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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
MAY 25, 2017

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

BOARD MEMBERS IN ATTENDANCE:

ACTING CHAIRMAN PHILIP NEMECEK
ROBERT PULASKI, MEMBER
BILL WEST, 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
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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1 EASTCHESTER PLANNING BOARD - 5/25/17
2 College, not prep.
3 ACTING CHAIRMAN NEMECEK: Prep, but
4 I'm sure he'll be flattered to hear that.
5 Let's approve the minutes. I think we
6 can approve the minutes of -- there was no
7 March 23rd meeting, so we don't have to do
8 that.
9 MS. UHLE: The April meeting was
10 cancelled, so there was a March 23rd meeting.
11 ACTING CHAIRMAN NEMECEK: That's
12 right. Can we do February?
13 MS. UHLE: No. Because of who's here,
14 you can only do the March 23rd, because
15 everyone that's here was at that meeting.
16 ACTING CHAIRMAN NEMECEK: So subject
17 to the revisions that I circulated to the board
18 and sent to Margaret earlier today, I move to
19 approve the minutes of the March 23rd, 2017
20 Planning Board meeting.
21 MR. PULASKI: Second.
22 ACTING CHAIRMAN NEMECEK: All in
23 favor.
24 (All aye.)
25 ACTING CHAIRMAN NEMECEK: Since I'm
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3 THE CHAIRMAN: I would like to call to
4 order the town of Eastchester Planning Board
5 meeting of May 25th, 2017. Let's start with
6 the Pledge of Allegiance.

7 (Whereupon the Pledge of Allegiance
8 was said.)

9 ACTING CHAIRMAN NEMECEK: My apologies
10 to all of you and our sizable viewing audience
11 at home, I had a work related matter that
12 occupied me. So we'll try to get through this
13 agenda as quickly as possible while giving full
14 consideration to all of your applications.

15 Let's start off with roll call. Jim
16 Bonnanno, the Chairman, is unable to make it
17 today. Congratulations to his son, who's
18 graduating from Iona Prep this evening. So I,
19 Phil Nemecek, will be the Acting Chair in his
20 place. I'm also informed that Mark Cunningham
21 will not be here. Bob Pulaski.

22 MR. PULASKI: Present.

23 ACTING CHAIRMAN NEMECEK: And Bill
24 West.

25 MR. WEST: Present. Just for the
record, I think he is graduating from Iona

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2 afraid I'll forget this if I don't do it now,
3 I'm going to quickly go through the adjourned
4 items. This will also let you, if you happen
5 to be here for one of them, that you need not
6 stay because we do have nine applications that
7 will be heard tonight. These are the adjourned
8 items. They will not be heard at this meeting.
9 There are three of them.

10 The first is Application 16-30, 760
11 White Plains Road, which is the Keller Williams
12 application. It's been adjourned for Zoning
13 Board determination. The second item is
14 Application 16-14, which is 600 White Plains
15 Road, Gas Mart. It has also been adjourned for
16 Zoning Board determination. The third
17 adjourned item is Application 16-13, which is
18 22 and 24 Water Street and 42 Stewart Place,
19 which has been adjourned to the June 22, 2017
20 Planning Board meeting.

21 So we have one item of old business
22 and eight items of new business. I'm not going
23 to go through the whole agenda because it's
24 lengthy and we're already at a deficit for
25 time. So without any further delay, let's hear

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2 from Application 17-02, 429 White Plains Road,
3 Mickey Spillane's. This is a continued public
4 hearing, by the way.
5 MR. IANNACITO: Good evening. My name
6 is John Iannacito. I'm an architect and I'm
7 representing Mike Hynes and Stephen Carty this
8 evening, the owners of Mickey Spillane's.
9 This application to legalize a one
10 story addition and concrete block walls
11 constructed at the rear of the existing
12 structure, which is located here, was presented
13 to the Planning Board for preliminary review on
14 January 26th, 2017. At that meeting, the
15 application was referred to the Zoning Board
16 for review of the required area variances.
17 The application was then presented to
18 the Zoning Board on February 14th, 2017, and an
19 approval was granted on April 13th for several
20 area variances with the condition that the new
21 space behind the kitchen would be used only for
22 storage.
23 Also at the January Planning Board
24 meeting, we requested approval for the as-built
25 front facade, which was changed from the
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2 previously approved application. Here we have
3 the elevations that were submitted back in
4 January showing the approved front facade and
5 the as-built facade.
6 Based on comments that we received
7 from both the Planning Board and the Zoning
8 Board, we have made some revisions to the
9 facade. This drawing here shows the previously
10 approved facade and the new proposed facade.
11 The following revisions will be made:
12 An expanded version of the previously approved
13 cornice will be added to the building. The
14 height of the proposed cornice was increased in
15 order to address the height difference between
16 the top of the windows and the top of the
17 parapet wall just to give it a better
18 proportion. We will all add --
19 ACTING CHAIRMAN NEMECEK: The cornice
20 as is proposed is actually larger than what was
21 originally approved?
22 MR. IANNACITO: Yes. Here's the
23 previously approved. So it has a couple of
24 more bands of molding to increase the height.
25 Then we're also going to add divided lights to
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2 all the windows and doors, which are not there
3 today. The light fixtures here are going to be
4 replaced to the previously approved light
5 fixtures, and the railings at these balconies
6 will also be replaced to the previously
7 approved railings.
8 This version of the elevation, along
9 with the expanded cornice detail was presented
10 to the Architectural Review Board on May 4th,
11 and it was approved with a couple of
12 recommendations. The first recommendation was
13 to paint a couple of the utility poles that are
14 adjacent to this exit door here, and they
15 wanted that to be painted similar to the stone
16 color. The other recommendation was to review
17 a wall and roof flashing details with the
18 neighboring property, which is owned by the
19 veteran's affairs. I did speak to Mr. Pinto
20 earlier this week, and we discussed his
21 concerns, and we will have those details on the
22 construction documents that we provide to the
23 Building Department, and then the owners of
24 Mickey Spillane's will construct those details
25 to alleviate his concerns. Then the third
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2 recommendation was to submit an updated photo
3 of the front facade, which is attached to the
4 application.
5 Thank you for your time, and I'm happy
6 to answer any questions.
7 ACTING CHAIRMAN NEMECEK: Okay. So my
8 main concern is the facade. Mickey Spillane's
9 is in a very prominent location in the middle
10 of town. If you step out the door here, you
11 could see it. Tell me what -- I'll summarize
12 what I believe to be the changes from what we
13 approved to the revised proposal.
14 MR. IANNACITO: I think the only two
15 things that we're not changing are the heights
16 of these windows are slightly shorter than the
17 previously approved, and then the entrance is
18 going to stay where it is, it's not going to be
19 centered on the building.
20 ACTING CHAIRMAN NEMECEK: I think we
21 heard the last time from the owners that the
22 issue with positioning the door in the center
23 was that it implicated all types of A.D.A.
24 requirements that really ate into the usable
25 space.
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1 MR. IANNACITO: Right, and it became
2 a -- it almost created a bottleneck there at
3 the bar and the entrance. They also have a
4 couple of mains with plates and access panels
5 in this area here under some of those tables
6 for sewer lines and water mains and meters
7 since there is no basement at the front of this
8 building. So that was one of the reasons we
9 couldn't put the door in the center.

11 ACTING CHAIRMAN NEMECEK: I do like
12 the idea of the larger cornice. It does, from
13 the depictions here, offset a little bit the
14 loss of the -- the diminished size of the upper
15 windows. From a cost and practicality
16 standpoint, what are we talking about to
17 install exactly the windows as they were
18 approved?

19 MR. IANNACITO: I'm sorry.

20 ACTING CHAIRMAN NEMECEK: Basically
21 what consideration did the applicant give to --
22 because I remember the Chairman was fairly
23 adamant that, you know, we're going to build it
24 exactly as it was approved, and I'm not wed to
25 that position, and the Chairman is not here

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1 today either, but certainly, I think all of us
2 on the board were a little bit surprised that
3 the as-built was as -- that it varied as much
4 from the approved as it did. Certainly, the
5 homework assignment that we gave you and your
6 client was to come back to us with something
7 that as closely as possible approximated what
8 was approved because it really is a lovely plan
9 on the left. I understand the door. Tell me
10 what impediments there are to building the --
11 replacing the existing windows with the windows
12 that were approved.

14 MR. IANNACITO: Well, I think the fact
15 that we're expanding that cornice we're
16 bringing the scale back down. As far as
17 aesthetics, we probably don't need to have the
18 larger windows anymore because the
19 proportions -- when you look at the dimension
20 of wall surface between the top of the doors
21 and bottom of the windows here and top of
22 window and cornice here, it's an equal
23 dimension there so the scale would look good
24 this way.

25 ACTING CHAIRMAN NEMECEK: I understand

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1 that you're basically telling me that you took
2 an alternative measure to diminish the -- what
3 I would suggest is a negative aesthetic effect
4 of having the windows smaller than what was
5 approved, I get that, but are there any -- and
6 I also understand that it would cost money to
7 replace the windows -- the existing windows
8 with the approved windows. Are there any other
9 grounds, any reasons why it would be
10 improvident to replace the existing windows
11 with the approved windows? Is the cost so
12 prohibitive that it can't be done?

14 MR. IANNACITO: I'm not sure what it
15 would cost. We would have to redo the inside
16 and the outside and get new windows. Honestly,
17 when I looked at this, I didn't even think
18 about replacing the windows. I just thought
19 about how to bring the proportions back to the
20 building using the existing windows that were
21 there. That's the direction I went in. If we
22 do put taller windows in, we probably would go
23 back to the same crown we had previously
24 because we would need to expand the crown.

25 ACTING CHAIRMAN NEMECEK: I recall at

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1 the last meeting there was a suggestion that
2 there were certain -- I don't know if -- there
3 was something in that upper portion of that
4 wall that required the height to be higher than
5 it was originally and --

7 MR. IANNACITO: Well, the reason the
8 height of the building increased was originally
9 we were running all the duct work down in the
10 floor level, but then we put duct work up on
11 the roof so we had to create some space for the
12 duct work. We maintained the ceiling height
13 that we had on the approved plans but added
14 extra height to run the duct work.

15 ACTING CHAIRMAN NEMECEK: And that
16 extra height --

17 MR. IANNACITO: Is basically in this
18 space here.

19 ACTING CHAIRMAN NEMECEK: Yes. But it
20 also exacerbated the effect of the smaller
21 windows. This is a little bare. So certainly
22 I agree that -- and I think we were all pretty
23 insistent that the cornice was an important
24 aesthetic element that we wanted to see on
25 this. Because, in particular, the Chairman had

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1 voiced a preference for the as approved
2 construction --

3 MS. UHLE: Could I make a quick
4 comment? Chairman Bonanno did meet with me
5 this morning in my office and he did want me
6 to -- even though he couldn't be here, he
7 wanted me to speak on his behalf, and he was
8 fairly adamant that he thought those windows
9 needed to be replaced. Not necessarily because
10 the proportions haven't been addressed, but he
11 just thinks the proportions of the windows look
12 a lot better, the original windows, compared to
13 the existing windows. He did say that he
14 understood the changes that were made to the
15 first floor facade and those he felt more
16 comfortable with. He was still very
17 uncomfortable with the windows.

18 MR. PULASKI: And I concur with that.
19 I see that original plan and it's very
20 handsome. You raise that facade in an area
21 where it doesn't have a lot of raised facades,
22 and it could be a big blank canvas but you
23 filled it in with a lot of detail and it's
24 windows. You have some nice window doors that

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1 you could open up, and then you have this nice
2 line above it for lighting coming into the top,
3 and now we get left with something that has all
4 of these blank spaces and it just looks tall.
5 Instead of looking with a lot of humor, it now
6 just comes back at you as you got this tall
7 building and it's missing something. So I'm
8 with Bonanno, I think that they should change
9 the windows. The bottom, I understand the
10 practicality of the bottom. It's a bar and you
11 expect the bottom to be a little bit uneven,
12 but that upper section is what people see when
13 you drive through town. That's my two sense.

14 MR. IANNACITO: You know, it's up to
15 the owners if they want to change the windows.

16 MR. PULASKI: I don't know if it's up
17 to the owners. The owners did not follow the
18 plan. They had an approval, they did not
19 follow the plan, and the reason why you're back
20 here is because you changed the plan --

21 MR. IANNACITO: Then we'll change the
22 windows.

23 MR. PULASKI: -- And now you want us
24 to approve the change, and we don't have to

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1 approve it. That's my understanding, unless
2 I'm wrong about that.

3 ACTING CHAIRMAN NEMECEK: I
4 certainly -- first of all, I don't understand
5 why the windows that were approved were not
6 installed. I mean, was there a mistake
7 somewhere?

8 MR. IANNACITO: I'm not sure.

9 ACTING CHAIRMAN NEMECEK: It's quite
10 noticeable. I mean, they really look very tiny
11 compared to the windows immediately beneath
12 them. Perhaps by installing the railings, you
13 know, that are going to be a little bit more
14 robust, it will diminish some of that -- the
15 length of the windows beneath it. Certainly, I
16 appreciate your efforts to mute the effect,
17 but, you know -- look, I'm okay -- I might even
18 suggest that the applicant look into and report
19 back to us on the cost of doing this. You
20 know, I --

21 MR. PULASKI: I don't think the cost
22 is a matter in this. I would just like to be
23 clear about something. I am not speaking based
24 on a thought of penalty. I'm speaking that

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1 Mickey Spillane's is a great place in this
2 town, it has a lot of people that go to it,
3 it's in the center of town, we drive by it, we
4 see it, that first design, the one we approved,
5 is beautiful. I think if I was the owner of
6 Mickey Spillane's, I would want the more
7 beautiful design, the one that is great and you
8 have -- I'm trying to encourage the opportunity
9 to go back to it. It has nothing to do with
10 the fact that there was a change made without
11 coming back.

12 ACTING CHAIRMAN NEMECEK: I think I
13 can speak even -- I was unaware that Mr.
14 Bonanno had had a conversation with Margaret
15 Uhle earlier today about this very issue, but I
16 do recall he was very adamant about this
17 before, so I think I could speak for him as
18 well as myself, as well as Bob, and, Bill, I
19 don't know what your opinion is, but we all
20 have a preference, and I think a pretty strong
21 preference, for the as approved. I,
22 personally -- again, I respect the fact that
23 this is an institution in this town that has
24 been a very good citizen, and if this was some

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1 form of a mistake that would result in a true
2 financial hardship, I don't know if that's
3 appropriate part of the standard, but it is
4 something I'm willing to consider. Perhaps, if
5 you're able to price this out, if you haven't
6 already, maybe it's not as bad a cost. It will
7 certainly be an inconvenience, but maybe it's
8 not cost prohibitive. If it's not, then I
9 think the decision is a fairly simple one. If
10 it is a true hardship and you're able to
11 convince this board of that, you know, we will
12 have the benefit, presumably next month, of
13 hopefully more than three people, because right
14 now you would need the approval of all three of
15 us in order to move forward with this, and I'm
16 not certain that there's that momentum here. I
17 don't know if we could approve certain portions
18 of it or just have a --

19 MS. UHLE: Typically, you don't do
20 that. Under these circumstances, I think that
21 everybody seems to be in agreement up to the
22 top of these windows, and I have a feeling the
23 applicant is anxious to move along with
24 construction so that they could get a full CO

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1 for some of this work at some point, so I
2 wouldn't have a problem with that. I think you
3 could do that and revisit the windows.

4 ACTING CHAIRMAN NEMECEK: Because what
5 we're talking about in terms of the repairs at
6 the moment, the renovations, the further
7 renovations, are putting in the new railings in
8 the front and the new light fixtures.

9 MS. UHLE: And the grills.

10 ACTING CHAIRMAN NEMECEK: The grills.
11 All of which are the second floor and down. I
12 think that's about painting the, you know, the
13 two pipes, easy enough to do. I would probably
14 hold off on the cornice until we resolve this
15 issue, but if there is a way for us to approve
16 that piece of it. I'm telling you, I have an
17 open mind at this point. I have a preference
18 for building the other one that is a rebuttable
19 preference. I don't want to put anyone out of
20 business because they made a mistake.

21 MR. WEST: How did we divert from the
22 original design? I mean, this is plain as can
23 be from the original design. Even if you
24 dispelled the small windows and just say where

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1 is all the decorative --

2 MR. HYNES: Good evening. Michael
3 Hynes, 429 White Plains Road. The full
4 responsibility for everything absolutely lies
5 with me, and I accept that responsibility
6 110 percent. The original contractor like was
7 a poor choice on our behalf, but we just have
8 to adapt and move on. I understand that.

9 This area here when the mechanicals
10 changed, there was a steel beam put in above
11 this, and when he went to pick up the windows,
12 he picked up the wrong order of the windows. I
13 hadn't seen it until they were in. Of course,
14 I wasn't on the job full-time. So it was only
15 at the end we picked it up. The cornice and
16 the railings, as you do with everything, we
17 were trying to make sure that everything fits
18 into proportion. To remove these existing
19 windows right now would be a tremendous
20 hardship because of the steel and block all the
21 way around this and all the headers and all the
22 lintels.

23 If I may suggest to John, and maybe to
24 you guys even right now, if we were to increase

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1 the size of the molding around all of the
2 windows to bring it into proportion to that
3 height, bring down this cornice and to bring up
4 the molding height around the windows, I think
5 we could accomplish the same thing. We are
6 prepared to do whatever the board wishes, but
7 it would be a tremendous -- because we would
8 have to get sidewalk sheds, we would have to
9 scaffold back up there, we would have take out
10 the original, we have to dismantle the steel
11 which is holding the building together, we have
12 to take down all the concrete block, and we
13 would have to do it both from the inside and
14 outside. The difference, believe it or not, in
15 the size of the windows, I believe, is only 6
16 inches. So maybe we could accomplish the same
17 thing with a new trim and maybe a molding,
18 something to match the existing to bring it up
19 a little higher to give us proportion.

20 ACTING CHAIRMAN NEMECEK: John, I
21 don't know if you could lower the cornice,
22 perhaps, keeping it, you know, in its more
23 robust size. I don't know if there is a way to
24 lower it down so that we're getting --

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1 MR. IANNACITO: It's going to be
2 really big, but we could true.

3 MS. UHLE: Not extend it, lower it.

4 MR. IANNACITO: We're trying to get
5 almost this type of proportion at the top of
6 these windows?

7 ACTING CHAIRMAN NEMECEK: I think the
8 suggestion of maybe building out a molding or
9 something. Somehow it still looks too Spartan.

10 MS. UHLE: I think what was he was
11 asking is if you could physically lower it, not
12 extend it. I don't think they can because
13 that's at the top of the building. It does not
14 extend beyond the top.

15 ACTING CHAIRMAN NEMECEK: It sits on
16 top of the building then.

17 MR. IANNACITO: I don't think there's
18 a parapet up there. I think it's just the flat
19 roof comes right up to that point.

20 ACTING CHAIRMAN NEMECEK: But if
21 there's a way any portion of it can extend over
22 to create the illusion --

23 MR. IANNACITO: It goes up a little
24 bit.

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1 ACTING CHAIRMAN NEMECEK: Without
2 creating something that's going to fall over on
3 anyone, obviously.

4 MR. IANNACITO: There should be a
5 little bit of space here that we might be able
6 to lower it. The only thing is then we have to
7 figure out when it turns the corner there
8 because the roof over there is at this height.

9 MS. UHLE: I think the issue with --
10 personally, the issue with the cornice is if
11 you put a different kind of molding around the
12 window where you made the cornice heavier, you
13 would want to lighten it up a little bit. It
14 would be too much.

15 MR. IANNACITO: We'll have to play
16 with the proportions a bit.

17 ACTING CHAIRMAN NEMECEK: Why don't
18 you do that, because I don't think -- I'm still
19 not happy and I don't think this board is happy
20 with -- we appreciate what you've tried to do
21 and certainly this is a positive step, but it's
22 still not there. So if there is a way for us
23 to approve any portion of it --

24 MS. UHLE: Yes, I mean, essentially

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1 it's allowing us to tell them you can go ahead
2 and install the railings, you can replace out
3 the lights, and you could put the grills in the
4 windows.

5 MR. IANNACITO: Which was already
6 approved.

7 ACTING CHAIRMAN NEMECEK: Exactly.

8 MS. UHLE: Yes. They had wanted to
9 proceed previously, but I said they really
10 couldn't because we weren't sure exactly what
11 the extent of the -- I didn't want them to do
12 work that then they had to redo. But if you're
13 saying that from the second floor down
14 everything is fine, then that's easy for us to
15 allow them to proceed with that. That's not a
16 problem.

17 ACTING CHAIRMAN NEMECEK: I think this
18 board -- we're okay with the first floor. The
19 second floor is really what was previously
20 approved. The first floor is different, but
21 under the circumstances I think we're okay with
22 that modification.

23 MR. TUDISCO: My only question is,
24 given the discussion that you're having now, it

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1 appears to me that the applicant, at least with
2 the issue of the upper windows and the molding
3 in the roof top area, is going to come in with,
4 I assume, additional designs or additional
5 drawings at the next date.

6 ACTING CHAIRMAN NEMECEK: Yes.

7 MR. TUDISCO: I think you are in a
8 position now where you have a public hearing
9 that is open. If you approve the application
10 partially, you still have a public hearing
11 issue. I don't know if you have to re-notice
12 it for next time or just keep it open even
13 though there's a been a vote on part of it?

14 ACTING CHAIRMAN NEMECEK: Is the fact
15 that we approved -- the second floor is going
16 back to what we approved, does that affect
17 the --

18 MS. UHLE: Can I answer something?
19 The public hearing is to allow people an
20 opportunity to speak on the application, and I
21 think people have had that opportunity and will
22 have that opportunity. They don't have to
23 speak on every modest modification. I think
24 that if at this public hearing after the public

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1 hearing says, you know, we'll approve from the
2 second floor down, does anyone have any
3 comments on the second floor up, I think you
4 could even close the public hearing. I don't
5 think you have to keep the public hearing open
6 for every minor modification. It's an
7 opportunity to allow people to speak on what's
8 before them. So I think you're fine. You
9 could keep the public hearing open on the upper
10 floor or you could close the public hearing
11 completely, which I think is fine.

12 ACTING CHAIRMAN NEMECEK: The other
13 thing is, which was the point I was getting at,
14 is that this board has already approved the
15 original second floor, which is what you've
16 agreed to go back and build. So does that
17 require, because it's a separate application --

18 MS. UHLE: No. Again, we're making
19 things way too complicated. I think you could
20 say we like the second floor down. We're
21 talking about railings and lighting.

22 MR. IANNACITO: There's one month
23 between today and the next meeting?

24 ACTING CHAIRMAN NEMECEK: Yes.

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1 MR. IANNACITO: Even if he goes and
2 orders these railings, they're not going to get
3 put up before a month.

4 ACTING CHAIRMAN NEMECEK: Fair enough.

5 MR. IANNACITO: I think let's just
6 adjourn it.

7 MS. UHLE: That, in all honesty,
8 doesn't respond to the question about the
9 public hearing, because then if somebody came
10 to the public hearing and said, I don't like
11 those railings, I don't think the fact that
12 somebody may have additional comments on
13 railings that you've already discussed and
14 allowed people to comment on, that that
15 matters. So I think you could --

16 ACTING CHAIRMAN NEMECEK: We could
17 close the public hearing.

18 MS. UHLE: You could close it or you
19 could --

20 ACTING CHAIRMAN NEMECEK: We do have
21 an open public hearing, and I don't know if
22 anyone is here to speak on this application,
23 which is Application 17-02; any member of the
24 public here to speak on Mickey Spillane's?

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1 MR. TUDISCO: My only concern was that
2 if a revised drawing for at least a portion of
3 the application comes in next month, there
4 potential could be someone who wanted to speak
5 either in favor of or to oppose it, we don't
6 know.

7 MR. IANNACITO: Just leave it open.

8 ACTING CHAIRMAN NEMECEK: We'll leave
9 it open. We'll leave it open. There is no one
10 here today, chances are there's not going to be
11 anyone here next time. All right. We tried to
12 be clear about what we want to see. I know I'm
13 willing to work with you guys to make this
14 better, recognizing that, unfortunately, the
15 reason we're here is because it's not what was
16 on the left.

17 So we're going to leave the public
18 hearing open. There is no one here to speak on
19 it. So we will see you next month.

20 MR. PULASKI: Just a wild thought,
21 Joe, does it make sense to take any of that
22 stone on the first floor and introduce it above
23 those windows, a little band? You don't have
24 to say yes or no. Just something to --

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1 ACTING CHAIRMAN NEMECEK: Pulaski will
2 be driving on Route 22 pointing to that like,
3 you know, look, it's the Pulaski stone.

4 MR. IANNACITO: We'll take a look at
5 it.

6 ACTING CHAIRMAN NEMECEK: I kid you,
7 Bob. Use your imagination, okay.

8 MR. PULASKI: Thank you.

9 MR. IANNACITO: Thank you.

10 ACTING CHAIRMAN NEMECEK: All right.
11 Next application, Application 17-15, Mason
12 Sandwich, 33 Mill Road.

13 MR. BRINDLEY: Hi, good evening. My
14 name is George Brindley. Myself, as well as my
15 two sons, George and Louis, own Mason Sandwich
16 Company, and we're requesting to place two 4
17 foot benches outside of our storefront for our
18 customers to wait or sit rather while they're
19 waiting for tables.

20 ACTING CHAIRMAN NEMECEK: Is this
21 proposed to be a year round thing or just a
22 seasonal thing?

23 MR. BRINDLEY: No. This is for really
24 just probably I would say two to three seasons.

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1 In extreme weather, extreme heat and extreme
2 cold, I mean, I wouldn't want to sit outside,
3 so I don't think anyone else would.

4 ACTING CHAIRMAN NEMECEK: The purpose
5 of this bench is exclusively as a waiting area
6 for pick up?

7 MR. BRINDLEY: Yes. So what we --
8 thank God we've been welcomed very well by the
9 community and business is good and what we
10 found is, especially on the weekends, our
11 customers are waiting for tables to become
12 available and either they're -- some of them
13 are even elderly, so we would just simply like
14 to be able to have them sit on this bench while
15 they're waiting for a table to become
16 available, as well as we've also found that
17 sometimes people are waiting for to go orders
18 in the store and just kind of congregating in
19 the entranceway or just kind of obstructing the
20 normal flow up to the register. It would be
21 nice for them rather than standing outside
22 leaning on the parking meters and things like
23 that, to just be able to sit on the bench while
24 they're waiting.

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1 ACTING CHAIRMAN NEMECEK: And where do
2 you propose to the store the bench when it's
3 not in use outside?

4 MR. BRINDLEY: When they're not
5 outside?

6 ACTING CHAIRMAN NEMECEK: Yes.

7 MR. BRINDLEY: We were just going to
8 take them in every evening and just place them
9 right along the opposite side of the
10 storefront.

11 ACTING CHAIRMAN NEMECEK: Okay. Is
12 there sufficient room there to have that -- for
13 example, in the month of January you may not
14 want to be putting that --

15 MR. BRINDLEY: In the month of January
16 or in the extreme weather months, they'll be,
17 you know, put away in the basement for storage.

18 ACTING CHAIRMAN NEMECEK: Okay. So
19 you have space to store this?

20 MR. BRINDLEY: Yes. We have a full
21 basement storage in the store. And they will
22 be, by the way, taken in every evening.

23 ACTING CHAIRMAN NEMECEK: What are
24 your hours of operation?

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1 MR. BRINDLEY: 11 to -- open to the
2 public?

3 ACTING CHAIRMAN NEMECEK: To the
4 public, yes.

5 MR. BRINDLEY: 11 to 8 every day.

6 ACTING CHAIRMAN NEMECEK: Every day.
7 Sunday through Saturday or Monday through
8 Sunday, however you --

9 MR. BRINDLEY: Every day.

10 ACTING CHAIRMAN NEMECEK: Every day.

11 MR. BRINDLEY: Monday through Sunday,
12 Sunday through Monday. I'm sorry, we're
13 actually open until 9 on Friday and Saturday.

14 ACTING CHAIRMAN NEMECEK: Ah ha.

15 MR. PULASKI: I think there's an
16 important item about this application that's
17 not mentioned, and that is that this
18 property -- correct me if I'm wrong -- has 10
19 foot of setback of their own property?

20 MS. UHLE: Yes.

21 MR. PULASKI: So the bench is not on
22 the public sidewalk, it is within the bounds of
23 their property?

24 MS. UHLE: That's correct, because it

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1 would not actually be allowed in the public
2 right-of-way.

3 MR. PULASKI: And I make that
4 distinction because of how I, personally, view
5 things. I've seen benches in a lot of places.
6 I happen to like them, particularly like
7 restaurants where there's waiting lines,
8 whatever. It gives you an optional place to
9 reside instead of having to stand. But I would
10 not necessarily be supportive if you had an
11 already narrow sidewalk and now you decreased
12 that and made it even narrower. So if you
13 allow one business to use a bench, then the
14 next business might come knocking and say, I
15 want to use it too. He happens to have the
16 ability to put this on his property, and that's
17 a distinction that I'm making.

18 ACTING CHAIRMAN NEMECEK: An important
19 one too. Thank you, Bob. What's the width of
20 the bench?

21 MR. BRINDLEY: I believe it's
22 18 inches.

23 ACTING CHAIRMAN NEMECEK: Okay. So
24 this would be well within that.

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1 MR. BRINDLEY: I'm pretty sure it's
2 18 inches, but we did submit the full spec
3 sheet of the bench; length, width, height, and
4 depth. Maybe it's 19. I'm not sure.

5 MS. UHLE: I have 17 inches wide. 17.
6 So you're right in between.

7 MR. PULASKI: Personally, I think you
8 should give it a back rest, but.

9 MR. BRINDLEY: Excuse me.

10 MR. PULASKI: Personally, I think you
11 should give it a back rest and not just the
12 bench.

13 ACTING CHAIRMAN NEMECEK: But it's
14 going to go directly up against the window?

15 MR. BRINDLEY: It would go up against
16 the storefront, which is -- well, the
17 storefront glass is on approximately I would
18 say 20 to 24 inch brick base. So I wouldn't be
19 opposed to having a back. Actually, that same
20 manufacturer with the exact same look does make
21 one with a back. I just thought because we
22 were going to be taking it in and out, it might
23 be easier to transport.

24 MR. PULASKI: I'm just looking at it

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1 from a functional standpoint. You sit on a
2 bench and you're over like this. You sit with
3 a back rest and you sit back and you relax.

4 MR. BRINDLEY: Simply the idea came
5 about when I, personally, saw several elderly
6 people just kind of leaning up against. So we
7 want to make it comfortable -- kind of like
8 guests in your house, you want to make it
9 comfortable but not too comfortable.

10 MR. PULASKI: I thought of that.
11 That's why you do a bench and not a back rest,
12 yes.

13 MR. BRINDLEY: We're not a opposed to
14 it if you strongly suggest that we do that.

15 MR. PULASKI: No. It's just
16 discussion.

17 ACTING CHAIRMAN NEMECEK: There is a
18 little bit of an incline at your storefront; is
19 that going to represent any type of problem
20 with this type of bench?

21 MR. BRINDLEY: So we were kind of
22 waiting to see how that actually was going to
23 feel when sitting, but we are prepared to build
24 up the portion to adjust.

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1 ACTING CHAIRMAN NEMECEK: To make it
2 flat, yes, or level rather.

3 MR. BRINDLEY: Yes. I mean, that's
4 also why we went with two 48 inch -- two 4 foot
5 benches rather than one 8 footer, so that it
6 would be easier for us to build up halfway. At
7 least that's what I was told.

8 MR. PULASKI: Do we do a public
9 hearing?

10 MS. UHLE: I have two quick comments.
11 I hate to have to say this, but I did meet with
12 the Chairman this morning and he actually was
13 less in favor of the benches. His concern was
14 that people will hang out there and possibly,
15 you know, be eating and get food wrappers on
16 the street, etcetera, and he was concerned
17 about setting a precedent with, as Mr. Pulaski
18 said, other people potentially coming and
19 asking and maybe there being a little too much
20 clutter with regard to street furniture. So I
21 did indicate to him that I would make that
22 clear to you.

23 ACTING CHAIRMAN NEMECEK: Maybe if the
24 Chairman were here, he could articulate that.

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1 MS. UHLE: Well, I articulated it for
2 him.

3 The other thing I was going to say is,
4 you have the ability to waive a public hearing,
5 and I thought under these circumstances it
6 would be a little silly.

7 ACTING CHAIRMAN NEMECEK: I make a
8 motion to waive the public hearing for
9 Application 17-15.

10 MR. PULASKI: Second.

11 ACTING CHAIRMAN NEMECEK: All in
12 favor.

13 (All aye.)

14 MR. PULASKI: I think it behooves the
15 owner. I'm sure that the owner is going to
16 police that and keep the wrappers -- if you
17 need a trash barrel there, a nice, decorative
18 track barrel, you could come before us again
19 with a trash barrel. We would love to have
20 you.

21 MR. BRINDLEY: It's in our best
22 interest to police it ourselves.

23 ACTING CHAIRMAN NEMECEK: I do think
24 Mr. Pulaski comments earlier did address one of

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1 the Chairman's main concerns about setting a
2 precedent. If people have the space on their
3 own property and want to do -- I think this is
4 a very sensible measure to make your customers
5 more comfortable. When your customers are more
6 comfortable, you're going to do better business
7 and everyone's going to be happier.

8 MS. UHLE: And the inside space there
9 is kind of tight when it gets busy. I'm a
10 regular now.

11 ACTING CHAIRMAN NEMECEK: And
12 Margaret, you probably know this face, because
13 apparently she goes there quite a bit.

14 I think we're very pleased that you
15 moved in to town. I know I've eaten at your
16 establishment several times, and I've enjoyed
17 it each and every time.

18 MR. BRINDLEY: Thank you.

19 ACTING CHAIRMAN NEMECEK: And I like
20 the reasoning behind why you want to install
21 this or have this amenity. I'm in favor of it.
22 I understand the Chairman's concern. I don't
23 share the same degree of concern that he does.
24 It doesn't sound like any other members of the

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1 board here do either.

2 MR. WEST: No, it's fine.

3 ACTING CHAIRMAN NEMECEK: So with that
4 said, I move to approve Application 17-15,
5 Mason Sandwich.

6 MR. PULASKI: Second.

7 ACTING CHAIRMAN NEMECEK: All in
8 favor.

9 (All aye.)

10 MS. UHLE: Can I make something clear?
11 You're giving them the option of whether they
12 want the back or not?

13 ACTING CHAIRMAN NEMECEK: Yes.

14 MS. UHLE: So whichever you prefer.

15 ACTING CHAIRMAN NEMECEK: My
16 preference is as is for the reason you said,
17 especially when you move it inside it's
18 probably more flexible to have it without the
19 back.

20 MR. PULASKI: All I was doing is
21 having a discussion.

22 ACTING CHAIRMAN NEMECEK: He wants an
23 ottoman, he wants cushioning.

24 MR. BRINDLEY: I just want to note on

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1 the rendering that's there, I was not able to
2 get a photo depicting the color in all black.
3 The requested color is all black, not what is
4 shown.

5 ACTING CHAIRMAN NEMECEK: That's fine.

6 MR. PULASKI: So if he changes his
7 mind and goes for the back, we have to vote for
8 this again?

9 MS. UHLE: No. That's why I'm saying
10 we're giving him the option. Absolutely not.

11 MR. BRINDLEY: Thank you.

12 ACTING CHAIRMAN NEMECEK: Thank you.

13 Next up, Application 17-11, 120 Highview
14 Avenue. Eastchester's own, John Iannacito.

15 MR. IANNACITO: Good evening. John
16 Iannacito, architect representing Mr. and Mrs.
17 Gary Cornyn this evening, the owners of the
18 subject property. We are proposing additions
19 and alterations to the existing residence
20 located at 120 Highview Avenue.

21 The proposed scope of work will
22 include a two story addition and a new entry
23 portico at the front of the house, and a second
24 story addition over the existing footprint.

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1 Here we have the floor plans. On the
2 first floor, the addition will include
3 expansion of the existing living room, and then
4 on the second floor the expansion includes
5 three bedrooms and then two baths.

6 Next here, elevations. Here we have
7 the two story addition with the new portico,
8 and then the second story addition shown on the
9 other views.

10 I have a rendering showing the
11 finished materials. The wall surfaces will be
12 a HardiePlank siding in a slate gray finish,
13 which is this one here. The stone veneer will
14 be a Delgado stone spruce mountain finish,
15 which I have here. The principal roof will be
16 an asphalt shingle in a slate finish; it's this
17 one here. The roof over the portico and over
18 the gable skirt will be a standing seam metal
19 in a matt black finish. The windows will be
20 vinyl clad in a white finish. The trim boards
21 will be painted AZEK in a white finish. The
22 columns will also be painted AZEK in a white
23 finish. The gutters and leaders, white
24 aluminum. The front entry door will be

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1 fiberglass in a mahogany finish. The railings
2 will be aluminum in a black finish.

3 The application was presented to the
4 Architectural Review Board on May 4th, and it
5 was approved with one recommendation, and that
6 was just to show the gutters and the leaders on
7 the elevations, which we have done, and it is
8 part of the submitted application.

9 ACTING CHAIRMAN NEMECEK: The
10 impervious surface increases by about 100
11 square feet?

12 MR. IANNACITO: We're going to install
13 dry wells. So based on the calculation, we
14 need .43, so we will install one 330 Cultec
15 here in the front yard.

16 ACTING CHAIRMAN NEMECEK: Okay. Where
17 is the addition to the -- the reduction of the
18 pervious surface, what's the addition; where's
19 the addition?

20 MR. IANNACITO: Right here, and then
21 we have the front portico, which is in pink.
22 We already have an existing front step there.
23 So the new portico will basically be slightly
24 larger. So the majority of the new impervious

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1 surface is this addition here.

2 ACTING CHAIRMAN NEMECEK: You're
3 largely building up?

4 MR. IANNACITO: The rest of it is
5 basically right over the existing footprint.

6 ACTING CHAIRMAN NEMECEK: Yes. Okay.

7 MR. IANNACITO: So the highlighted
8 areas here are the only new impervious
9 surfaces.

10 ACTING CHAIRMAN NEMECEK: I love the
11 vendor that you get this done with. Is it a
12 program you have yourself or you get a vendor
13 to do this?

14 MR. IANNACITO: I have someone. I
15 e-mail him the drawings and he sends it back to
16 me. He's in South Carolina somewhere. It
17 works out well.

18 ACTING CHAIRMAN NEMECEK: Do you ever
19 get a client saying it doesn't look exactly
20 like this?

21 MR. IANNACITO: He could change it.
22 It's in the computer, so it's pretty easy to
23 change.

24 ACTING CHAIRMAN NEMECEK: I think

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1 it's -- anyone want to see any of the
2 materials? This looks like a very fine
3 addition. I have no issue with it. Let's open
4 the public hearing.

5 I move to open the public hearing on
6 Application 17-11, 120 Highview Avenue.

7 MR. PULASKI: Second.

8 ACTING CHAIRMAN NEMECEK: All in
9 favor.

10 (All aye.)

11 ACTING CHAIRMAN NEMECEK: Any comments
12 from the public?

13 (No comments.)

14 ACTING CHAIRMAN NEMECEK: Hearing
15 none, I move to close the public hearing on
16 Application 17-11, 120 Highview Avenue.

17 MR. PULASKI: Second.

18 ACTING CHAIRMAN NEMECEK: All in
19 favor.

20 (All aye.)

21 ACTING CHAIRMAN NEMECEK: I think it
22 looks like a very handsome addition.

23 MR. PULASKI: I concur.

24 ACTING CHAIRMAN NEMECEK: It certainly

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1 has my approval. Any comments, Bill?

2 MR. WEST: No. I like it.

3 ACTING CHAIRMAN NEMECEK: Perfect. I
4 move to approve Application 17-11, 120 Highview
5 Avenue.

6 MR. PULASKI: Second.

7 ACTING CHAIRMAN NEMECEK: All in
8 favor.

9 (All aye.)

10 ACTING CHAIRMAN NEMECEK: Thank you.

11 MR. IANNACITO: Okay, thank you.

12 ACTING CHAIRMAN NEMECEK: Next up,
13 Application 17-12, 215 Lincoln Place.

14 MR. IANNACITO: Good evening, once
15 again. John Iannacito, architect, and I'm
16 representing Mr. and Mrs. Vincent D'Agostino
17 this evening and Vincent D'Agostino is with me.
18 We are proposing additions and alterations to
19 the existing house located at 215 Lincoln
20 Place.

21 The proposed scope of work will
22 include the removal of a one story garage and
23 the construction of a two story addition at the
24 side of the existing residence, and also

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1 construction of a new second story above the
2 existing footprint.

3 Floor plans. The first floor addition
4 will consist of a new smaller storage area
5 which will replace the existing garage and a
6 new dining area connected to the existing
7 kitchen, and then on the second floor we will
8 have three new bedrooms and two bathrooms. So
9 the new house will not have a proper size
10 garage. The parking will all be outside on the
11 driveway.

12 ACTING CHAIRMAN NEMECEK: And that
13 becomes a storage area immediately behind the
14 faux garage door. Okay.

15 MR. IANNACITO: It will actually work
16 as an overhead door, but you just won't get
17 enough depth for a car.

18 MR. WEST: Maybe a small car.

19 MR. IANNACITO: Then here are the
20 elevations showing the two story addition with
21 the faux garage and the second story addition,
22 and the rendering on this one is here.

23 ACTING CHAIRMAN NEMECEK: I want to
24 hear what our esteemed Architectural Review
25

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1 Board had to stay about this.

2 MR. IANNACITO: They had a couple of
3 recommendations. Let me go through the
4 materials. The wall surfaces will be
5 HardiePlank in a cobblestone finish, which is
6 here, matching the coloring on the rendering.
7 The roof surfaces will be asphalt shingles in a
8 weathered wood finish, which is this one here.

9 The trim boards will be AZEK in a white finish.

10 The windows will be vinyl clad in a white
11 finish. Gutters and leaders, aluminum in a
12 white finish. The overhead door will be
13 fiberglass in a white finish. The shutters
14 will be composite in a black finish.

15 This was presented to the
16 Architectural Review Board on May 4th, and they
17 had three recommendations. The first one is to
18 show gutters and leaders again. So I've done
19 that, and it's on the elevations. The second
20 was to revise the rendering. The initial
21 rendering that was submitted had a couple of
22 differences from what was on the plans, and the
23 Architectural Review Board picked those up at
24 the review and we revised the rendering to
25

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1 match the plans.

2 ACTING CHAIRMAN NEMECEK: They're our
3 eyes and ears.

4 MR. IANNACITO: Then the third was to
5 review alternate roof for this existing bay
6 window here. After reviewing it with the
7 owner, we felt that since this existing bay is
8 set back from the rest of the front facade, it
9 would be better to leave it as an asphalt
10 shingle to match all the other roof surfaces.

11 ACTING CHAIRMAN NEMECEK: Were they
12 suggesting some sort of copper or something?

13 MR. IANNACITO: They weren't sure
14 whether it should be asphalt, copper, some type
15 of standing seam roof. I don't think it needs
16 to be copper, because it's really not the --

17 ACTING CHAIRMAN NEMECEK: The focal
18 point.

19 MR. IANNACITO: We don't want to make
20 too much of that bay window. It's set back and
21 just wants to stay behind the scenes.

22 ACTING CHAIRMAN NEMECEK: I'm okay
23 with that. It has a bay window on the opposite
24 side.
25

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1 MR. IANNACITO: Yes. The reason we
2 carried the roof across here is because the
3 existing bay window doesn't line up. Had it
4 lined up with this, we probably would put the
5 same type of roof on it and not carried it
6 across. Just carrying it across didn't have to
7 have it perfectly lined up.

8 ACTING CHAIRMAN NEMECEK: Yes, I
9 understand. Can I see the cobblestone
10 HardiePlank?

11 MR. PULASKI: You know, when I looked
12 at these two houses, there's a similarity in
13 them that I see and how you're accenting the
14 corners and alike. This house, I don't notice
15 it. This house, I notice it. To me, it's
16 still fine. I'm just making an observation.
17 For some reason, I picked this up and I see the
18 corners, they're all lines. I don't see it in
19 the other house.

20 MR. IANNACITO: The cornice meaning
21 the fascia board?

22 MR. PULASKI: No, the corners.

23 MS. UHLE: Corners.

24 MR. IANNACITO: Oh, the corner boards.
25

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1 Yes, yes. Okay.

2 MR. PULASKI: Whereas in this --

3 MR. IANNACITO: They both have that.

4 MR. PULASKI: I mean, the line is

5 there. I don't know, maybe it's just how

6 everything is proportioned. It's just an

7 observation. I think the house is fine.

8 MR. WEST: Question: Why do you have
9 a side stairway instead of going straight up?

10 MR. IANNACITO: I'm sorry, say that
11 again.

12 MR. WEST: On the gray house.

13 MR. IANNACITO: This one?

14 MR. WEST: You're going in from the
15 side instead of straight up. How come the path
16 comes --

17 MR. IANNACITO: If you look at this
18 site, it's actually up on a hill. So as you
19 approach the house, coming out this way we
20 would have to pull the -- probably build a
21 retaining wall to build a platform. So this is
22 the way the path was going and the existing
23 front entry porch enters from the side also, so
24 we just left it the same way.

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1 MR. PULASKI: I think the other thing
2 is when you do a rendering like that, it has a
3 certain model effect as opposed to what reality
4 is, which is going to be more subdued.

5 ACTING CHAIRMAN NEMECEK: That said, I
6 think we all really do appreciate getting --
7 it's more visual.

8 MR. IANNACITO: It makes it easier to
9 see.

10 ACTING CHAIRMAN NEMECEK: That's
11 right, to conceptualize. I do agree when it's
12 built maybe the corners aren't going to be as
13 prominent as, you know -- even the coloring is
14 a little different I think on --

15 MR. IANNACITO: From there and then in
16 the smaller version.

17 ACTING CHAIRMAN NEMECEK: That's one
18 of the reasons I wanted to see this. It's a
19 more subdued color.

20 MR. IANNACITO: It's a little darker
21 there, more pink.

22 ACTING CHAIRMAN NEMECEK: I do
23 appreciate -- I always like to see people
24 making improvements like this to their homes.

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1 It's good for the town of Eastchester. It's

2 good for John Iannacito, architect. It keeps
3 this board in business.

4 MR. PULASKI: We have plenty of items
5 to keep us in business.

6 ACTING CHAIRMAN NEMECEK: Yes. I move
7 to open the public hearing on Application
8 17-12, 215 Lincoln Place.

9 MR. PULASKI: Second.

10 ACTING CHAIRMAN NEMECEK: All in
11 favor.

12 (All aye.)

13 ACTING CHAIRMAN NEMECEK: Any members
14 of the public to speak on this application?

15 (No comments.)

16 ACTING CHAIRMAN NEMECEK: Not seeing
17 any or hearing any, I move to close the public
18 hearing on Application 17-12, 215 Lincoln
19 Place.

20 MR. PULASKI: Second.

21 ACTING CHAIRMAN NEMECEK: All in
22 favor.

23 (All aye.)

24 ACTING CHAIRMAN NEMECEK: For the

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1 reasons I just stated, I'm quite happy with
2 this design. I think it's a real improvement.
3 I don't see any need to change anything in it.
4 Just remember to come get your materials.

5 I make a motion to approve Application
6 17-12, 215 Lincoln Place.

7 MR. PULASKI: Second.

8 ACTING CHAIRMAN NEMECEK: All in
9 favor.

10 (All aye.)

11 ACTING CHAIRMAN NEMECEK: Thank you.

12 MR. WEST: Take care, John. Go home.

13 ACTING CHAIRMAN NEMECEK: You mean you
14 don't have anymore? Not tonight? You have a
15 homework assignment anyhow.

16 Application 17-14, 490 New Rochelle
17 Road.

18 MR. BRANDES: Good evening. I'm
19 Leonard Brandes, Brandes Architects,
20 representing the owners of 490 New Rochelle
21 Road.

22 The main consideration that we're
23 working on tonight is to restore the building
24 back to where it was, bringing back -- taking

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1 off the existing aluminum siding that has --
 2 take this with me -- the existing aluminum
 3 siding that's on the building presently, taking
 4 all that off, taking off the awnings. The
 5 Chester Heights Pastry Shop is apparently going
 6 to be leaving, and they're taking up three
 7 store right, the first corner and two stores
 8 beyond.

9 MR. WEST: Who's leaving?

10 MR. BRANDES: The bakery.

11 MR. WEST: Oh, that's not good.

12 ACTING CHAIRMAN NEMECEK: Can you do
 13 something about that for our sweet tooth member
 14 of the board?

15 MR. BRANDES: So what we are planning
 16 on doing is combining these two retail spaces,
 17 because the main prominent feature is the
 18 corner of the building, and right now it's only
 19 14 feet and this is 12 feet wide. So combining
 20 the two we figure we could have a much better
 21 shop to have to the front of the building. So
 22 we'll be moving that front out to go in line
 23 with this one and just having a window over
 24 here taking out the existing side window and

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1 door into there.

2 We also found when we were taking
 3 apart part of this building, that there is a
 4 beautiful cornice in terra cotta going around
 5 it. We're going to replicate it throughout the
 6 whole building and move that around.

7 At the Architecture Review Board, they
 8 had asked me about the windows. I just finally
 9 got an answer from the owner today, and we are
 10 going to replacing in like with the windows but
 11 we are going to use an anodized aluminum, put a
 12 whole new frame in. We're going to improve the
 13 whole space using insulated windows completely.
 14 We're now looking into also adding central air
 15 conditioning systems to each one. So we'll be
 16 eliminating the air conditioners over the
 17 entryways. We're trying to really bring this
 18 up to where it used to be.

19 MR. PULASKI: That is very nice.

20 MR. BRANDES: So in terms of where we
 21 were with the building, a little before and
 22 after with the front. We're also looking at
 23 new signage so that the signage will be
 24 continuous throughout the whole building.

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1 We're going to be putting an application in
 2 tomorrow, hopefully, to the sign board if
 3 Steve's available.

4 MS. UHLE: Your elevations, they show
 5 the AC units now, don't they?

6 MR. BRANDES: Yes.

7 MS. UHLE: But you said you're going
 8 to be eliminating those?

9 MR. BRANDES: Which? The air
 10 conditioning units?

11 MS. UHLE: AC units.

12 MR. BRANDES: We're going to see if we
 13 could eliminate them. We're looking at
 14 different systems. It's cost involved right
 15 now.

16 MS. UHLE: Okay.

17 MR. BRANDES: We do have a flat roof
 18 beyond this over here, so we can put some
 19 compressors on the rooftop and one so we could
 20 have some small central air conditioning.
 21 These are small units, each one of these.
 22 They're still 12 feet wide the other units. So
 23 we could work that with a wall hung Mitsubishi
 24 as opposed to an air conditioning unit in the

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1 door. So now we're looking at modifying that
 2 right now.

3 MR. PULASKI: I'm glad you asked that
 4 question, Margaret, because I thought that you
 5 said that you were bringing a central air
 6 conditioning in, and therefore, you were able
 7 to eliminate the units. That's what I heard.

8 MR. BRANDES: That is as of my answers
 9 from my client tonight. They're in Florida
 10 right now, so it's hard to communicate
 11 sometimes. The main thing is that we do want
 12 to change the frames, which are now bright
 13 aluminum. We want to bring those to into
 14 anodized aluminum and make insulated doors and
 15 windows to make the building more efficient.

16 MR. PULASKI: It would definitely
 17 enhance that property by eliminating it.
 18 Seeing what you're trying to do of trying to
 19 bring a cohesive style together for the whole
 20 item and change from the previous aluminum back
 21 to where the character is going with the brick
 22 and the darkness and whatever, I think that's
 23 good, but leaving the air conditioners there it
 24 just misses what you're really trying to do.

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1 MR. BRANDES: That's why we're doing
2 that.

3 MS. UHLE: That's also why I wanted to
4 clarify, because there's a difference in saying
5 we're doing it and we're considering doing it.
6 Saying you're going to do it means as part of
7 the approval you have to do it, unless, of
8 course, the board understands --

9 MR. BRANDES: In terms of air
10 conditioners?

11 MS. UHLE: Well, it's an aesthetic
12 feature of the --

13 MR. BRANDES: If I eliminated air
14 conditioners, would the Building Department
15 have a complaint that I took out an air
16 conditioner from over a doorway?

17 MS. UHLE: No, because you're here for
18 facade improvements. If we look at the
19 elevations right now, it's showing air
20 conditioning units which you, yourself,
21 indicated it would look more attractive without
22 them. So I'm trying to make clear to you, yes,
23 if you're saying that you're not going to do
24 them, I think you just want to be clear to the

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1 board you're considering not doing them.
2 That's all. I wanted to clarify that.

3 MR. BRANDES: Yes, it is now a
4 consideration.

5 MS. UHLE: I heard what Mr. Pulaski
6 said, and I didn't want you to get yourself
7 into being committed to something that you may
8 not be committed to do.

9 MR. BRANDES: Exactly. Correct.
10 Thank you.

11 ACTING CHAIRMAN NEMECEK: The second
12 floor, is that residential?

13 MR. BRANDES: There is combination
14 residential and there is some commercial space
15 up here as well. There are some offices up
16 there.

17 ACTING CHAIRMAN NEMECEK: Are there
18 any changes being made to the second floor; are
19 the windows going to be changed?

20 MR. BRANDES: No, we're not changing
21 anything on the windows. The only thing we are
22 doing is we are going to be re-stuccoing these
23 facades because there are a lot of cracks, a
24 lot of breaks. Everything is going to be all

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1 cleaned up and all new. Everything will match.
2 All the colors will match the same. We're
3 going to be matching all the colors and brick
4 work that's existing on the building.

5 MR. PULASKI: Just to take the
6 previous statement a little bit further, that
7 rendering doesn't show any air conditioning.

8 MR. BRANDES: Well, they're set deep
9 in. So they're all inside over the canopies.
10 This is a perspective versus a straight on
11 elevation. When we do architectural drawings
12 for the Building Department, we're doing
13 straight on the building.

14 MR. PULASKI: We're only belaboring
15 this because we want to make sure it's
16 represented right to the public and it's
17 represented right to us and we know what we're
18 voting on. All right. I know it's on this but
19 I didn't see it here.

20 MR. BRANDES: It's not a straight on
21 view.

22 MR. PULASKI: On the rendering I
23 didn't pick up on it.

24 MR. WEST: The air conditioning will
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1 be much more prominent without those if they
2 don't move, that's the whole point; right? If
3 they remove these awnings, they kind of
4 camouflage the air conditioning units at the
5 doorway, rights, so --

6 MR. BRANDES: No, they're below. If
7 you look at the photographs, the photographs of
8 the building, they're actually right there.
9 They're very visible.

10 MR. PULASKI: All right, I think we've
11 killed that one. There is still a lot that he
12 is doing that is going to make it handsome.

13 ACTING CHAIRMAN NEMECEK: Yes, I
14 agree. Let's open the public hearing. I make
15 a motion to open the public hearing for
16 Application 17-14, 490 New Rochelle Road.

17 MR. PULASKI: Second.

18 ACTING CHAIRMAN NEMECEK: All in
19 favor.

20 (All Aye.)

21 ACTING CHAIRMAN NEMECEK: Public?
22 You're letting us down. Maybe this is just all
23 applicants.

24 (No comments.)

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1 ACTING CHAIRMAN NEMECEK: Actually,
2 you're doing us a major service by enabling us
3 to move forward. So I move to close the public
4 hearing on Application 17-14, 490 New Rochelle
5 Road.

6 MR. PULASKI: Second.

7 ACTING CHAIRMAN NEMECEK: All in
8 favor.

9 (All aye.)

10 ACTING CHAIRMAN NEMECEK: Any further
11 comments on this? I think I'm with Mr. Pulaski
12 that certainly I think this whole board shares
13 a preference -- you could communicate this to
14 your client -- that the air conditioning units
15 be removed and replaced if that's at all
16 feasible. It makes a much better appearance, I
17 think we all agree on that, but that will be
18 your option. I also agree with Mr. Pulaski
19 that this is obviously, you know, removing the
20 awnings and putting in new windows on the first
21 floor and, you know, making a single, larger
22 corner store, storefront is all in the interest
23 of the town for purposes of aesthetics and for
24 purposes of your business. So given those

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1 circumstances, I don't have a problem with -- I
2 would certainly approve the application, and
3 therefore, make a motion to approve Application
4 17-14, 490 New Rochelle Road.

5 MR. PULASKI: Second.

6 ACTING CHAIRMAN NEMECEK: All in
7 favor.

8 (All aye.)

9 MR. BRANDES: Thank you very much. I
10 appreciate it.

11 ACTING CHAIRMAN NEMECEK: Thank you.

12 MR. PULASKI: Find another property
13 and do the same thing.

14 ACTING CHAIRMAN NEMECEK: We're on the
15 downhill, only four more to go. Application
16 17-05, 297 Main Street.

17 MR. COSTELLO: Good evening, board
18 members. My name is Patrick Costello. I'm a
19 co-owner of 297 Main Street, and my other
20 co-owner is Susan Lewkowicz, and our project
21 manager is Dennis Soriano.

22 By way of background, 297 is a mixed
23 use property. It's a one family home together
24 with a storefront. We were before the Zoning

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1 Board, who gave approval to convert -- oh --
2 the storefront by 8 feet bringing it out so
3 that we can make it into a one bedroom
4 apartment.

5 With that being said, we were before
6 the Architectural Review Board on the 13th of
7 April -- excuse me, May 4th with respect to the
8 front of the store, which would now become the
9 one bedroom apartment. The recommendations
10 that were made at that time, if you look down
11 at the original design, you have the front
12 window with the gable above it, and then a door
13 by itself. What we did was, as per their
14 request on the 4 of May, was move the gable
15 over above the door to accent that, together
16 with reducing the line of the brick.
17 Originally, the brick came up above the window
18 and we just brought that down, and we also have
19 a light above that front door.

20 In addition to that -- essentially,
21 this one bedroom apartment will be, for lack of
22 a better term, it will be like a mini me, it
23 will be just a small version of the house in
24 that it will be identical as far as the roofing

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1 will be the same, it will have the same -- this
2 is a beige type of stucco, and that will be the
3 same on the house itself, and then the brick
4 will be the same as the house itself. That's
5 the type that we'll be utilizing.

6 With that, that's essentially what we
7 plan to do.

8 MR. PULASKI: I think it's nice that
9 you're doing that with this property. Since
10 I've been on the board, I know that it's come
11 before me at least once, maybe twice. Neither
12 of them I think went forward because there were
13 parking issues and such. It's a tough, tough
14 area to do things in because it's relatively
15 crowded and you don't have a lot of parking
16 around. So I'm glad you worked something out
17 that enhances that area.

18 ACTING CHAIRMAN NEMECEK: There's no
19 setback either because that's the way these
20 buildings are.

21 MR. COSTELLO: Correct. The front of
22 it will now be flush. This is the building to
23 the left of it, this is 295 Main Street, and
24 essentially it will be flush with the front

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here when the building is out.

MR. PULASKI: It's a nice area to have two families because you could walk to the train station, it's very convenient, and yet you aren't out somewhere where you just have houses next to it. It's more of an urban style there and probably most people would have put a storefront in there, but you've brought some housing, some apartment style, large apartment style housing.

ACTING CHAIRMAN NEMECEK: If I heard you correctly -- and the notes reflect this -- each of the recommendations that were made by the Architectural Review Board were incorporated into the application that's before us today, right, in some form or another?

MR. COSTELLO: Correct, and that's specifically with the lowering of the brick, the gable, moving it over, centering the window, putting the light, and that's essentially it.

ACTING CHAIRMAN NEMECEK: I do like the revised version, particularly with the gable over the door, better than --

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MR. COSTELLO: I think the one comment before, it almost looked like a garage entrance there.

ACTING CHAIRMAN NEMECEK: Yes.

MR. COSTELLO: We have to agree, once you put the gable over it, it just has a nice visual.

ACTING CHAIRMAN NEMECEK: It has a better flow to it.

MR. PULASKI: So that space in the back you're going to use for parking?

MR. COSTELLO: Correct. There's plenty of parking back there. I would say there's 8 to 10 spots.

MR. PULASKI: Really? That's a great attribute. People will be able to rent them out.

MR. COSTELLO: You never know.

ACTING CHAIRMAN NEMECEK: Well, let's see if there are any comments from the public on this. I make a motion to open the public hearing for Application 17-05, 297 Main Street.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in

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favor.

(All aye.)

(No comments.)

ACTING CHAIRMAN NEMECEK: It does not appear that there are any comments from the public on this one, so I move to close the public hearing on Application 17-05, 297 Main Street.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

MR. PULASKI: I don't mean to make a commercial statement, just parking is tough.

MR. COSTELLO: Oh, in that area?

MR. PULASKI: Yes.

MR. COSTELLO: Right, exactly. That's one of the reasons we were converting it to residential, it's hard to rent that.

ACTING CHAIRMAN NEMECEK: Yes. It's a frequent issue throughout town. I mean, we've dealt with that with the Keller Williams application. I know there's an application that was before us some months ago for a

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proposed -- a new construction on Main Street a little bit further south of your location, and one of the main problems that everyone has identified, it's fairly obvious, is parking.

MR. COSTELLO: Tough road.

ACTING CHAIRMAN NEMECEK: Yes.

MR. PULASKI: And the way we would be approving this is as just parking for whoever lives in those houses.

MR. COSTELLO: Exactly.

PULASKI: Private parking.

ACTING CHAIRMAN NEMECEK: Not having heard any dissent from this board, I'm going to move to approve Application 17-05, 297 Main Street.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Thank you. Good luck.

MR. COSTELLO: Thank you very much.

MR. PULASKI: Thank you.

ACTING CHAIRMAN NEMECEK: Next up is

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1 Application 17-16, 136 Grand Boulevard. If I'm
2 not mistaken, this is like the Canada of
3 Eastchester; right? It's like the very
4 northern tip of Eastchester that actually has a
5 piece of Scarsdale on the property.

6 MR. MAIORANO: It does, in the front,
7 yes.

8 ACTING CHAIRMAN NEMECEK: We are
9 hitting all parts of Eastchester today. We
10 have Chester Heights, we have Main Street, and
11 now, as I said, the Quebec of --

12 MR. PULASKI: You're going to get a
13 negative statement from North Eastchester
14 calling it Canada.

15 ACTING CHAIRMAN NEMECEK: Canada is a
16 wonderful place. I've vacationed there several
17 times.

18 MR. MAIORANO: Good evening, board
19 members. My name is Adamo Maiorano from
20 Community Designs on behalf of the applicant,
21 Mr. Rogliano. We are proposing a new single
22 family dwelling at 136 Grand Boulevard. The
23 existing site is improved with a single family
24 dwelling and detached garage, as well as

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1 roughly 2800 plus square feet of impervious
2 surfaces that will all be removed from the
3 site. Our proposed design is roughly around
4 3200 plus square feet of impervious surfaces
5 that we will contain on site with a proposed
6 storm water management system.

7 As far as the site planning, we did
8 take advantage of the location of the existing
9 curb cut of the existing house. It leads to a
10 two car attached garage. The front elevation
11 will be clad with a 4 inch brick veneer, which
12 is right here. The rest of the house, the
13 sides and the rear, will be clad with a stucco
14 finish. All of the trim is a painted AZEK. As
15 far as the roof, it's an asphalt shingle roof,
16 it's a charcoal color. There is a catalogue
17 cut sheet in your application with the exact
18 colors and the brick of what it would kind of
19 look like in real life. It makes it easier to
20 see the color in comparison.

21 As far as the site planning of the
22 proposed dwelling, the condensers are located
23 in the rear of the house. There will be a
24 landscape buffer around them. The existing

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1 rear yard, I mean, like 90 percent of it is
2 unusable as it is because it's a very steep
3 slope. So the only way to make the rear yard
4 somewhat usable for the dwelling is to -- the
5 proposed we have two tiered 4 foot high
6 retaining walls on the left-hand side, and then
7 we'll have a gradual slope in the rear yard
8 that is a lot less than what is there existing.
9 There will be landscaping in between the
10 retaining walls as well as around the entire
11 site.

12 The top is basically a street
13 rendering of what it would like to fit in.
14 It's a steep slope, Grand Boulevard, and below,
15 which was asked from the Architectural Review
16 Board meeting held on May 4th, they didn't have
17 any comments on the house, but we did do a site
18 section what it would be like with the raised
19 retaining walls and landscaping. It will be a
20 natural stone retaining wall.

21 ACTING CHAIRMAN NEMECEK: What's the
22 overall increase in impervious surface? I
23 think you mentioned it before.

24 MR. MAIORANO: A little bit over

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1 400 square feet. So not a great increase. I
2 mean, as it is now there's no known --

3 MR. WEST: That's like at the bottom
4 of the two hills there; is there like any water
5 considerations for rundown on the hill?

6 MR. MAIORANO: What was that?

7 MS. UHLE: They're installing a full
8 drainage system that is under review by our
9 civil engineer. I'm not aware of any problems.

10 ACTING CHAIRMAN NEMECEK: We received
11 a Kellard Sessions memorandum that's dated
12 May 17th, 2017, and there are certain comments
13 here. Do you have any comments on the
14 comments?

15 MR. MAIORANO: We're going to work out
16 those comments with Joe Cermele. The one
17 comment that he had with regards to the piece
18 of it that's in Scarsdale, the applicant did
19 contact the village engineer and they will
20 obtain their permit for the right-of-way, the
21 driveway work in that area.

22 MS. UHLE: Joe Cermele always let's me
23 know if there's something he's really concerned
24 about. Otherwise, it's also that he's a little

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1 bit behind our schedule only because of other
2 competing things. Actually, Adamo is very good
3 at continuously working with him. I did talk
4 to Mr. Cermele prior to the meeting to see if
5 he had any particular concerns, and I think he
6 thinks they could all be worked out.

7 ACTING CHAIRMAN NEMECEK: We have a --
8 you have a good reputation for working through
9 these water issues. It's a good thing to have
10 a good reputation.

11 MR. MAIORANO: Thank you.

12 ACTING CHAIRMAN NEMECEK: You said the
13 ARB had really no comments on this; no
14 suggested improvements?

15 MR. MAIORANO: Yes.

16 ACTING CHAIRMAN NEMECEK: It was
17 perfect in every way?

18 MS. UHLE: Other than to provide the
19 cross section so the people understood the
20 retaining walls. As far as you know, your
21 neighbors are aware of what the extent of those
22 retaining walls will be?

23 MR. MAIORANO: Exactly. And they
24 contacted the owners and they're in close
25

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1 relationship with, you know, making sure
2 everything goes smoothly. The applicant is
3 well aware of not to deviate from any sort
4 of -- what's shown on the plans, especially in
5 the landscaping.

6 ACTING CHAIRMAN NEMECEK: I do recall
7 a prior application involving --

8 MS. UHLE: That's a sore subject.
9 Let's move on.

10 ACTING CHAIRMAN NEMECEK: Let's find
11 out if the public has any comments. I move to
12 open the public hearing for Application 17-16,
13 136 Grand Boulevard.

14 MR. PULASKI: Second.

15 ACTING CHAIRMAN NEMECEK: All in
16 favor.

17 (All aye.)

18 ACTING CHAIRMAN NEMECEK: Any comments
19 from the public on this one?

20 (No comments.)

21 ACTING CHAIRMAN NEMECEK: Not hearing
22 any, I move to close the public hearing on
23 Application 17-16, 136 Grand Boulevard.

24 MR. PULASKI: Second.

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1 ACTING CHAIRMAN NEMECEK: All in
2 favor.

3 (All aye.)

4 ACTING CHAIRMAN NEMECEK: What's the
5 square footage of the home as proposed and how
6 does that vary -- are there two structures
7 there right now?

8 MR. MAIORANO: Yes, exactly. There's
9 an existing dwelling and there's a detached two
10 car garage, and then there's also some other
11 wacky stuff going on, shed and whatnot.

12 ACTING CHAIRMAN NEMECEK: Yes, it
13 looks a little busy.

14 MR. MAIORANO: Exactly. That will all
15 be cleaned up. I think it's already
16 demolished.

17 ACTING CHAIRMAN NEMECEK: What's
18 the -- I'm looking for it here --

19 MS. UHLE: 2,891 square feet is what
20 they're proposing.

21 ACTING CHAIRMAN NEMECEK: Okay.

22 MS. UHLE: So it's about 2900, plus or
23 minus.

24 ACTING CHAIRMAN NEMECEK: Okay.

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1 MR. MAIORANO: It's an R-5 district,
2 but it's a fairly oversized lot.

3 ACTING CHAIRMAN NEMECEK: And the
4 ridge line is going to be roughly what the
5 ridge line is for the neighbor on the right
6 more or less?

7 MR. MAIORANO: Exactly -- well, it's
8 lower. It is a very shallow pitch, so maybe
9 when you see it on two dimensional it looks
10 more kind of popping. I think it's a 6 on 12,
11 so you don't really notice the roof as dominant
12 as you see it in the elevation.

13 ACTING CHAIRMAN NEMECEK: Any other
14 comments from the board?

15 MR. PULASKI: I think that it's a very
16 nice application of retaining walls because
17 you're dealing with a site that has a lot of
18 slope to it and you want to mitigate that to
19 the extent that you can. I think it also
20 benefits your neighbors when you do it. The
21 only construction concern is that you do it so
22 that the stone stays in place and doesn't
23 deteriorate over time, and that you drain it
24 properly so that the water finds it way back
25

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1 instead of migrating off your property. I
2 think it's a very handsome house that you drew,
3 and I'm fine with it.

4 ACTING CHAIRMAN NEMECEK: Yes.

5 MR. WEST: Picture is almost as nice
6 as John's.

7 ACTING CHAIRMAN NEMECEK: I do think
8 that since we have Joe Cermele's comments, and
9 as Margaret said nothing here appears to be in
10 any way insurmountable, plainly with the
11 retaining walls and the sloping, making sure we
12 retain all that water is certainly of paramount
13 interest, but it looks like that's a very
14 solvable problem here.

15 MR. MAIORANO: Sure.

16 ACTING CHAIRMAN NEMECEK: So I move to
17 approve Application 17-16, 136 Grand Boulevard.

18 MR. PULASKI: Second.

19 ACTING CHAIRMAN NEMECEK: All in
20 favor.

21 (All aye.)

22 MR. MAIORANO: Thank you very much.

23 ACTING CHAIRMAN NEMECEK: Let me see
24 what's next. We have Application 16-34, 186

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1 Old Wilmot Road.

2 MR. PULASKI: You carry a heavy
3 knapsack around for exercise?

4 ACTING CHAIRMAN NEMECEK: It looks
5 like something out of the Charles Bronson
6 playbook.

7 MR. PULASKI: You could take all those
8 steps that count and multiply it by two or
9 something like that.

10 MS. LA ROCHE: Good evening,
11 everybody. My name is Adriana LaRoche. I'm
12 coming from Fred Geremia Architects. I'm not
13 an architect, I'm a senior associate. Fred
14 couldn't come tonight because he has a family
15 emergency, so I'm coming representing him.
16 With me is the owner of the house, Paul Lumaj.
17 He wants to build a new house in Old Wilmot
18 Road. It's a one family house with two and a
19 half stories.

20 On the first floor, we are going to
21 have the living, dining, open space, mostly
22 open space. You have the plans over there. On
23 the ARB -- sorry -- on the second floor are
24 going to be the bedrooms.

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1 From the ARB meeting that we had on
2 November 3rd, they approve it and they said
3 basically that we have problems with the height
4 of the lights, the exterior lights, so they
5 want that we relocate them, and the number of
6 the lights that we were exceeding in some kind
7 of way. So we removed the ones that they were
8 telling us to remove and relocate the lights.

9 The lights were here and now we put it here.
10 There was a light here and another light here
11 and we removed that. There was a general
12 discussion about the color of the sills and the
13 quoins, that too much color and texture.

14 We bring here today the samples. We
15 have here for the base we have the stone. This
16 is the stone that we are going to use. This is
17 the brick that the owner wants to use. That is
18 called desert blend. So this is the lintels
19 that we are going to use in the house. This is
20 the Hardie --

21 ACTING CHAIRMAN NEMECEK: Plank.

22 MS. LA ROCHE: -- For the siding that
23 we have on the top floor and around the front
24 entrance. It's right here and this one.

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1 So also we provide -- in the plans you
2 are going to find also the landscape design.
3 In this one, the landscape architect tried to
4 frame the house between the two big trees, here
5 and here, and these are small trees like 2 or
6 3 feet high so you can see the house. We have
7 plantings here around the AC units and there is
8 an existing hedge around here that we are going
9 to keep, as well as on the side. We are going
10 to keep the existing hedges over there.

11 ACTING CHAIRMAN NEMECEK: Are any of
12 the existing trees going to be kept?

13 MS. LA ROCHE: I'm sorry.

14 ACTING CHAIRMAN NEMECEK: Are any of
15 the existing trees going to be retained?

16 MS. LA ROCHE: If they are in the way
17 of the house, no.

18 ACTING CHAIRMAN NEMECEK: There is a
19 house right now that's going to be demolished;
20 right?

21 MS. LA ROCHE: Yes. The house -- I
22 don't know if you want to have this one. This
23 is the house. The back line is the existing
24 house, and the new house, we are setting back

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1 the new house a little bit more.

2 Did you need the sample of the quoin?

3 ACTING CHAIRMAN NEMECEK: No, I think
4 I'm okay with that.

5 MS. LA ROCHE: Okay. I forgot this
6 one. This is the color of the roof. We
7 propose to be Brownwood shingles, but we
8 couldn't find the right color and the right
9 name, so we are proposing this one that is
10 autumn brown. Okay?

11 ACTING CHAIRMAN NEMECEK: Okay.

12 MR. PULASKI: So the owner of this
13 house lives a block or two away right now? The
14 owner of this house lives a block or two away?

15 MS. LA ROCHE: Yes.

16 ACTING CHAIRMAN NEMECEK: That's the
17 gentleman over here.

18 MR. PULASKI: Oh, okay. Okay. So
19 you're helping the architect out I could see.
20 All right. I think it's a fantastic design. I
21 think you're breaking some ground for that
22 neighborhood in comparison to other houses that
23 are around you. You're going to be a point of
24 change and that's good.

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1 MS. LA ROCHE: On that road, they have
2 pretty houses there. Even old ones with bright
3 colors. We're trying to be classic basically.

4 MR. PULASKI: True. True. You've got
5 a lot of stature. You've got a lot of vertical
6 and breathe. It's a different style. It's
7 more contemporary style, and I see it as
8 somewhat new in that neighborhood, and it's a
9 nice piece of property to put it on.

10 MS. LA ROCHE: Thank you.

11 MR. PULASKI: The expense that you're
12 going to go to for the driveway is -- I love to
13 see it. Not everybody could afford to do that,
14 all the brick and the oval. Then you have the
15 circular stair inside; right?

16 MS. LA ROCHE: Yes, we have a circular
17 stair inside going down the stairs also.

18 MR. PULASKI: Does your present house
19 have all of these things?

20 MS. LA ROCHE: I'm sorry.

21 MR. PULASKI: Does your present house
22 have all of these things?

23 APPLICANT: No. Where I come from, I
24 didn't have a house.

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1 MR. PULASKI: Well, you're going to
2 have a nice one now. All right, I'm fine with
3 it.

4 MS. UHLE: Can I make two quick
5 comments?

6 MR. PULASKI: Yes.

7 MS. UHLE: One, actually, there was a
8 neighbor that lives to the rear that
9 attended -- that came to the meeting but then
10 when they discovered that the meeting was going
11 to start 45 minutes late and that they were
12 number 8 on the agenda, I did go through the
13 drawings with them, and they were very
14 comfortable and satisfied with them. I just
15 wanted to make that clear. So they were
16 intending to attend the meeting.

17 ACTING CHAIRMAN NEMECEK: It's not
18 even 9:45.

19 MS. UHLE: So they were pleased when I
20 showed them the elevations.

21 Then the other thing is, this one, as
22 you can see on the agenda, it was first before
23 the ARB in June of 2016 and November of 2016,
24 so by the time it came to you I think the

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1 architect, even though they had prepared a
2 storm water management plan, had forgotten that
3 they need to deal directly with our engineer,
4 which I had spoken to him about. So that is --
5 they have such a deep back yard here that I
6 can't imagine they're going to have any trouble
7 with storm water management, but I don't
8 believe this has been reviewed by Mr. Cermele
9 at this point.

10 ACTING CHAIRMAN NEMECEK: That was
11 going to be my next question.

12 MS. UHLE: We can certainly, you know,
13 work with the applicant to get that done. I
14 think a long time ago they put the money into
15 an escrow account to get that process started,
16 but I think in the however many months that has
17 transpired the architect had just forgotten
18 about that aspect.

19 ACTING CHAIRMAN NEMECEK: Because I
20 know we do -- it does look like it's a
21 significantly larger structure, and I would
22 think that there's been a significant change.

23 MS. UHLE: Yes. They did prepare
24 storm water calculations that have not been

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1 reviewed, but it's not only more impervious
2 surface, I will have to say they are on an
3 incredibly large lot as well so that makes the
4 storm water management a lot easier to
5 accommodate.

6 ACTING CHAIRMAN NEMECEK: Okay. We
7 would want to --

8 MS. UHLE: That would be a condition
9 at least.

10 ACTING CHAIRMAN NEMECEK: Of course
11 that would be a condition. You said that the
12 landscape plan provides for some sort of cover
13 for the air conditioning units? How are the
14 air conditioning units shielded?

15 MS. LA ROCHE: We have over here the
16 landscape architect provided some bushes that
17 are medium size.

18 MS. UHLE: Then one comment I'll make
19 about the landscape plan -- you have a lovely
20 landscape plan -- I just want to let the
21 homeowner know that this, just like when the
22 board approves the architecture, is essentially
23 what you're obligated to plant. If you wanted
24 to make some modifications, just make sure your

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1 landscape architect contacts our department to
2 see if they're appropriate because -- and I've
3 made this speech before -- what has happened in
4 the past is for some reason the landscape plans
5 get disregarded, contractors plant something
6 completely different, and, in all honesty,
7 we'll have to require that you do it again. So
8 just make clear to your contractor that what is
9 shown on this plan is what needs to be planted.
10 Obviously, if there are certain varieties that
11 aren't available you could do reasonable
12 substitutions and that kind of thing. Before I
13 started emphasizing that, we had a real problem
14 we people just installing things that were
15 completely different than what was approved.
16 I'm just giving you a heads up on that.

17 MR. PULASKI: Also, I think that you
18 make good use of a stone wall to create a flat
19 area in the rear, and, you know, also making it
20 curved as opposed to just a straight line.
21 It's nice. You don't always see it on
22 properties.

23 ACTING CHAIRMAN NEMECEK: Let's open
24 the public hearing. I make a motion to open

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1 the public hearing for Application 16-34, 186
2 Old Wilmot Road.

3 MR. PULASKI: Second.

4 ACTING CHAIRMAN NEMECEK: All in
5 favor.

6 (All aye.)

7 (No comments.)

8 ACTING CHAIRMAN NEMECEK: No one. All
9 right. I make a motion to close the public
10 hearing for Application 16-34, 186 Old Wilmot
11 Road.

12 MR. PULASKI: Second.

13 ACTING CHAIRMAN NEMECEK: All in
14 favor.

15 (All aye.)

16 MS. UHLE: I think the only two --
17 unless you correct me -- two conditions would
18 be the storm water management plan, and then
19 the other one I also wanted to mention about
20 the landscape plan, because you won't be aware
21 of this, we require that your landscape
22 architect once everything is installed just
23 submit a letter that's signed and sealed saying
24 that it's been installed consistent with what

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1 was approved.

2 ACTING CHAIRMAN NEMECEK: On this
3 landscape plan.

4 MS. UHLE: I'll send you a copy of the
5 resolution that has those two conditions in it
6 so you'll see those.

7 MS. LA ROCHE: Okay.

8 ACTING CHAIRMAN NEMECEK: Subject to
9 those two conditions, the satisfactory
10 resolution of the water --

11 MS. UHLE: The storm water management.

12 ACTING CHAIRMAN NEMECEK: Storm water
13 management plan with the town consultant and
14 the --

15 MS. UHLE: Landscape plan. So the
16 storm water management plan would just be
17 required before we can issue the building
18 permit, and the landscape plan would be
19 required before we could issue the CO.

20 MS. LA ROCHE: Okay.

21 ACTING CHAIRMAN NEMECEK: Subject to
22 those two conditions, I make a motion to
23 approve Application 16-34, 186 Old Wilmot Road.

24 MR. PULASKI: Second.

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 2 ACTING CHAIRMAN NEMECEK: All in
 3 favor.
 4 (All aye.)
 5 ACTING CHAIRMAN NEMECEK: Great.
 6 Thank you. Good luck.
 7 MS. LA ROCHE: Thank you very much.
 8 Have a good night and good luck, lady.
 9 ACTING CHAIRMAN NEMECEK: We're on our
 10 last application, Application 17-10, 16
 11 Greenmeadow Road.
 12 We have had instances where people
 13 have been -- we have a very, very sizeable
 14 viewing audience that people have literally
 15 come in -- rushed in to make a comment.
 16 MS. LINHART: At the last minute?
 17 ACTING CHAIRMAN NEMECEK: They were
 18 watching on TV and they run in.
 19 APPLICANT: Oh, really? This is live
 20 right now?
 21 ACTING CHAIRMAN NEMECEK: Yes,
 22 absolutely.
 23 MS. LINHART: That's pretty cool.
 24 ACTING CHAIRMAN NEMECEK: Say
 25 something controversial.

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 2 MS. LINHART: See people tweet in or
 3 something.
 4 My name is Amanda Linhart. I'm the
 5 architect for 16 Greenmeadow Road. Michelle
 6 Viglione is the homeowner. She's not with us
 7 tonight. Nadia and I are here on her behalf.
 8 This project really consists of an
 9 existing cape style house and the back is
 10 already dormered out, so essentially what we're
 11 doing is dormering out the front of the house
 12 to bring it flush with the existing facade.
 13 Actually, we could show the picture. This is
 14 the existing house here. So there is a stone
 15 base and two dormer windows, and we're taking
 16 the dormer windows off, changing this roof
 17 here. I'll walk over to the drawing. We're
 18 going to -- this is a 12.5 slope in the back,
 19 so we're going to just replicate the 12.5 slope
 20 in the front. This is the master bedroom. So
 21 we're going to have a nice cathedral ceiling in
 22 here. This protrudes out about 16 inches in
 23 the front just to give it a little bit of
 24 variation so it's not a totally flat facade.
 25 So this front area here will protrude about 16

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 2 inches and we're adding new portico to the
 3 front.
 4 The comment we got from the ARB was
 5 essentially to beef of the columns here at the
 6 portico. So we took them from 8 inches to
 7 10 inches. They sit on a 12 by 12 base. Oh,
 8 they were 6. Oh, they were 6, so we took them
 9 to 10. They sit on a 12 by 12 stone base,
 10 stone to match the existing.
 11 The other comment, we were discussing
 12 the window sizes, and the comment wasn't
 13 unanimous that the window size needed to change
 14 for this. We did shrink it down a little bit,
 15 but since these are egress windows for the
 16 master bedroom, we couldn't shrink them down
 17 too much or else they would no longer qualify
 18 as egress windows. So at this point we feel
 19 like because this room is facing south, it's a
 20 really beautiful exposure, she's going to get a
 21 lot of light in her bedroom, with the beefed up
 22 columns we feel the windows are proportional in
 23 the front.
 24 For the materials, we're matching
 25 existing. So she has existing vinyl siding on

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 2 the house, which is sort of a beige color,
 3 we're going to match that. We're not doing any
 4 new stone work except on the base of the
 5 columns. We'll match the best we can the stone
 6 work that's on the house. Existing roof is a
 7 charcoal color, asphalt shingles. The gutters
 8 are white vinyl or aluminum. All of the trim
 9 work is going to be AZEK with the white color.
 10 For the windows, we're using Andersen windows
 11 with the snap-on grill, the 200 series.
 12 I think that's it. We left our
 13 samples here last time, so we don't have them
 14 here to show you. If anybody found them.
 15 ACTING CHAIRMAN NEMECEK: These all
 16 look like very attractive renovations. I do
 17 agree, by the way, wholeheartedly with the
 18 recommendation to fatten the portico stanchions
 19 because they do tend to get lost. They look
 20 fine until you actually put them up, and then
 21 it's like, wow, they're not even there.
 22 MS. LINHART: It made a big
 23 difference, it really did. These are the prior
 24 rendered elevations but this is with the
 25 thinner columns, and it really makes a huge

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difference. You could also see that it also helps a lot with the proportions of the windows by fattening the columns.

MR. PULASKI: So now you have a new style.

ACTING CHAIRMAN NEMECEK: I think it does look like a vast improvement. There is no change in the footprint; right?

MS. LINHART: No, no, the footprint stays the same.

ACTING CHAIRMAN NEMECEK: To me, it's a win win. It's an improvement. It's aesthetically pleasing, and the applicant gets the benefit of nice living quarters, expanded living quarters on the second floor.

MR. PULASKI: It's always nice to see a good expansion.

ACTING CHAIRMAN NEMECEK: I will make a motion to open the public hearing for Application 17-10, 16 Greenmeadow Road.

MR. PULASKI: Second.

MS. LINHART: Look at the camera.

(No comments.)

ACTING CHAIRMAN NEMECEK: I make a

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motion to close the public hearing for Application 17-10, 16 Greenmeadow Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

MR. PULASKI: I guess the people that you said were going to arrive, didn't.

MS. LINHART: They're asleep already.

ACTING CHAIRMAN NEMECEK: They're making a beeline right now, but they got caught in traffic.

All right. I really don't have any further comment other than to wish you luck when inevitably in the next moment we approve this application.

I make a motion to approve Application 17-10, 16 Greenmeadow Road.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Thank you.

MS. LINHART: Thank you very much.

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ACTING CHAIRMAN NEMECEK: All right. I think that other than closing this meeting, I think we're done; right?

So I make a motion to close the public hearing of the town of Eastchester Planning Board of May 25th, 2017.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Thank you.

(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 14th day of June, 2017.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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