: Along the side here.
15 These are non-required. These are non-required
16 spaces. The spaces that we have are here.
17 These three were on the site plan that was
18 approved back in 2003. We haven't changed it.
19 We just left it there. I just wanted to inform
20 you that we do have those added spaces.

21 MS. UHLE: Could I just make a comment
22 with regard to parking? The applicant complies
23 with the parking requirements but there are no
24 specific -- that's for the existing uses.

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1 There actually are no additional parking
2 requirements for outdoor dining. So the
3 special permits just indicate that the Planning
4 Board should consider whether they have
5 additional parking concerns because of the
6 added seats that are proposed. I think most
7 applicants say they're not generating
8 additional customers, the customers are just
9 going from inside to outside, and that's
10 there's public parking available.

11 MR. PIETROSANTI: Right. Right.
12 That's the other thing. Thank you, Margaret.
13 So, of course, this is one of the better areas
14 of Eastchester where you have availability of
15 parking. So, for example, you've got plenty of
16 street parking. You could see from the photos
17 a lot of space along the street, and that was
18 done midday, those photos. You also have a
19 public parking area a little further towards
20 the Bronx River, not that far away, it's within
21 200, 300 feet from the property, as you could
22 see from the radius map. So it really is a
23 low, low density area. Even though you do have
24 that office building across the street, which

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has its own parking as well, it's not heavily populated in cars.

MR. NEMECEK: I know we have had many other applications from this neighborhood, and I know we have been told repeatedly that are parking issues here. My suspicion is that this restaurant operates at it's peak hours in the evening when the density of the parking concerns that might exist during the daytime are not as prevalent.

MR. PIETROSANTI: I would agree with that.

MR. NEMECEK: What is the total increase in number of tables that might --

MR. PIETROSANTI: Well, all together back here we have --

MR. NEMECEK: So it's like six tables in the back it looks like?

MR. PIETROSANTI: Yes.

THE CHAIRMAN: With a capacity of up to four people per table?

MR. PIETROSANTI: You have a few in the front, but I think those are more superficial. The front are more kind of like

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advertisement, has umbrellas and that sort of stuff. People really don't tend to want to eat a slice of pizza outside. It's kind of a quick in and out kind of thing.

MR. DELICATA: If I might just hop in on this. In point A of my cover letter, I suggested a total between the front dining and the rear 10 tables with an additional 34 seats collectively, and that's encompassing, like I said, both the front and rear.

MR. NEMECEK: As against what existing number of tables right now without that 10 tables and 34 potential -- I'm trying to get a sense of what percentage is --

MR. DELICATA: I'm sorry, Mr. Carenza is here. He's the owner of the premises. He suggested there's 13 tables right now in the dining room.

THE CHAIRMAN: That's 13 fours I guess; right?

MR. DELICATA: I'm sorry, Mr. Chairman.

MR. NEMECEK: 13 times four.

THE CHAIRMAN: 13 fours; right?

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MR. DELICATA: Or even more because some of them are 6, 8, you know, so it's more than that.

MS. UHLE: You're actually showing 11 tables and 34 seats because you have the 8 in the back and 3 in the front.

MR. NEMECEK: Are we talking about the proposed --

MS. UHLE: For the outdoor dining it's 11 tables and 34 seats.

MR. NEMECEK: I'm trying to get a sense as to what the existing capacity is and, you know, recognizing that you're not going to have four people at every table, but if you happen to, what is the maximum number of people you could now seat at any given point because that certainly affects the availability of parking?

THE CHAIRMAN: Well, the plan is showing nine fours. The existing is nine fours.

MR. DELICATA: It's 64 right now capacity for the restaurant.

THE CHAIRMAN: So what's shown here

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doesn't really represent the capacity. On the existing plan here, there are nine tables with four indicated.

MR. PIETROSANTI: You're talking about for the outside?

THE CHAIRMAN: No. I'm talking about the inside dining room area on drawing A1.

MR. PIETROSANTI: We didn't go back to assess what they actually have.

MR. NEMECEK: If the number right now is 64 and you're talking about -- and that's capacity, right, and you're talking about adding potentially 34 seats, you're basically talking about increasing your maximum capacity by about 50 percent.

THE CHAIRMAN: I'm not really sure that's true. Existing capacity is what's allowed in the space by code, not what's existing; right? So existing capacity doesn't --

MR. PIETROSANTI: As far as the public assembly, they just go by the square footage.

THE CHAIRMAN: That's the 64.

MR. PIETROSANTI: That's correct.

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1 That's absolutely right.

2 THE CHAIRMAN: It's quite a few; 1, 2,
3 3, 4, 5, 6.

4 MR. PIETROSANTI: For code purposes,
5 we just have to make sure you have enough exit
6 for that larger --

7 MR. NEMECEK: Okay. So then is it --
8 I know the suggestion is that the outdoor
9 seating isn't going to generate more customers,
10 it's simply going to redistribute them, but I'm
11 not so sure that if you have a beautiful night
12 like tonight and a lot of hungry people, that
13 you're going to turn people away when you have
14 empty seats. So I'm basically again asking the
15 question, if you filled every seat with the
16 proposed outdoor dining, how much more is that
17 than what you could do right now without the
18 outdoor dining by filling every seat; is it
19 doubling it?

20 THE CHAIRMAN: Well, it's 24 over 60;
21 right?

22 MR. NEMECEK: I think he said we're
23 adding 34.

24 THE CHAIRMAN: I'm sorry, 2, 4, 6
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1 tables of 4, that's 24, and there's 36 in here
2 according to the plan, so that's 50, 60. So 24
3 over 60.

4 MR. PIETROSANTI: Right. You also
5 have to consider a couple of things. You have
6 parking here let's say in an evening that now
7 has been reduced by the user that won't be
8 here. So, for example, the added spaces that
9 we would have for offices, for example, they're
10 not going to be here in the evenings when --

11 MR. NEMECEK: Yes, but I've been to
12 Mezzaluna's parking lot at peak time and it's
13 tight. It's busy and because you have to come
14 in and out the same way, you have people
15 backing up, and it can be difficult. If we're
16 talking about doubling that -- potentially
17 doubling the number of people who are dining at
18 once, again, you know, everything being
19 optimal, the weather being great, people being
20 hungry and having a desire for Italian food and
21 being in the area, I just want to be -- I want
22 to make sure that this application is
23 accounting for the potentially significant
24 increase in the number of diners at any given
25

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1 point.

2 MR. PIETROSANTI: Rightfully so. I
3 think the intent, though, is more that if the
4 weather is nice out, that we would prefer that
5 everyone be outdoors rather than?

6 MR. NEMECEK: Except I've been at the
7 restaurant and I've waited, and I'm not going
8 to wait -- I'm certainly not going to wait when
9 there's an empty table there because somebody
10 decided to eat outside instead of inside.

11 MR. PIETROSANTI: Absolutely.

12 MR. NEMECEK: The reality is you're
13 going to fill every seat you have a customer
14 for, weather permitting.

15 MR. PIETROSANTI: It's a consideration
16 we have to discuss. Are there other options?
17 That's something I have to talk to my client
18 about.

19 MR. NEMECEK: I think the concept is a
20 very good one. We may hear from the public and
21 members of the public may disagree. I suspect
22 it's certainly not going to be year round,
23 unless you have people who love eating in 32
24 degree weather or colder still, like eating in
25

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1 the rain. Are you going to have umbrellas
2 there?

3 MR. PIETROSANTI: There's just going
4 to be an awning back there, but it's not large
5 enough to cover the whole area.

6 MR. NEMECEK: So my supposition again
7 would be this would be in use on an evening
8 like tonight's and evenings that are similar
9 enough, not a full-time thing.

10 MR. PIETROSANTI: Right. Some of the
11 options that we would have to look into is
12 valeting is an option, and then the fact that
13 you do have some outdoor space available.
14 Those are things that we can hopefully address
15 on the follow-up.

16 THE CHAIRMAN: So if there's valet,
17 they might use whatever public parking
18 available?

19 MR. PIETROSANTI: Absolutely.

20 THE CHAIRMAN: When you come back,
21 give us a map showing where the nearest public
22 is and like all the street spaces.

23 MR. PIETROSANTI: We could do that. I
24 think partially we may already have that, but
25

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1 I'll make sure it's much more definitive
2 towards what you're asking.

3 THE CHAIRMAN: The only other issue we
4 would like to just have an idea of is the hours
5 of operation. We usually debate that a little
6 bit here. Are there intended hours of
7 operation?
8

9 MR. PIETROSANTI: They're not going to
10 change from what they are now, and I think it's
11 from noon time -- 11 to 10 pretty much every
12 day.

13 THE CHAIRMAN: 11 to 10 including
14 Saturdays.

15 MR. CARENZA: Typically we're done by
16 10, 10:30.

17 THE CHAIRMAN: So the intent was this
18 is not a public hearing, this is just for -- as
19 Margaret brought up to us -- to present you our
20 concerns, which I think we've done adequately.
21 So you're going to go to the ARB now at the
22 beginning of the month and then they come back
23 to us.

24 MS. UHLE: Yes.

25 MR. PIETROSANTI: There is not action

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1 from your board right now that we require, but
2 we're very appreciative of hearing your
3 feedback and look forward to coming back to
4 talking to.

5 THE CHAIRMAN: We're looking forward
6 to see it being a nice addition because we all
7 like the restaurant. It's definitely the best
8 pizza in town.

9 MR. PIETROSANTI: Thank you.

10 THE CHAIRMAN: Thank you.

11 MR. NEMECEK: If I could recommend a
12 page out of the old Days Travel book, if you
13 give you away free beer out of the tap to your
14 customers.

15 THE CHAIRMAN: The next application is
16 the one we've been waiting for, Application
17 18-14, 58 Lake Shore Drive.

18 MS. WONG: Good evening, Chairman and
19 members of the board. I'm just going to
20 reiterate what the previous applicant said,
21 which is Margaret Uhle is the absolute best.

22 MS. UHLE: Thank you.

23 MS. WONG: My name is Stacie Wong of
24 Gluck+ Architecture. I'm joined by my

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1 colleague, Shannon Bambenek, and also Richard
2 Quigley from IQ Landscape Architects, who will
3 be presenting the landscape a little bit later
4 on today. We are presenting on behalf of the
5 applicant and property owner, Rella Fogliano,
6 who is long time resident of Eastchester.
7

8 We are presenting a single family
9 residence, a one story plus basement, located
10 at 58 Lake Shore Drive. We are located in an
11 R-15 zoning district. The design meets the
12 current zoning law, and we are not pursuing any
13 variances. We presented this project to the
14 Architectural Review Board on May 3rd, and it
15 was approved at that meeting with no design
16 recommendations.

17 The site is located at the end of the
18 cul-de-sac on access with Lake Shore Drive, and
19 it overlooks Lake Innisfree. The site is
20 sloped with an elevation difference of
21 approximately 15 from the high point of the
22 site, which is at the street, to the low point
23 on the water's edge. If you're looking at the
24 site model -- and maybe Shannon can go over and
25 point it out -- the sides of that model is the

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1 actual property line of the site, and so, at
2 the left -- my left, your right -- that's the
3 street side, and then the lake is at the low
4 end of the site.

5 The building height is 22 feet 7
6 inches measured from average grade, so it's
7 within the maximum allowed, and the gross floor
8 area, the building coverage, and the impervious
9 surface area are also within the maximum
10 allowed.

11 As we mentioned and as you can see on
12 the site plan, the site is wedge shaped. We
13 can put that board up. The design of the
14 building really looks to respond to the site.
15 So it is one building, but we designed the
16 building to appear as a series of
17 interconnected pavilions so that each one could
18 subtly shift and splay in plan in order to
19 follow the wedge shape of the site.

20 As you can see in the rendering, which
21 Shannon can show, at the top is the front of
22 the building. Our design intent was to have a
23 very quiet, elegant facade expression at the
24 end of the cul-de-sac that acts as a backdrop

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1 for the large and beautiful trees that are
 2 existing on the site, as well as some newly
 3 proposed landscaping that Richard Quigley will
 4 present later on today. If you're looking at
 5 that upper rendering, the trees that are on the
 6 left-hand side, that's an existing photograph
 7 of the trees that we photoshopped our building
 8 into, so that we're very fortunate to have a
 9 really beautiful site in order to build this
 10 building.

12 For the design expression of the
 13 building, we took a lot the cues from the
 14 neighborhood. So it is a very modern design,
 15 and there are several modern buildings, modern
 16 residences also throughout the neighborhood,
 17 such as at 62, 82, and 91 Lake Shore Drive.
 18 That is 62 Lake Shore Drive, and then we have
 19 another board showing two more modern
 20 residences at 91 and at 82. So we also looked
 21 at other precedence of lap siding in the
 22 neighborhood, which is at 38, 69, and 74 Lake
 23 Shore Drive. The reason why I mention these is
 24 when you look at our rendering, it's a modern
 25 interpretation of a very traditional building

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1 material, which is the lap siding. I don't
 2 know where our material board is. I'll hold
 3 this while we put the rendering back up.

5 So for the building forms that we're
 6 calling the pavilions, we're covering it in a
 7 very large scale aluminum panel that is painted
 8 a silver Kynar finish, which has a very, very
 9 slight sheen in order to capture some of the --
 10 kind of have a little bit of sparkle in the
 11 daylight. The idea is that each one of these
 12 panels is in a lap siding formation so that
 13 when the sun is grazing across the surface, you
 14 kind of get the shadow line of these, what
 15 we're calling jumbo shingles, in order to give
 16 a little bit of depth to that facade and that's
 17 this material right here.

18 In addition, we have the garage as
 19 well as a screen fence for the mechanical
 20 equipment and the trash area that we're also
 21 covering with a material which is a cement
 22 board that has a lot of texture to it, and we
 23 feel like this material, it's a very high
 24 quality material, and it kind of gives us a
 25 clean elegance to what normally you would see

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1 as a garage door. We're trying to make the
 2 garage door and that fence with this nice
 3 material in order to give that sense of
 4 elegance to the front facade.

6 When we move to the back facade, which
 7 is this image right here, and you could see it
 8 on the model where you're seeing a series of
 9 screens, since the site does slope down, it
 10 starts to reveal the basement level, and this
 11 is where you really get a sense of those series
 12 of pavilions that are rotating on the site.
 13 The idea is that from the view from the lake
 14 instead of having it look like a very large,
 15 monolithic building, what the pavilions do is
 16 it kind of breaks down the scale of the home
 17 and really gives it just a sense of scale so it
 18 feels like it's nestled amongst the trees that
 19 are also existing along the shoreline of the
 20 site.

21 So most of the pavilions are clad in
 22 that silver Kynar finish material, but there is
 23 one pavilion that is highlighted being special,
 24 which is the more public area, the living room
 25 as well as an indoor swimming pool. We are

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1 proposing that as also an aluminum panel but in
 2 a matt white finish. As you can see in the
 3 model as well as in this rendering right here,
 4 that material is configured as a series of
 5 sliding screens. Those sliding screens have a
 6 cut out pattern in it that are reminiscent of
 7 residential shutters that you see on a lot of
 8 residences. By creating these series of
 9 sliding panels, it also creates a sense of
 10 depth to that facade. So while that facade
 11 also has quite a bit of glass in order to take
 12 advantage of the views of the lake, the sliding
 13 panels give a little bit of depth as well as a
 14 little bit of privacy for that glass facade.

16 I'm going to turn the presentation
 17 over to Richard, who's going to present the
 18 landscaping for the project.

19 MR. QUIGLEY: My name a Richard
 20 Quigley. I'm with the office of IQ Landscape
 21 Architects in White Plains, New York. I'll
 22 probably reiterate a few of the things that
 23 Stacie said.

24 The house is positioned dead center on
 25 the cul-de-sac. So as you're coming down Lake

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1 Shore Drive, it's dead center. So we have some
2 beautiful trees that we're preserving. In
3 addition to that, we're adding other trees to
4 better enframe the house. We have a mix of
5 flowering trees, deciduous trees, and evergreen
6 trees. We've taken a very ambitious approach
7 to screening so we have privacy as well as the
8 neighbors. Also, we developed along the edge
9 of the water, a biofilter basically. A 10 foot
10 swath of planting, which is a good way of
11 filtering water before it enters into the lake.
12 So we have this planting treatment which runs
13 along the entire length of the waterfront, as
14 well as the existing. There's a nice grouping
15 of red maple that are also along there. We
16 made a conscious effort also to save the mature
17 trees. There's a couple of really large oaks
18 and maples. We're just trying to compliment a
19 nice piece of architecture. Thank you.

21 MS. WONG: I just want to say in the
22 model if you're wondering what all the wood
23 sticks are, those are the locations of each one
24 of the larger trees that are being proposed for
25 the site, both existing as well as a few

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2 proposed ones.

3 THE CHAIRMAN: So in one of the
4 photos, there's a shoreline; is your site on
5 either of these?

6 MS. WONG: We had a certain radius
7 that we had to take photographs from for our
8 neighbors, and because of our site and -- in
9 the packet is the survey -- you can see that
10 the property line of the site actually takes
11 quite a bit of the lake. It just so happens
12 that I think the community building for I think
13 the Lake Isle residents is just barely within
14 that radius, so that's why we took a photo of
15 that as being one of our neighbors.

16 MR. NEMECEK: I must say, in the I
17 guess it's about eight years I've been sitting
18 on this Planning Board, I don't think I ever
19 heard a residence referred to as splayed, but
20 it works. It's very nice and very unusual.
21 This type of contemporary construction is not
22 something that I'm automatically enamored of,
23 but I think you've done a really superb job
24 with it, and your presentation is impeccable.

25 THE CHAIRMAN: Pretty much flawless.

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2 MS. WONG: Thank you.

3 THE CHAIRMAN: In that view, the
4 panels you're talking about are the ones behind
5 the screen, right, that you could see --
6 they're silver like -- in that top view; right?
7 Right, that.

8 MS. WONG: Those are the panels, and
9 then this is the garage and the screen that
10 hides some of the mechanical equipment as well
11 as the trash, and then this location right
12 here, that is the entry into the residence.
13 It's probably better seen in the model. I'll
14 turn it this way.

15 THE CHAIRMAN: Thank you. I see that.

16 MS. WONG: These are two very simple
17 facades and the entry is highlighted with the
18 Corten steel door, as well as the canopy that
19 has lights recessed in the canopy, and then
20 that solid door is flint by glass. You get
21 some of the low level light from the inside of
22 the home.

23 MR. TUDISCO: The garage door is
24 recessed from the face?

25 MS. WONG: The garage door we are

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2 slightly recessing it in so that those jumbo
3 shingles that we talked about you kind of get
4 that sense of light and shadow on that
5 material, and we're proposing for the garage
6 material as well as the fence material to be
7 flush so that it really reads like the same
8 material and doesn't highlight the fact that
9 it's the garage door.

10 MR. TUDISCO: It doesn't look recessed
11 in the rendering.

12 MR. NEMECEK: That's why everyone
13 should bring a model.

14 MS. UHLE: Stacie, can you talk into
15 the microphone because we have a --

16 MR. NEMECEK: Sizeable viewing
17 audience at home.

18 MS. UHLE: No, it's because of the
19 transcript. You could just carry the
20 microphone with you.

21 THE CHAIRMAN: That's fine, you don't
22 have to repeat what you said. We got it.

23 MS. UHLE: Just for future.

24 MR. NEMECEK: I commend you on putting
25 up all the trees that you're going to be

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1 planting as both a privacy issue and just a
2 beautification issue. I think too many people
3 in this town are cutting down trees. I like
4 the idea of putting them up.

5 MS. WONG: The owner loves landscaping
6 and knows a lot about it, really embraces just
7 the beauty of it, and the site has these
8 amazing, big existing trees that we are looking
9 to preserve.

10 MR. NEMECEK: You are not developing
11 at all the vast majority of the site because
12 it's under water; right? No ideas there? An
13 aquarium perhaps.

14 THE CHAIRMAN: Can you develop the
15 lake?

16 MR. NEMECEK: I don't think you can.

17 THE CHAIRMAN: You can put a sculpture
18 there or something.

19 On to more mundane things, there's
20 something about storm water management and
21 drainage; is that on the site plan?

22 MS. WONG: We don't have it on a
23 board, but it is in the packet that was
24 submitted. Langan Engineering is the civil
25

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1 engineer on this project.

2 THE CHAIRMAN: Oh, it's in this
3 package?

4 MS. WONG: They did submit a storm
5 water management plan. I have a smaller
6 version of it. It's at the end of your
7 package.

8 THE CHAIRMAN: Maybe you could just
9 bring your smaller one over here.

10 MS. UHLE: That also was reviewed by
11 Joe Cermele. I forwarded a letter from Joe to
12 you yesterday, I believe. There are some minor
13 changes that need to be made and some minor
14 coordination, but I spoke with him today and he
15 said he is very comfortable with it. Other
16 than some additional coordination with the
17 engineer, he felt comfortable with it.

18 THE CHAIRMAN: It's done by Langan you
19 said?

20 MS. WONG: Langan, yes.

21 THE CHAIRMAN: All right, I don't have
22 any other comments.

23 MR. PULASKI: There's a note here
24 about an adjustment that they're going to make
25

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1 on the parking so they don't have to go to
2 zoning?

3 MS. UHLE: Yes. Initially, the entry
4 court was larger than is currently proposed, so
5 they reduced it to ensure that it complies with
6 zoning. Our zoning law is somewhat ambiguous
7 with regard to driveways. They submitted
8 something that they felt was fully compliant.
9 We told them that it wasn't. They did modify
10 it.

11 MR. PULASKI: Okay. So it's taken
12 care of?

13 MS. UHLE: Yes.

14 MR. PULASKI: My comments on it is
15 usually when I see a development along the
16 lake, I usually have to ask about whether they
17 built in a biofilter. This time you presented
18 a biofilter. So I congratulate you on that.
19 Other things that I'm picking up is on other
20 applications along the lake I don't usually see
21 trees being planted along the shoreline. I
22 think that will make this house distinctive
23 because you look out across the lake, and then
24 you'll pick up the trees setting the property
25

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1 apart. I like the mix and the diversity of
2 this style of house amongst the other models of
3 housing there. I think it adds to the mix. It
4 eliminates the sameness.

5 MR. NEMECEK: And yet there are, as
6 you pointed out, other contemporary homes in
7 the area, so it's not out of character either.

8 MR. PULASKI: I think that your
9 presentation shows that this house has gotten a
10 lot of design detail attention, as one would
11 expect for a house along Lake Isle.

12 MR. NEMECEK: I had one other question
13 about the existing compared to the proposed.
14 It's obviously a completely different concept,
15 but in terms of the impervious surface, the
16 massing, can you just -- are we talking about
17 roughly the same? I didn't see it in the
18 comparison here.

19 MS. WONG: I --

20 MR. NEMECEK: Ballpark. Ordinarily I
21 get that information here, but the existing is
22 not.

23 MS. UHLE: Because they're demolishing
24 it. One thing that they're doing is providing
25

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storm water management for everything, where the existing didn't.

MR. NEMECEK: It's really more of a curiosity than anything else, that's all.

MS. WONG: If you do look on Langan's drawing, the original footprint of the house is very lightly ghosted in. It's probably more visible on the larger drawing. I could show it to you on the smaller drawing. Our driveway is I think roughly in the same location and curb cut coming into the residence. The front facade of the existing or the house that was on the site is roughly around where our front door is. It's hard to see in this, but this line right here, this light line, that's the former back of the house, and then this is -- we're slightly projecting forward. One of the things, there is an existing swimming pool, outdoor swimming pool that will be removed.

MR. NEMECEK: It's probably largely a wash, right, more or less?

MS. WONG: We are under the impervious surface maximum, and we were very careful to analyze that.

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THE CHAIRMAN: While we keep looking at the drawings, we're going to go to a public hearing. Let's open it up then. Guys, I'm going to open the public hearing.

MR. PULASKI: Second.

THE CHAIRMAN: I said I was going to. I make a motion to open the public hearing on this application, 18-14, 58 Lake Shore Drive.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Comments? You must be the applicant.

FEMALE SPEAKER: It's like night and day from I think about 12 years ago. I am the owner of 91 Lake Shore Drive. I kind of started this whole modern movement. This is a breath of fresh air, and I appreciate all of your support.

THE CHAIRMAN: I think if there's an architectural competition going on in Lake Isle, you guys are going to win.

MS. WONG: Thank you. I appreciate that.

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MR. NEMECEK: You're just setting the bar high for the next person. You're setting the bar high for the next applicant.

THE CHAIRMAN: They've all been very beautiful, but this is really spectacular.

With all that good stuff, I make a motion to close the public hearing on this application, 18-14, 58 Lake Shore Drive.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Any more compliments -- any more comments other than good job?

MS. UHLE: We have the two standard conditions of approval. You were going to get to that as well.

THE CHAIRMAN: What are the two standard; the landscaping and --

MS. UHLE: Yes. For new construction, under these circumstances, prior to the issuance of the building permit, the storm water management plan has to receive final approval from our town engineer, and then prior to the issuance of the CO, we need a letter

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signed and sealed from your landscape architect just verifying that what was approved is substantially what was planted, or if you have substitutions that you need to make, indicate the reasons why those substitutions were made. So those will be incorporated into the resolutions that will be sent to you. I think that's it.

THE CHAIRMAN: Great. Shannon, is that your model? This one right here. Did you build this? Oh, it's yours. It's impressive. Thank you for preparing it.

So then I make a motion to approve this application subject to the conditions Margaret just put forth.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you. Have a good evening.

MS. WONG: Thank you very much.

MR. NEMECEK: Good luck.

THE CHAIRMAN: Last application is 17-60, 120 Clarence.

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1 MR. FINELLI: Good evening, Mr.
2 Chairman, members of the board, Michael
3 Finelli, I'm the architect for the project this
4 evening at 120 Clarence Road. Sorry, I don't
5 have a model. Awesome, though. Beautiful.
6 Thank you for being here. Margaret, thank you.
7 You are great. Just to follow-up on everyone
8 else.

10 THE CHAIRMAN: It's like a new
11 standard.

12 MS. UHLE: It's the people that aren't
13 here that aren't so happy with me.

14 MR. FINELLI: A lot of great people
15 here.

16 MR. NEMECEK: I like that, though.
17 This is going to be a new prerequisite to
18 getting heard by us.

19 MR. FINELLI: I'll just go over some
20 of the history on the project very quickly.

21 We presented to the Zoning Board in
22 November. We looked for three variances for
23 the proposal you'll see this evening.

24 Basically, we were looking for a front yard
25 variance of 21.7 feet where 30 is required, a

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1 side yard variance on the left-hand side of the
2 house for 7.3 feet where 8 feet is required,
3 and we asked for a variance for the front porch
4 which is 18.7 feet. It was 21.7. We pushed it
5 forward a few feet. I'll walk you through
6 quickly why we asked for those specifically so
7 that you'll understand a little bit more so why
8 those specific variances were asked for.

10 I guess I'll start with the site plan
11 in the upper right-hand corner. That's the
12 proposed. Basically, the house is owned by a
13 young family with three young boys all under
14 the age of seven. It's a three bedroom house.
15 They need four bedrooms. So we basically
16 knocked -- we're pulling off the entire garage,
17 which is the left-hand side addition here. The
18 interior dimension on that garage is only
19 9.3 feet, not even wide enough to put a car in
20 and open your doors. So the first thing they
21 asked for was to get a wider garage. Since we
22 were going with a little bit more space, that's
23 where the 7.3 -- it's about 9 inches we
24 requested from the Zoning Board to get a full
25 12 and a half feet of space on the inside of

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1 that garage that allows them to put a car in
2 there, park bicycles, garbage cans, things of
3 that nature. Just keep everything inside of
4 the garage.

6 Once we did that to the back of the
7 house, we added a mud room and a powder room.
8 They have a current powder room which is about
9 3 feet wide by 4 feet long. Three boys. Not
10 happening. So they needed a little bit more
11 space. So basically we created a dumping
12 ground for the boys when they come back from
13 sports and things like that, the back of the
14 garage, a bathroom for them to use. That
15 pretty much sets up the left-hand addition, why
16 it took that shape, that size, and the location
17 that it currently occupies.

18 That said, the front closet was about
19 a foot and a half deep by 2 feet wide right by
20 the side of the fireplace. They needed a front
21 closet. We pushed the front out 3 feet to give
22 them two 2 foot closets on either side when you
23 first walk into the house, and we put a portico
24 on so they don't get wet when they open their
25 front door. That sets up the front variance

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1 and what's happening at the front of the house.

3 Once we made those two moves, we
4 decided to add a master bedroom over the
5 garage. It made sense. The space is there.
6 They're within all the zoning regulations as
7 far as FAR. As a matter of fact, we're adding
8 459 square feet to the project, internal square
9 footage, and we're actually adding 43 square
10 feet of total new impervious surface. The
11 reason we're able to do that is there was a
12 massive patio and deck on the rear of the
13 house, the deck was in ill repair, so we
14 basically took it down and we slid it over to
15 the right sitting most of it over the existing
16 concrete patio so this way the impervious is
17 already there. With all the addition, we only
18 went up 43 square feet. So I guess better
19 placement of the parts. That also allows
20 better flow from the inside to the outside onto
21 the deck, makes the space a little bit more
22 usable, and on and on. With that additional 43
23 square feet, we added a couple of Cultec
24 chambers to the back of the house as far a
25 storm water goes. One of them is specifically

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1 for the footing drains and one is for that
2 additional 43 square feet that we're going to
3 be catching. It's way oversized but better to
4 be safe than sorry.

5 That being said, I have a rendering.
6 I can walk you through the plans of the house
7 if you would like to see that. I'm not sure --
8 you guys tell me what you would like to see, I
9 know it's getting late.

10 THE CHAIRMAN: Let's see the
11 rendering, please.

12 MR. FINELLI: So what we're doing is
13 we've got an existing stone facade at the first
14 floor, we're keeping the stone that's there,
15 we're tearing off all the vinyl siding, we're
16 going to do cement Hardie Board on the entire
17 house, white AZEK trim. The blue on this, and
18 I apologize, it was just a marker I happened to
19 use when I did the quick rendering, it's a
20 little bit brighter than it should be, it's
21 more of a blue/gray. I wish they would sell
22 Hardie Board, you know, specific colors.

23 MR. PULASKI: It looks very dark.

24 MR. FINELLI: It's actually a little

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EASTCHESTER PLANNING BOARD - 5/24/18

1 bit lighter and it's going to be more of a
2 gray. I have a sample of it.

3 MS. UHLE: The sample makes a big
4 difference.

5 THE CHAIRMAN: Did you show this to
6 the ARB?

7 MR. FINELLI: I did.

8 MS. UHLE: They had the same question,
9 and the sample is quite different.

10 MR. NEMECEK: Hard working ARB.

11 MS. UHLE: That's a nice color.

12 MR. FINELLI: The rest of the house is
13 going to be white AZEK. We're going to do a
14 new garage door. It's going to be a Clopay
15 carriage style door. Again, everything we're
16 putting into the house is to just keep it
17 more -- as opposed to modern, we're going to
18 try to keep more with the neighbors on either
19 side and across. It just doesn't make sense to
20 kind of deviate too much.

21 So what I did was, in the addition I
22 turned the gable. So I went with a gable that
23 goes front to back to give the house a little
24 bit less scale, make it seem a little bit

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1 smaller. I added a very simple double hung
2 window at the front in the bedroom on the
3 second floor, again, to tie in with the rhythm
4 of the second floor windows, added shutters to
5 match. The windows are all existing except for
6 the new ones that we're doing, so we're going
7 to match whatever is there as far as not having
8 grills in the windows. It's only because we're
9 matching what's already at the house.

10 I am adding a little canopy over the
11 garage roof with a couple of decorative
12 colonial brackets just to give a little depth
13 of interest rather than having a flat facade.
14 It also allows me a nice place to put in soffit
15 lighting to light the garage door itself, as
16 well as at the front door the lighting will be
17 in the actual portico itself.

18 The portico takes more of a
19 traditional look on with a couple of simple 6
20 inch columns rather than, you know, one big 12
21 inch round. I just wanted to keep it more
22 subtle, a little smaller detailing wise,
23 nothing crazy, nothing over the top.

24 The roof is all going to be replaced.

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1 The roof is a pewter color, so it's like a
2 darker gray. Again, that's just to tie in with
3 the stone. We're going to do a new blacktop
4 driveway. The walkways will be -- if I
5 remember correctly, we're going to do blue
6 stone at the portico, and I believe the
7 walkways are going to be blue stone on this
8 house as well. The deck is new. It will have
9 Trex finish, painted rails. Again, it's very
10 traditional, very simple, nothing over the top.
11 Unless you have any questions, that's pretty
12 much all I have for you.

13 MR. PULASKI: That was quite a bit.

14 THE CHAIRMAN: Why in the front
15 elevation does the ridge line on the new not go
16 straight back?

17 MR. FINELLI: Right here?

18 THE CHAIRMAN: Yes. What's that?

19 MR. FINELLI: Because the existing
20 house goes left to right as far as the gable
21 and we're going to turn it and go back to front
22 with the addition, we need to have a cricket in
23 between. If we don't have a way to shed the
24 water and snow, it will sit in and there and it

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1 EASTCHESTER PLANNING BOARD - 5/24/18
 2 will rot.
 3 THE CHAIRMAN: Oh, that's what that
 4 is. It runs the rain water forward.
 5 MR. FINELLI: Because you're looking
 6 at it from a direct perspective, you'll see it
 7 here in the elevation and in drawing, and if
 8 you're hovering over it with a drone, you'll
 9 see it, but when you're driving by, walking by,
 10 you won't see that roof. It just kind of
 11 slopes up from the gutter line and goes back at
 12 a very shallow pitch.
 13 THE CHAIRMAN: Right, and that just
 14 sends the water front to back.
 15 MR. FINELLI: Yes, just to make sure
 16 the water can shed out.
 17 THE CHAIRMAN: Got you. Okay. Other
 18 comments? Impervious, we talked about that.
 19 Good.
 20 MR. FINELLI: Yes.
 21 THE CHAIRMAN: Even though this seems
 22 totally ridiculous, I have to do this. I make
 23 a motion to open the public hearing on
 24 Application 17-60, 120 Clarence Road.
 25 MR. NEMECEK: Second.

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1 EASTCHESTER PLANNING BOARD - 5/24/18
 2 THE CHAIRMAN: All in favor.
 3 (All aye.)
 4 (No comments.)
 5 THE CHAIRMAN: Quickly close the
 6 public hearing on the same application, 17-60,
 7 120 Clarence.
 8 MR. NEMECEK: Second.
 9 THE CHAIRMAN: All in favor.
 10 (All aye.)
 11 THE CHAIRMAN: Any more comments?
 12 MR. NEMECEK: No more comments.
 13 THE CHAIRMAN: No more comments. Good
 14 luck.
 15 MR. NEMECEK: I like what you've done.
 16 THE CHAIRMAN: Very nicely done.
 17 Thank you.
 18 MR. FINELLI: Thank you very much.
 19 THE CHAIRMAN: It's a nice addition to
 20 the area.
 21 MR. NEMECEK: Some good decisions, I
 22 think. Good design decisions.
 23 MR. FINELLI: Thank you.
 24 THE CHAIRMAN: I make a motion to
 25 approve this application, 17-60, 120 Clarence.

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1 EASTCHESTER PLANNING BOARD - 5/24/18
 2 MR. PULASKI: Second.
 3 THE CHAIRMAN: All in favor.
 4 (All aye.)
 5 THE CHAIRMAN: Thank you.
 6 MR. FINELLI: Thank you very much.
 7 Goodnight, guys.
 8 THE CHAIRMAN: You're welcome.
 9 MS. UHLE: You have minutes.
 10 THE CHAIRMAN: We have three sets of
 11 minutes?
 12 MS. UHLE: Two sets, March and April,
 13 and all three of you were here at both
 14 meetings.
 15 THE CHAIRMAN: Good.
 16 MR. PULASKI: Did you look over all
 17 these minutes?
 18 MR. NEMECEK: I reviewed them all.
 19 MR. PULASKI: Were you happy?
 20 MR. NEMECEK: I was quite happy.
 21 THE CHAIRMAN: You made comments,
 22 we're all good. We could do them together. So
 23 I will make a motion to approve the meetings
 24 minutes of March 22, 2018 and April 26, 2018.
 25 MR. NEMECEK: Second.

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1 EASTCHESTER PLANNING BOARD - 5/24/18
 2 THE CHAIRMAN: All in favor.
 3 (All aye.)
 4 THE CHAIRMAN: So I make a motion to
 5 close the Planning Board meeting of May 24,
 6 2018.
 7 MR. PULASKI: Second.
 8 THE CHAIRMAN: All in favor.
 9 (All aye.)
 10 THE CHAIRMAN: Thank you.
 11 MR. NEMECEK: Thank you.
 12 MR. PULASKI: Thank you.
 13 THE CHAIRMAN: Good night.
 14 MR. NEMECEK: Good night.

(MEETING ADJOURNED.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)
) Ss.

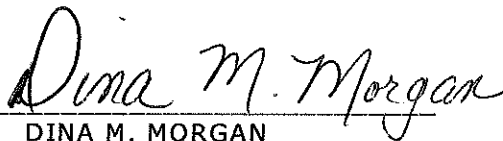
COUNTY OF WESTCHESTER)

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 18th day of June, 2018.



DINA M. MORGAN
 Court Reporter
DINA M. MORGAN, REPORTER

CORRECTION SHEET

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