

TOWN OF EASTCHESTER
Building and Planning Department

EASTCHESTER PLANNING BOARD - 5/28/2020

3

Eastchester Town Clerk
SEP 08 2020 PM 4:24

TRANSCRIPT OF

EASTCHESTER PLANNING BOARD MEETING

MAY 28, 2020

RECEIVED

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
MARK CUNNINGHAM, MEMBER
PHILIP NEMECEK, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

DINA M. MORGAN, REPORTER

minutes of previous meetings, but in the benefit of saving time, we'll do that at another meeting.

Just some sort of guidelines on the public hearing portion. As with all meetings, we're going to hear from the applicants, we're going to hear from our consultants, we, the Board, are going to ask questions of the consultants from the applicant and the applicant himself, and then we're going to open a public hearing if it's not open already. For the public hearing portion, when we say the public hearing is open, you are going to -- I'll read it exactly -- use the raise hand feature on Zoom, that's star nine if you're calling from a phone, Mr. Tudisco will acknowledge you and invite you to speak, and then please make sure to un-mute your mic because we all do that all the time and we can't hear you, so make sure you un-mute your mic, state your name and address, and then address your comments to the board members. So we'll do that just like we would any other Planning Board meeting.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

THE CHAIRMAN: Good evening, everyone.

This is the Town of Eastchester Planning Board meeting of May 28th, 2020. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: This is going to follow the same format of all of our Planning Board meetings, so the next item on the agenda is the roll call. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Jim Bonanno is here. Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Also present today, as always, I'll just tell you who they are:

Margaret Uhle, Director of Planning is here; Robert Tudisco, the Deputy Town Attorney is here; the Town's consulting engineer, Joseph Cermele is also here; and the Town's traffic engineer, Philip Grealy is here.

The minutes. Usually we approve

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. TUDISCO: Mr. Chairman, just one thing I would like to add to that. For the members of the public that wish to make comments, I will invite you to un-mute yourself and make your comment. As soon as you're finished, I'm going to lower your hand. If there's an additional comment, you will have to raise it again so that you could be recognized if we need to do that.

THE CHAIRMAN: That's a good point. Just before we start with the applications, I would like to say thank you to everyone for participating. We've done lots of dry runs. We think we're going to be able to do this. Margaret has done a great job getting us all together. We're hoping it's going to be perfect. If not, just bear with us. Some of us have been doing this months and we still don't have it right, but I think we should be able to get through this together with board members, applicants and viewing public.

MR. NEMECEK: If I could add as well, that we didn't have a meeting at the end of March, we didn't have one at the end of April,

DINA M. MORGAN, REPORTER

5

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 we have a bit of a backlog to get through, and

3 we have the added complication of having to do

4 this virtually, remotely. We would like to get

5 through this in a reasonable amount of time,

6 but, of course, we do want to hear from

7 everyone, that's the whole purpose of having a

8 meeting such as this, so we will try to be

9 concise.

10 THE CHAIRMAN: If I could piggyback on

11 that. I think we would like to streamline

12 this. So applicants, we want to see everything

13 you have, but we're most concerned about site

14 plan things and elevations. Floor plans, yes,

15 maybe, but let's sort of stick to the things

16 that we want to talk about. Please -- as you

17 said, Phil -- keep it as concise as possible

18 without sacrificing content.

19 Please, the public, if you're

20 listening right now, let's keep questions to a

21 minimum -- not to a minimum, sorry -- let's keep

22 your questions whatever needs, but please don't

23 repeat questions that have already been stated.

24 Okay, that's everything I got. So

25 then we'll do what we always do. The first

DINA M. MORGAN, REPORTER

6

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 application is 19-42, 5 Ray Place.

3 MS. UHLE: Just give me a minute to

4 set the applicant up. It will just take a

5 second.

6 MR. VOGEL: Good evening, everyone.

7 My name is Ed Vogel. I'm with Warshauer

8 Mellusi Warshauer Architects. We're here to

9 present the project for 5 Ray Place. We do

10 have some graphics to share and Rick has that,

11 so if you don't mind giving Rick the screen so

12 that he could show that, and I'll walk through

13 the project.

14 MS. UHLE: You have total control of

15 that. Go ahead.

16 MR. VOGEL: Good evening, everyone.

17 Let's see how this all goes tonight. Our

18 mission tonight by the end of the meeting or

19 the end of the hearing, we're hoping that we

20 would have a Negative Declaration and be

21 referred to the Zoning Board of Appeals. So

22 that's our goal for this evening, and we'll

23 present our case for that.

24 As mentioned, there's been a few

25 meetings. Since October 2019, we have met with

DINA M. MORGAN, REPORTER

7

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 the Town and Town departments and worked

3 through some issues that were raised, such as

4 fire access, fire hydrants, traffic, offsite

5 improvements, and storm water management, among

6 others. So right now I'm just going to provide

7 an overview of the project to refresh

8 everyone's memory, and I'll be going relatively

9 quickly. So why don't we go to the next image,

10 next slide.

11 MR. NESTER: So I guess everybody

12 could see my screen?

13 MR. NEMECEK: Yes.

14 MR. VOGEL: Yes. So the project is 5

15 Ray Place, and it's within the red circle area.

16 It is close to White Plains Road at the

17 intersection of White Plains Road and Brook

18 Street where White Plains Road is a commercial

19 corridor, and then just to the south and west

20 of this project is a residential neighborhood.

21 The site lends itself as a transitional zoning

22 between the commercial and residential, and

23 we've elected to put in a multi-family project.

24 There will be 21 units in this project. The

25 site is in the RB zone. We've elected to

DINA M. MORGAN, REPORTER

8

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 invoke the M-700 multi-family zone, which is

3 permitted in the RB zone.

4 If we go to the next slide, we'll talk

5 about the site topography a little bit. So the

6 site is actually very unique in that it has

7 already two parking lots and we bridge one

8 completely and half of the second. The one we

9 completely bridge is on the lower level, and

10 then the one we partially bridge is on an upper

11 level. There are substantial retaining walls

12 from our site and others working their way down

13 toward White Plains Road, and then we're -- we

14 can zoom in, great. Those two fields, we've

15 respected that topography, thereby minimizing

16 impact to and in relationship to the adjoining

17 properties.

18 I would like to stop here and just

19 speak a little bit about zoning because that

20 plays into this. There is a curve -- I don't

21 know if we can put the cursor across the

22 curve -- there is a setback from the

23 residential zone, an R-6 zone, that is

24 partially in the supermarket parking lot, and

25 then a wooded area to our west. That curved

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 zone is 150 feet from the residential zone. So
2 we have this additional zoning requirement that
3 I'll be speaking about.

4 From a zoning aspect, I mentally just
5 grouped them into three categories. One is
6 base building height for the primary zone that
7 we're in. Height is relegated by two things,
8 stories and feet. So maximum is four stories.
9 We're asking for an additional story to make it
10 five. Then height is 45 feet and then that
11 additional story adds a little bit more than 10
12 feet. The third component to height is the
13 bulkheads. As the building moves up, so do the
14 bulkheads. Again, there we're asking for
15 roughly a 10 foot bump in height.

16 The second category that I want to
17 talk about is also related to height, but it is
18 with regards to the residential R-6 zone and
19 that 150 foot setback line that I mentioned.
20 There, building height both in stories and feet
21 have increased. So for stories being two and a
22 half stories, we're asking for four, and then
23 height from 30 feet to roughly 50 feet, then
24 bulkheads also relate to that in height in that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 residential setback, and there the same
2 dimensional increase from 40 feet this time to
3 roughly a little under 60 feet.

4 The third category of variances is a
5 little bit of a few items. So, number 1 is
6 impervious coverage. We are allowed 7 percent,
7 we're at roughly 72 percent of impervious
8 coverage. Then regarding parking, required is
9 33 and we're asking for a reduction of 2
10 parking spaces to 31. Then there is a travel
11 aisle for vehicles. The requirement is for a
12 25 foot travel aisle for maneuvering, and we're
13 asking to reduce it to a more standard 24 foot
14 travel aisle. So those are the variances, and
15 that's what the site plan depicts for you.

16 If we move to the next screen,
17 Anthony. This is the building. You mentioned
18 earlier, you don't want to get too involved
19 with the floor plan, but if we zoom into the
20 first plan, which is the upper left corner, you
21 can see here that we have our main lobby and
22 mail happening with parking, as I mentioned, in
23 that lower parking field, and then there are
24 some utility services.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 If we pan down to the second floor, I
2 mentioned that was that was that upper parking
3 lot, and you could see the entry there too off
4 of Ray Place, and then the parking is
5 underneath the building, again, with some
6 building services and the lobby.

7 If we move to the third and fourth
8 floor plans, this just depicts a typical layout
9 of one bedroom and two bedroom units. There
10 are seven on a floor. Of the seven, there are
11 six one bedroom units and one two bedroom unit.

12 The fifth floor, or the top floor, is
13 similar in layout, but there are some small
14 nuances to it. If we pan over a little bit to
15 the right, this shows the roof with a roof
16 terrace and then some green roof areas being an
17 amenity for the residents. They're able to
18 come up here and enjoy it.

19 So let's move to the next sheet, which
20 are the elevations -- I'm sorry, the unit
21 plans. This just depicts the one bedroom style
22 and the two bedroom style in the unit plans.
23 The two bedroom unit is where the cursor is
24 now. That unit is approximately 1,060 square

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 feet, and then the one bedroom units range in
2 size from 700 to 800 square feet,
3 approximately.

4 Our next image is regarding
5 elevations, which you've seen the front. Here
6 you can see that we've worked with the
7 architecture of the building and we've created
8 a formal appearance. There is a pronounced
9 base to the building, then there's a body, and
10 then there's a crown on top of the building
11 being the mansard roof. So the base of the
12 building on the first floor was for parking,
13 the second floor or the second tier is also
14 majority parking with units in that middle
15 portion and tucked under the roof mansard. The
16 facades normally are broken up horizontally but
17 also vertically by having strong corners.
18 Those strong corners are accented vertically by
19 the window bays that we've created. That
20 architecture is brought all the way around the
21 entire facade.

22 So we have the front, which is Ray
23 Place, which is to the west, and then we have
24 on this sheet to the bottom the south

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 elevation.

3 We go to the next slide, and you can
4 see the rear at the top or the east elevation.
5 Again, we have the same architecture and
6 residential scale and feel to the types of
7 windows and the feel of the materials.

8 Then to the north elevation, which
9 would be the left side. This is better
10 depicted in the next two images that we have,
11 and that is the rendering of the facade. So
12 this is a view from Ray Place, and you can see
13 the strong corners and the vertical features,
14 and then the horizontal makeup between the
15 base, the body, and the top.

16 If we go to the next image -- this is
17 from Ray Place -- the next image is from White
18 Plains Road and Route 22, and you could see in
19 the foreground the CVS. Our building sets up
20 on the knoll or the crest of Ray Place and
21 cascades down towards Brook Street.

22 Our next slide is regarding the
23 building appearance, and this is what we
24 presented back in February. We had a
25 relatively light color gray for the roof and a

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 white brick for the body and a rusticated
3 darker brick for the base of the building.

4 This was accented with the white base as they
5 work up holding those corners, and we add some
6 black mullions, windows, and frames. It's a
7 very formal looking building.

8 With some feedback that we received
9 from the Board being that the white of the
10 building was very light, as a team we looked at
11 it again and the next slide is a variant to
12 this that we're pleased to present as well.
13 Here what we've done is we've darkened up the
14 roof to a medium gray, a more slate-ish looking
15 gray. The brick that holds the corners of the
16 building, the vertical accents, are more of
17 a -- they softened it up a little bit more into
18 the cream side, and then the field of the
19 building between those vertical features is a
20 cementers clapboard HardiePlank, for example,
21 and that color would be a cobblestone, which is
22 even deeper in the beige family.

23 Unfortunately, we're not presenting true
24 materials for the Board to see tonight because
25 of the virtual meeting, so the representation

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 might be a little bit off in all of this, but
3 it's the best we can do at the moment.

4 That wraps up and concludes my
5 presentation for the architecture, and I'll
6 turn this back over to Anthony to carry on with
7 the site engineering aspects.

8 MR. BOHLANDER: Actually, Ed, I'll
9 take over here.

10 MR. VOGEL: Oh, great. Go ahead.

11 MR. BOHLANDER: If you don't mind, Ed.

12 MR. VOGEL: No. Go for it.

13 MR. BOHLANDER: Good evening, Board.
14 My name is Rick Bohlander from JMC. We are the
15 site civil engineers and landscape architects
16 on the job.

17 Since our last presentation on
18 February 27th, we've had the opportunity to
19 either sit down, speak over the phone or
20 through e-mails speak with the Town's
21 consulting engineers, Mr. Joe Cermele and Mr.
22 Phil Grealy; a representative from the Fire
23 Department, Mr. Tom Pintavalle; a
24 representative from the Highway Department, Mr.
25 Rocco Latella; and a representative from the

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 Town, Ms. Margaret Uhle, who has been
3 tremendous throughout this whole process.

4 We feel we have addressed relatively
5 all comments. The comments that have yet to be
6 addressed, we decided, in conjunction with the
7 reviewing engineers and representatives, that
8 some of those concerns are better left for site
9 plan approval to be addressed.

10 In the interest of time, I just wanted
11 to touch briefly on some of the major comments
12 or concerns that were not addressed at the
13 February 27th meeting. One of the main
14 concerns was fire access. Because our building
15 is over 30 feet, it requires aerial access.
16 Because of that aerial access, it requires a 26
17 foot wide -- this is New York State standards
18 and also Town of Eastchester standards -- a 26
19 wide driveway to accommodate the outriggers of
20 the fire trucks. Also, we updated our pavement
21 detail per Mr. Tom Pintavalle's comments just
22 to ensure that the fire truck -- that the
23 asphalt could accommodate the heavy weight of
24 the biggest truck that the town has.

25 As many of you know, Ray Place is a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

relatively steep roadway. Originally, we wanted to have the fire access running along Ray Place in the front of the building, but because of the steep slope, it just wasn't feasible. So we moved it to the southern driveway, as Anthony was showing before.

In a letter from Tom Pintavalle received by the Town and by JMC last month, amongst the asphalt comment, there was another comment about landscaping, just making sure that we didn't propose any landscaping in the area of the fire driveway that would impede any such part of the truck or any firemen getting in and out of the truck. We addressed that. We're not proposing any landscaping that will grow in that area.

We feel that all comments have been addressed in regards to fire access.

Traffic was also a concern. Again, Ray Place, significant pitch, about 16, 17 percent. As Ed has designed the building, it best accommodates this grade change, hence having the two driveways. I know this will need final sign off from the Highway

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Superintendent, but we feel the two driveways are necessary just because of the steep grade change. I think between the two driveways, it's about 10 feet of grade change. We also ensured that the northern most driveway is offset from the Enclave's access, ingress and egress, just to limit any traffic conflicts between the two buildings.

As shown in our traffic report, the trips produced by our 21 unit building are relatively small. We used transportation engineer's Trip Generation Manual, it's a well recognized, well-known publication, just to estimate the number of trips produced from our development. The total trips during the week during peak AM and peak PM hours are about 17, and that's combined from 7 to 9 a.m. the peak AM, and the PM which is 4 to 6. That's a total of 17 trips throughout the day, which we feel is minimal.

Another traffic concern was the site distance lines. Coming down Ray Place looking left onto the Brook Street and while you're making a right, there are on-street parking

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

that hinder the site distance. Right now, we calculate it at about 85 feet, and I think the required is about 190 feet. To get that adequate site distance, we would need to remove three of those spaces, three of the closest spaces to Ray Place. This would obviously provide adequate site distance. Since Brook Street is a County road, we feel this is a conversation to be had between the Town and County, and we would be more than happy to provide the traffic report to the County just to help any way we can.

That's pretty much it for the traffic. We feel that all traffic comments have been addressed.

Some storm water management comments. Since our site is under -- the total site area and total proposed is under one acre, we are under the New York State threshold for a full storm water pollution plan, but we did put a storm water report together just to outline how we plan to mitigate the storm water issues and just the increase in impervious area. When I say increase in impervious area, as you know,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

the majority of the site is impervious, it's two parking lots, but Town of Eastchester requirements require us to design our system as if the site was previously undeveloped and completely pervious.

There was one problem that we ran into with the storm water. There is currently an existing storm water management system in the upper parking lot. We don't know how old it is. We're not sure how it was designed, what it was designed for, and it was taking in water from off site from what will be the DeCicco's parking lot. So after sitting down a couple of times with the Town's consulting engineer, Mr. Joe Cermele, we feel we've come up with a good solution to probably mitigate all increase in runoff flows.

That was really it for the storm water. We feel that all the storm water comments have been addressed.

Just real quick on utilities on water and sanitary. The project will require a 200 linear foot water main extension that would connect into the 6 foot main running along

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Brook Street. We are in the process of
2 finalizing the design with Suez Water. We had
3 a meeting with Suez late in 2019 in the winter,
4 and they assured us that there is adequate
5 capacity to accommodate the site.

6 The project would also require
7 approximately 190 linear feet of sewer main,
8 which would connect into the existing 12 inch
9 main running along Brook Street. Town
10 requirements, they have an I & I Program,
11 Inflow and Infiltration Program, which will
12 require us to mitigate three on one. For every
13 increase in gallons per day, we would have to
14 do three times that to properly mitigate the
15 increase in flows. We've also sat down with
16 Mr. Joe Cermele and Rocco Latella just to kind
17 of finalize -- not finalize but kind of hammer
18 out a feasible solution to mitigate the
19 sanitary sewer flows. What we have agreed to
20 is video a specified amount of linear pipes in
21 the adjacent neighborhoods, and after we video
22 those -- the purpose of videoing would be to
23 find any illegal connections just to see the
24 condition of pipes so we can identify if there

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 are any illegal connections, the condition of
2 the pipes, and we would then after videoing
3 figure out an exact amount of pipe to either,
4 you know, re-line, parge or repair the pipes
5 that are in bad condition.

6 We've also agreed to resurface the
7 entirety of Ray Place. Like I just talked
8 about the utility connections, we are cutting
9 up a significant amount of Ray Place. We just
10 felt it necessary to resurface the entirety of
11 Ray Place and also replace the curbs, which are
12 not in the best condition, all along Ray Place
13 on our side of the site. That also includes a
14 walkway going down from the site connecting
15 into the sidewalk on Brook Street. As part of
16 that, one of the comments from the consulting
17 engineer was to ensure that both ramps on the
18 side of Ray Place at the Ray Place and Brook
19 Street intersection were A.D.A. accessible and
20 we designed those. We also designed A.D.A.
21 accessible ramps at both entrances, both
22 northern and southern driveways of the site.

23 That is pretty much it for the site
24 plan stuff. After we walk through the massing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 model, I'll be happy to answer any questions.
2 Now Anthony will take over with the massing
3 model.

4 MR. NESTER: Thank you, Chairman,
5 members of the Board and staff. My name is
6 Anthony Nester at the firm of JMC.

7 This evening, I will walk through an
8 animated clip of the massing model that is
9 prepared for this project, as was also
10 requested by this Board. I will provide a
11 narration as to where we are with regards to
12 roadways and things like that and directions.
13 I ask that you let the animation play through
14 in it's entirety at first, and if you would
15 like to go back, we could do so after. I would
16 also like to note that the revised building
17 colors that Mr. Vogel mentioned earlier, are
18 represented in this animation.

19 Lastly, just to note that most of the
20 data that was used to create this model, was
21 taken from current Westchester GIS data. Since
22 we did cover a pretty vast area in this section
23 of Town, you may notice some uneven areas
24 throughout the animation. I just wanted to let

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 everyone know that.

2 I'm going to toggle over my screen.
3 Can everybody see the revised screen?

4 THE CHAIRMAN: Yes.

5 MR. NESTER: What I would like to do
6 here is, 5 Ray Place site is located centrally
7 in the screen here. Everybody could see my
8 cursor. Located right here. We would like to
9 start at this location, one, just to give a
10 sense of where we are with the location of
11 Brook Street, White Plains Road or Route 22,
12 Ray Place, The Enclave, this single family
13 residence to the west, which Mr. Vogel
14 mentioned earlier. What is important that we
15 would like to emphasize here too is the large
16 wooded buffer that exists today between the
17 residences and the single family area to the
18 west to the shopping area and also to our
19 project.

20 I'm just going to run this animation.
21 We're going to start at this elevation and
22 continue north on Ray Place. We're ultimately
23 going to wind up I'm going to call it eye
24 level, so around 6 feet in height.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 You can see the buildings that we've
2 incorporated into the model, which were all
3 taken from Lidar from the County GIS. Now
4 we're going to get down Brook Street at eye
5 level and come up to the approach of Ray Place
6 to the right or to the south. So we're going
7 to make that right up Ray Place as if you were
8 traveling south on Ray Place. The Enclave is
9 on your right there and our new building is on
10 the left. We're going to come up to the top of
11 the knoll here, which it at our southern
12 entrance drive. We're just going to back out
13 down south into the parking lot as if you were
14 coming from the shopping center north on Ray
15 Place, give you a sense of the trees. Now
16 we're going to travel down Ray Place in the
17 northbound direction, come up to Brook Street,
18 and we're going to go east. Try to keep an on
19 eye on the building as we're going through
20 this. Now we're travelling east on Brook
21 Street up to the intersection of Route 22.
22 Once we get to this intersection at Route 22,
23 we're going to travel in a south direction. At
24 this point, we're going to turn around and go

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 in a northbound lane and go northbound. We're
2 going north past Brook Street and turn around,
3 back up, and go south.
4 That is the clip that we have. I
5 would think that that concludes our
6 presentation. If there are any questions for
7 either Mr. Vogel or myself.
8 THE CHAIRMAN: Thank you. Standby for
9 a minute. Do we want to see the clip again,
10 guys, or we're good?
11 MR. NEMECEK: I think it was very
12 helpful.
13 THE CHAIRMAN: Do you want to run
14 through it again?
15 MR. NESTER: I could do it once
16 without talking at all and let you guys just
17 watch it.
18 THE CHAIRMAN: Yes, would you. That
19 would be great. I would like to see it again.
20 MR. NESTER: It's only two minutes
21 long.
22 THE CHAIRMAN: It's well done, and I
23 think it helps us quite a bit.
24 MR. NEMECEK: I think in particular
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 when you go up Ray Place, that is a pretty
2 accurate sense of the slope. I've driven up
3 that.
4 MR. NESTER: If you guys want to stop
5 at any point, just give me the word.
6 THE CHAIRMAN: Sure. Thank you.
7 (Video playing.)
8 THE CHAIRMAN: Can you stop it there?
9 Yes, stop it there. Just back it up a little.
10 MR. NESTER: I could back it up. Just
11 so you know, I can't manipulate the camera
12 angle, but I can stop it.
13 THE CHAIRMAN: That's fine. Okay.
14 Thank you. You could keep going.
15 (Video playing.)
16 THE CHAIRMAN: Thank you. It's very
17 well done. It certainly gives us an idea of
18 the massing and size of the building.
19 So I think what we're going to do now
20 is, we're going to ask Mr. Cermele to come up
21 and address the site plan issues that you guys
22 went over because he's reviewed the memos. Can
23 we somehow pass to him?
24 MR. CERMELE: You can hear me; right?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 THE CHAIRMAN: Yes, I can.
2 MR. CERMELE: As was mentioned from an
3 engineering standpoint, JMC did resolve or
4 address a number of the smaller technical
5 issues that we -- not issues -- the comments
6 that we had regarding the site with regard to
7 grading and drainage and various retaining
8 walls and such. We did meet with Highway, and
9 they had addressed a number of their comments
10 with regard to improvements within the
11 right-of-way of Ray Place related to sidewalks
12 and curbs and some drainage improvements. I
13 think the majority of our prior comments have
14 either been completely resolved at this point
15 or are somewhat minor and able to be dealt
16 with.
17 With regard to the storm water, there
18 was a preliminary storm water report provided.
19 I think certainly for the purposes of SEQRA, I
20 think we're at a point where we can agree that
21 the site can be mitigated from a storm water
22 standpoint. There's still some details that I
23 think will need to be worked out. As I said,
24 the report was preliminary, so there are still
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

supporting documents, figures, and calculations that need to be provided, but I think as a whole the site will be able to be mitigated from a storm water standpoint.

For us, I think the largest unknown at this point is related to the sanitary sewer mitigation. Obviously, as was mentioned, they'll need approval from the Health Department for extensions to the water and sanitary sewer mains.

With regard to the I & I and concerns related to the overall capacity of the system, we had discussed at a staff level with John Meyers some alternatives for them to consider in an effort to mitigate I & I and deal with the capacity concerns for the existing system. That included televised inspections of certain sanitary mains within the sewer shed that this project is located in, trying to identify some problem areas that could be repaired to reduce the inflow and infiltration into the existing system. We had also discussed, and it was an idea actually brought up by the applicant, a means to store sanitary waste on site and then

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

discharge it into the system during off peak hours. I don't know if that concept has been furthered by the applicant.

Finally, we discussed, and I think it was mentioned or discussed at the last meeting, the potential to revisit the MTA crossing for the overflow bypass, which I think would resolve a lot of problems and concerns that the Town had. I would like to hear more on that particular component of the project, and if any conversations with the MTA had been had. If so, what the response is. If they've given any further thought to the on-site storage for the off peak discharge, that would certainly help with the capacity concerns that the Highway Department had. The sanitary is really, from an engineering side, the one remaining item that could use a little attention at this point.

THE CHAIRMAN: Sure. Thank you, Mr. Cermele. Were you done with everything? I'm sorry.

MR. CERMELE: Yes, unless you have any specific questions.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

THE CHAIRMAN: So now is the opportunity for the Board to address questions to Mr. Cermele about site issues or what he just said, or to the applicant about any of the issues that we saw about massing or any other questions.

I'll start with one question since it's fresh in my memory, if you don't mind, guys. It's addressed to Mr. Cermele. As you said, there's three separate means with which to address the sanitary sewer issues, and one was site, the other was MTA, and the other was the I & I. Just so I understand, if you investigate the existing mains, would you start with the one on Brook Street and that would be the one most affected?

MR. CERMELE: I don't know that we would need to start with Brook Street. I don't know that historically there has been issues with that main. We can confirm that with the Highway Department.

What we had recommended was, the neighborhood to the north and there's portions of the residential properties on the east side

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

of Route 22 that all contribute to the same sanitary sewer shed that ultimately end up flowing down Brook Street and underneath the tracks at Harney Road, so if there are any problem areas in that entire system, eliminating infiltration from any part of that would help offset the design load from this project. Envision this as a large bucket. They're going to be adding to that bucket, and if we could help eliminate some of the leaks from other sanitary mains in that system, that will offset the impact from this project. I don't necessarily think it has to be immediately adjacent to the property but somewhere in this area.

MR. NEMECEK: Joe, I have a follow-up question on that because you mentioned the MTA and potential discussions with the MTA. You just mentioned Harney Road. Could you explain that issue with the MTA again? This is Metro North and the tracks which are at the bottom of Brook Street when it becomes Harney Road.

MR. CERMELE: I don't know all the details of it. I wasn't involved in that

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 project that this originally came up with.
 3 From what I understand, there is the ability to
 4 provide on Scarsdale Avenue a bypass, an
 5 overflow bypass beneath the MTA right-of-way
 6 that would relieve the sanitary main that flows
 7 through Harney. That's the main line. If that
 8 becomes overwhelmed and surcharged, the
 9 surrounding area starts to back up and realize
 10 issues with sanitary capacity. There was the
 11 ability, had the MTA approved it, to provide a
 12 bypass for overflow. That would have
 13 alleviated a lot of the concerns with both I &
 14 I and overall capacity even during dry weather
 15 conditions. I think that would be probably be
 16 the Cadillac or Mercedes fix for the problem.
 17 I don't know how easy it's going to be to
 18 achieve with the MTA. Again, from what I
 19 understand, their position in the past was very
 20 hands off, they didn't want to deal with it,
 21 they didn't want to permit it. Times have
 22 changed and time has passed, there may be a new
 23 line of thinking. So we felt it was worth
 24 asking the question again and maybe try to
 25 pursue that angle.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 THE CHAIRMAN: Mr. Cermele, I think
 3 when you were talking, you had a question that
 4 seem to be addressed to James, and that is an
 5 update on the site storage design. I imagine
 6 now would be a good time to address that to the
 7 applicant to see if they made any progress.
 8 MR. NEMECEK: The other question was
 9 about the MTA, whether you had discussions with
 10 the MTA.
 11 MR. NESTER: This is Anthony again
 12 from JMC. Just to give you an update on the
 13 alternatives for the sewer, we had had
 14 conversations with the Westchester County
 15 Department of Health with regards to providing
 16 some type of holding system on the property,
 17 and it was something that they were not
 18 accustomed to. It would be brand new to them.
 19 None of the requirements that they have would
 20 apply to this provision by providing some kind
 21 of storage on site within the sewer district.
 22 So we felt that at that time it was more
 23 prevalent to provide more substantial I & I
 24 infiltration recommendations or fixes, rather
 25 than to proceed with something that wasn't

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 guaranteed by the Health Department.
 3 With regards to the MTA, we have not
 4 contacted them at this moment, but we did pull
 5 out all the information of what we did submit
 6 to them in the past, and we will reach out to
 7 them as requested.
 8 THE CHAIRMAN: So can you reach the
 9 design flows, or whatever it is you're trying
 10 to do, without the site storage, or is it
 11 something that also needed to be done at the
 12 same time?
 13 MR. NESTER: Joe, correct me if I'm
 14 wrong, Mr. Cermele had mentioned before as part
 15 of the mitigation, we would video a certain
 16 section of the existing system to determine
 17 where there are locations of inflow and
 18 infiltration coming in from the street drainage
 19 or from elicit connections or manholes that are
 20 in disrepair, and just identify areas where
 21 they could be repaired to eliminate the amount
 22 of runoff, you know, storm water runoff
 23 entering into the system, which is overtaxed.
 24 THE CHAIRMAN: If you fix enough
 25 spots, you decrease the capacity.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MR. NESTER: Correct.
 3 THE CHAIRMAN: Okay. Thank you. Back
 4 to the Board. Any more questions for Mr.
 5 Cermele?
 6 MR. NEMECEK: Yes, I have a question
 7 for Mr. Cermele, and that is, I understand the
 8 concept, the I & I concept, you're identifying
 9 areas where there is infiltration that can be
 10 patched up, if you will, so that the system is
 11 not taxed as much. I think apropos to the
 12 Chairman's comment, if you do enough of that,
 13 you've negated the effect of the increased
 14 sanitary sewage that you're adding by the
 15 building. Does that work in real life? I
 16 mean, it sounds like a great concept. Who's
 17 paying for the repairs of the -- who's paying
 18 to repair the disrepair, the areas of
 19 infiltration that are identified? Is that
 20 something that realistically, A, that the Town,
 21 if it's the Town, or whoever is paying for it
 22 is going to have the budget to do, or is it
 23 something where it's basically, we've
 24 identified this, that and the other thing,
 25 okay, you've checked off that box, we're good?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

How does it work in practice?

MR. CERMELE: The short answer is, yes. If mathematically you can figure out an I & I rate, right, and offset that or eliminate that from a numbers standpoint what you're adding can be negated by correcting the I & I. Typically what's done is you would do flow monitoring during dry weather in select areas, and that would give you your base flows, and then you do that same study during wet weather periods and where you see your spikes is typically where you're going to have your I & I issues. It helps you target the trouble areas and gives you a sense of the flows that you would be eliminating from the system from an I & I standpoint.

As far as who does it, how it gets done, who pays for it, there are various ways to do deal with that typically. What I've seen and what we've had to do on projects ourselves is, that onus is on the applicant. They want to develop the property, the impacts that they need to mitigate, just as they would with storm water and anything else, would be on them. We

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

would obviously assist them in the study area and help define that and develop the parameters and agree on the repair areas and methods, but the actual completion of those repairs is typically on the applicant.

MR. NEMECEK: Because that's what I would want to see here, I would want to see that followed through so that the actual impact is, at the end of the day, preferably a negative impact. That it's better than it was before. That the system is more able to handle -- that it's able to handle a greater capacity because the net effect of the repairs outweighs the introduction that's coming from the building. That, to me -- because -- the reason that I believe we're spending as much time as we are on this is because this sanitary sewage, sanitary water system seems to be one of the bigger problems with this -- or bigger issues, I should say, with this proposed development.

MR. CERMELE: Right. It certainly seems to be a big problem in this immediate area. The mitigation that they would propose

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

would simply offset their development. It certainly wouldn't be intended to correct all of the problems. It certainly would take it to a level where their project wouldn't further it.

MR. NEMECEK: Was there some reference to a three to one ratio?

MR. CERMELE: There was. It not only offsets the project, but it does give a benefit to the community.

MR. NEMECEK: That's important.

THE CHAIRMAN: Thank you. Any more questions of the applicant about the massing?

I do have a question, and it's not about site plan, it's about the massing. I don't know what rendering or what view you guys showed -- yes, it was that one. If you can back it up to the point where we're standing in the CVS parking lot looking at the building. Yes. Keep going. Yes, that right there. So is there a landscape plan or anything? I like the trees in the near part. Is there landscaping there? It can't be because that's parking up there.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. NESTER: Correct. All this landscaping that's here is the existing landscaping. That's between the parking lots that are currently there today and the parking lot below. Unfortunately, most of the landscaping that we're providing on site happens in these little pocket areas that are behind and along Ray Place. It's very difficult to see. These trees here. This one, this one and here and another one back here, which are actually the trees which would fit in the islands within the parking areas.

THE CHAIRMAN: Oh, okay. So they are there, but they're small because of the parking area.

MR. CAMPANA: Is there -- excuse me. Is there a buffer along the inside of that retaining wall, a buffer between the retaining wall and the pavement? If you can go back to the site plan or the landscape plan.

MR. NESTER: Actually, it's not shown on this because this is the lower parking lot.

MR. CAMPANA: Right.

MR. NESTER: If you could see my

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 cursor. There is another wall which is not
 2 shown on here -- this is all GIS data -- there
 3 is another existing wall which runs along here
 4 which you see on Route 22. So here's the
 5 property line and here's the southern existing
 6 wall that goes down this way and there's the
 7 other one that picks up here. Whatever
 8 vegetation is within this area, and it widens
 9 as you go south, is to remain and we're not
 10 disturbing anything. This is an existing tree
 11 on the north end that we are maintaining and
 12 then this small pocket of landscaping here in
 13 the upper tier of the parking, which is covered
 14 by the existing canopy of the trees here is
 15 provided in the back. We're relying on the
 16 existing buffer between the lower parking lot
 17 and our lower level parking to act as a buffer.

18 MS. UHLE: Anthony?
 19 MR. NESTER: Yes.
 20 MS. UHLE: Along those lines,
 21 unfortunately, I think Jay is going to have to
 22 look at that again with regard to if you meet
 23 perimeter landscaping requirements, just to
 24 note.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. NESTER: Okay.
 2 THE CHAIRMAN: That's all existing,
 3 though, you said?
 4 MR. NESTER: Yes.
 5 THE CHAIRMAN: So that wall is
 6 existing and any landscaping that's there, as
 7 you just said.
 8 MR. NESTER: Correct. Let me see if I
 9 could go back.
 10 THE CHAIRMAN: Yes, that's good.
 11 Thank you. Okay. There was another question.
 12 If you go around to Brook, Brook looking up
 13 Ray -- could you back it up to there? That.
 14 Whose wall is that? That's CVS's wall; right?
 15 MR. NESTER: This one right here?
 16 THE CHAIRMAN: Yes.
 17 MR. NESTER: Yes, that's CVS's wall.
 18 THE CHAIRMAN: Are there sidewalk
 19 improvements as part of this?
 20 MR. NESTER: I believe we are adding a
 21 new sidewalk along our frontage all the way
 22 down to Brook Street. As recommended by your
 23 traffic consultant, we are also improving drop
 24 curb ramps at both east and west sides.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 THE CHAIRMAN: Okay.
 2 MR. BOHLANDER: Those are A.D.A.
 3 accessible.
 4 THE CHAIRMAN: I see that. Other
 5 questions, guys?
 6 MR. CAMPANA: No questions, here.
 7 MS. UHLE: Jim, are you going to move
 8 on to Phil Grealy?
 9 THE CHAIRMAN: Yes, I am. I was just
 10 thinking if there was anything on anyone's
 11 mind. We'll have an opportunity to continue
 12 asking questions after we hear from Mr. Grealy.
 13 That's your cue, Mr. Grealy.
 14 MR. GREALY: Good evening, Mr.
 15 Chairman and members of the Board, Philip
 16 Grealy, Maser Consulting.
 17 I think Mr. Bohlander gave a good
 18 synopsis of some of the items that we've been
 19 dealing with. Historically, we had prepared
 20 our first series of comments back in December
 21 of 2019. They responded with information,
 22 including a traffic study, which we reviewed,
 23 commented on, and we covered that in our
 24 February 27th letter.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Subsequently, they updated the traffic
 2 study to deal with some outstanding issues, and
 3 we reviewed and commented on that in our
 4 April 2nd memo.
 5 So that brings us forward to our most
 6 recent memo, which is May 21st of this year.
 7 The applicant, JMC, Mr. Bohlander have gone
 8 through and have been very responsive to our
 9 comments. As outlined in our May 21st letter,
 10 many of these we are just recommending that
 11 they be kept as conditions of site plan
 12 approval. We'll work together with Margaret to
 13 make sure that those get carried forward and
 14 that they include such things as the sidewalk
 15 treatments and the resurfacing limits. They do
 16 show on their plan those limits, but just some
 17 of the details relative to that.
 18 In terms of their traffic study, just
 19 to kind of give a real quick synopsis because
 20 there were some comments from the public at the
 21 February meeting, they provided information on
 22 existing traffic conditions, the trip
 23 generation that Mr. Bohlander quoted. In terms
 24 of the one hour peak period, you're looking at

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

approximately 17 or so vehicle trips that are generated. So it's not a huge number of trips.

However, one of the other comments that we had requested, since the supermarket was unoccupied at the time of their traffic counts and their traffic study, they needed to include traffic for the re-occupancy of the supermarket, which they did. That was updated. We had some differences in terms of the distributions or the amount of traffic that we thought might use Ray Place. They provided an update in their most recent traffic study to show what that effect would be, if it was somewhat higher. Again, these are working with standard projections, and they're pretty typical for any of the supermarket category, which would include the re-occupancy which is planned with the DeCicco's.

So they've addressed all of those items. They've taken into account background, other development projects, the re-occupancy of that space and what traffic would be generated for that, and, as I said, most of the items that we've highlighted here are site plan

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

approval type conditions of making sure things get done and get carried over with the Highway Department, etcetera. They addressed the site distance and the need for their two driveways out to Ray Place. They added the sidewalk. There is one small section of sidewalk at the south end of the property approaching the shopping center that is not part of this application, but it's somewhat of a missing link. The applicant has agreed to coordinate with the Highway Department and with the adjacent shopping center to get that moved forward and get that accomplished. So we think that's important in terms of some of the public comments, giving pedestrian access for anyone from this complex or anyone coming from Brook Street access to shopping center area. So that last remaining piece that you see on the site plan that's on the screen just south of their property line is the area we're talking about. So the applicant has agreed to work together with the Town and the adjoining shopping center to deal with that, and also deal with some of the striping and signing as you enter into the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

shopping center. Again, it's not their property there so they don't control it, but they've agreed to continue to work with those items.

So, in general, their traffic study has addressed all of the issues. There are two items that I would like to comment on, that I think are important for the Board to understand and are key to the project in terms of site distance at Ray Place and Brook Street. As Mr. Bohlander indicated in his presentation, the current site distance exiting from Ray Place looking to the left down Brook Street is restricted due to on street parking. In order to improve that to meet current standards, there would have to be a removal of three parking spaces. Now, that involves two things. Because Brook Street is a county road, I don't know, I haven't seen any correspondence, but we don't know if there's been any correspondence between the applicant's engineer and Westchester County DPW, Department of Transportation. There was some correspondence received from the Westchester County Planning

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Department, which the applicant has addressed, but we would like to know if there's been any correspondence or any weighing in from the County on their position relative to potentially moving of parking spaces, and, for that matter, the improvements to the sidewalk that would be within the County right-of-way. Again, this would be something that would be a condition of a site plan approval, but it's important in terms of the existing conditions at this intersection.

The last component of that is, the removal of the parking spaces in this particular instance would also involve the Town Board, I believe, because those are metered parking spaces. I don't know if there's been any discussion with the Town Board about that. Again, this is an existing condition. The applicant has identified the shortfall of existing site lines. They've identified what would need to be done to fully improve that. I don't know if there's been any input or feedback from either of those.

The last item that I have, again, in

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

the applicant's most recent response, which was their May 15th response relative to this parking issue, they just indicate that the applicant will continue to pursue the removal of the three on-street parking spaces to improve the site distance. So we want some input on that.

The last item, there was a question by a member of the public relative to the potential need for a traffic signal at the intersection of Ray Place and Brook Street. Now, the applicant has done a capacity analysis which demonstrates what their impact in terms of increase in delay, which would be pretty minimal from their traffic, and they have in their May 15th response agreed to provide a traffic signal warrant analysis, which is a separate analysis that just reviews whether or not a signal would even be warranted at that intersection. Based on their capacity analysis, I don't think it will be warranted. They have agreed that they will provide a warrant analysis, but that hasn't been completed yet. So whether or not that is put

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

off until site plan approval or that's something in response to the concern or comment from the public, I think those are the only really two items that are somewhat outstanding at this point in time. Maybe the applicant could respond if they've had any discussions with the County on the intersection, and if they've had any discussions with the Town Board relative to parking removal.

I think that's pretty much it.

THE CHAIRMAN: Thank you, Mr. Grealy. So it's about the site distance and the warrant study. Who does the single warrant study; the applicant does it, right, and we review it?

MR. GREALY: Yes, the applicant would do that and they've agree to do that. In their response of May 15th, they indicated that the would provide that. We just haven't seen it yet. Again, based on the volumes and the capacity analysis that they did, I don't believe that it will satisfy the warrant for a signal, but they to have to provide that to us so we can clearly sign off. Again, because this is a County road, the input from the County

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

would be useful also.

THE CHAIRMAN: Okay. Got it. Thank you, Mr. Grealy. Anything else?

MR. GREALY: That's it.

THE CHAIRMAN: Great.

MR. GREALY: Everything else we have listed there are items that would be dealt with as conditions of site plan approval. So I don't think there are any heavy items there. Margaret would roll those into any site plan approval conditions.

THE CHAIRMAN: Sure. So this goes back to the applicant. Can you give the Board and Mr. Grealy an update on both of those issues?

MR. NESTER: Yes. Again, this is Anthony from JMC.

Just to echo some of Mr. Grealy's comments with regard to the warrant analysis and dealing with the County and the Town Board with regard to the removal of those potential parking spaces, we feel that that's kind of like a site plan issues. It's not that we do not want to provide that, but we were just

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

trying to get further, and, hopefully, get before the ZBA prior to doing anymore investigation with regards to pursuing those improvements out on Brook Street.

We feel based on the minimal amount of traffic being generated with regards to a warrant analysis, we concur with Mr. Grealy that we don't believe that it will meet those warrants, and we feel that it's a site plan issue with regards to the warrant analysis.

In regards to the removal of the parking spaces, I think it's going to be -- I think it's a collaborative effort between the Town staff, the applicant to go through the process of whether those spaces need to be removed or not. I don't know if involving the Town Board at this time is necessary.

THE CHAIRMAN: Okay. Sure. I guess the Board has to decide if we agree with you or if we think they need to be resolved. Obviously, we'll get to that. There are few issues that are SEQRA issues that we have to resolve before we move forward.

MR. NEMECEK: I think with the site

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 lines and the warrant, I think the far bigger
2 issue, quite frankly -- again, assuming that
3 people go back to stores after this whole
4 pandemic is over -- is the DeCicco & Sons.
5 I've been at a couple of their locations in
6 Westchester County, and the parking is just
7 packed to the gills. For a supermarket, it
8 really draws people. Once that opens up -- and
9 again, assuming people still go to supermarkets
10 like they used to -- that is going to result in
11 problems at that location with or without the
12 applicant's development.

13 Obviously, we have the opportunity
14 while we have the applicant before us, to
15 address these issues, and that's why we're
16 doing so. I want to remind everyone, as I'm
17 sure the applicant already has, and Mr. Grealy
18 even mentioned, that this is a preexisting
19 problem not caused by this application, and the
20 amount of increase in the traffic caused by
21 this development would be fairly minimal. I
22 would think, without any scientific evidence,
23 that it would be dwarfed by the amount of
24 traffic that would be generated by DeCicco &

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Sons once it's up and running and at full
2 capacity. So I just wanted to comment.

3 THE CHAIRMAN: Thank you. Any other
4 comments from the Board, guys? This is a
5 public hearing and we're going to open it to
6 public comments if we don't have anymore at
7 this point.

8 MR. CAMPANA: No comment here.

9 THE CHAIRMAN: All right. So let's
10 try the public hearing part of this meeting.

11 MR. TUDISCO: Again, Mr. Chairman,
12 just to make an announcement to the public, if
13 you are present and wish to offer a comment or
14 make a question from the public, please raise
15 your hand. In instruction packet, there are
16 instructions on how to do it from a phone.
17 Also, if you are on a computer, raise your hand
18 and I will acknowledge them and un-mute you one
19 at a time. When you get on, please identify
20 yourself by stating your name and address and
21 then offering your comment. Okay?

22 Mr. Chairman, I'm scrolling through
23 the list of attendees and I don't see anyone
24 raising their hands, but I would like to give

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 5/28/2020

1 it a little bit of time because this is a new
2 format and we just want to make sure we give
3 people an opportunity. I do see a hand going
4 up. I believe it's Mr. Sweeney. I'm going to
5 ask you to un-mute, and then you can un-mute
6 yourself and identify yourself and make your
7 comment.

8 MR. SWEENEY: You ready?

9 MR. TUDISCO: Yes.

10 MR. SWEENEY: Good evening. It's
11 Frank Sweeney, 22 Lakeview Avenue. My
12 questions are threefold.

13 First, I would like to congratulate
14 the architecture and the presentation that
15 you've given us. The video was excellent. It
16 was well documented and well presented, and I
17 think it speaks a lot to the professionalism of
18 putting the project together, first of all.

19 I have three items that I would like
20 to raise, and they're not new. They were
21 really raised, I think, back in February, but I
22 would just highlight them for you. One, is the
23 variances required by the Fire Department. The
24 second is the sewage issue, which is

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 5/28/2020

1 well-known. The third is the traffic issue,
2 that basically are we going to allow the folks
3 from this development to both exit onto Ray
4 Place going to Brook or actually going through
5 DeCicco parking lot and coming out on Route 22.

6 One of the things that the developer
7 really needs to consider, CVS has a 40 foot
8 container that backs up along Ray Place that
9 kind of delivers materials pretty much
10 throughout the night to CVS. I think that's
11 something that you may want to take a look at.

12 The other is, does DeCicco buy into
13 the strategy that the residents would be using
14 their bypass to get out to Route 22 as an
15 alternative to using Brook Street.

16 THE CHAIRMAN: Okay. Noted. The
17 Eastchester Fire Department, the sewage. I
18 think the sewage has been addressed. Actually,
19 we will take all of these into consideration,
20 Mr. Sweeney.

21 MR. SWEENEY: The area that the
22 sewage -- I understand that it has to obviously
23 come down to Brook Street. The only thing is,
24 our concern is, particularly in the north end

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 5/28/2020

1 of town, is the bypass to get to the Yonkers
 2 sewer system comes through Scarsdale Avenue to
 3 the corner of Woodruff and Scarsdale. There is
 4 a trough there that allows it to go underneath
 5 the railroad tracks, but unless you have MTA
 6 authority for them to buy into the strategy of
 7 the project, I'm not so convinced that we're
 8 far enough along on the sewer issue, that it
 9 wouldn't become a long term standing issue in
 10 terms of getting that approval by the MTA.

11 THE CHAIRMAN: Right. Mr. Sweeney,
 12 were you at the meeting where Mr. Cermele spoke
 13 about the alternatives?

14 MR. SWEENEY: Yes, I was.

15 THE CHAIRMAN: Right. So my
 16 understanding -- I'm pretty sure it's
 17 accurate -- he believes as a professional there
 18 are also ways to mitigate, if not make negative
 19 the increase in sewage such that the MTA
 20 condition you brought up won't need to be
 21 considered.

22 MR. NEMECEK: I think Mr. Cermele
 23 described the MTA situation -- I believe he
 24 said that was the Cadillac or the Mercedes. If

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 you could get buy in from the MTA, that would
 2 be a major accomplishment and would help the
 3 entire sewage system on the north end. But if
 4 that were not able to be done, that the
 5 alternative, which should still have a net
 6 positive effect on the sewage system, is this I
 7 & I methodology where you're identifying weak
 8 spots in the system, fixing those. The ratio
 9 that I specifically asked Mr. Cermele about,
 10 the three to one ratio, is designed so that you
 11 are repairing more than -- the net effect of
 12 the repairs that you're making should be to
 13 improve the system three times as much as you
 14 are adding. Now, I don't know if that works
 15 each and every time, I doubt it, but as long as
 16 the net effect is zero or even a positive
 17 effect with the repairs that are identified and
 18 made, you're actually ending up better off than
 19 you are with doing nothing. That's, I believe,
 20 what Mr. Cermele was telling us. So there are
 21 a few different ways of skinning this cat. I
 22 think that's what the Chairman was referring
 23 to.

24 MR. SWEENEY: I would agree with that.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 The only thing is that the route of the sewage
 2 line, is it going to come down the entire
 3 length of Brook Street into Scarsdale Avenue?
 4 That was my question. Because the trough that
 5 is required to get into the Yonkers sewer
 6 system happens to be at the corner of Woodruff
 7 and Scarsdale Avenue. We know that for a fact.

8 THE CHAIRMAN: So I think we're
 9 getting into a discussion here as to the
 10 designing of the sewage system on Brook Street,
 11 which is not what we're looking at.

12 MR. SWEENEY: Just the flow. Just the
 13 flow. I'm not asking for the detail.

14 THE CHAIRMAN: We're not changing
 15 anything there; right? We're not adding any
 16 addition into that. What's going into Brook
 17 Street from this development is no different
 18 from what's there now. I think that's what the
 19 engineers are coming up with.

20 Although I would like to answer your
 21 question, I don't really think it's part of
 22 this application.

23 MR. SWEENEY: How would you make a
 24 recommendation for the project if you don't

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 know the ultimate solution to one of the key
 2 issues, the sewage?

3 THE CHAIRMAN: And it's being
 4 addressed by the applicant to our satisfaction
 5 or we wouldn't approve it.

6 I understand your concern and I
 7 understand what you're talking about down at
 8 the MTA bypass, but right now we're doing with
 9 the information that's put in front of us by
 10 the applicant, which says it's not really
 11 changing. Thank you for your comments and we
 12 will continue.

13 MR. TUDISCO: Is there any other
 14 member of the public that wishes to address the
 15 Board?

16 MS. UHLE: Jim, I think you will need
 17 to decide if you are going to request that the
 18 applicant come back next month with some
 19 additional information with regard to sanitary
 20 sewer, whether you think that's necessary
 21 before you adopt a Negative Declaration and
 22 refer them to the Zoning Board, or if you think
 23 you have enough information to refer them to
 24 the Zoning Board, then you would close the

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 public hearing here. Actually, you will keep
3 it open because it will come back. Forget
4 about closing the public hearing.

5 THE CHAIRMAN: I was actually waiting
6 to see if Robert had anyone else from the
7 public.

8 MR. TUDISCO: It does not appear --
9 I'm scrolling up and down -- that there are any
10 other hands raised or any other comments
11 requested by the public.

12 THE CHAIRMAN: Okay. That being said,
13 we'll get to what Margaret just said. My
14 opinion is, that there is some information that
15 we need before we could move forward with this.
16 Plus, we need time to sort of wrap things up.
17 But I think there are some issues that we would
18 like to see resolved or have a little more
19 clarity or resolution on before we could move
20 forward to adopt a Neg Deck on this. In
21 particular, as you said, we would like to
22 understand the sewage issue more completely,
23 and that's being address. We would like to
24 understand the warrant study at the
25 intersection. Also, what's going to be done

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 with the parking spaces. I think everything
3 else has been -- oh, visual impact, guys.
4 Obviously, none of us have said anything, so I
5 guess we're giving it the okay as far as the
6 visual.

7 I seem to think from -- and it seems
8 to be one of the largest issues -- I think it's
9 large, but I think given the area it's at and
10 that it's not directly in a residential area, I
11 don't think it has much of an impact. So I'm
12 not going to make very many comments or
13 requirements about the aesthetics of it. If we
14 all agree to that, then the issues I put forth
15 in the first part of my the long sentence, are
16 the ones that need to be addressed before they
17 come back.

18 MR. NEMECEK: I'm comfortable with the
19 massing as well. I do have some concerns as to
20 what can be done with respect to the traffic
21 without the buy in of the County, but it still
22 is an issue. Even if the answer is, we can't
23 get the County to buy in, particularly in this
24 disjointed time we're living in, we need to
25 hear that. There are some outstanding issues,

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 as you pointed out.

3 THE CHAIRMAN: So that being said,
4 we're anticipating on some of these being
5 addressed between now and the next meeting, at
6 which time, if everything is addressed
7 adequately to our understanding, I think we'll
8 be in a much better position to move this
9 forward.

10 We would to thank everything you guys
11 put together. It's a great presentation. You
12 helped us get through the first one. I think
13 it went very well. Thank you for the great
14 presentation and the preparation and all of
15 your comments and answers. We're hoping to get
16 this moving forward.

17 MS. UHLE: Jim, in the October
18 meeting, you declared your intent to be lead
19 agency, but you'll need to make a motion to
20 declare yourself lead agency so then you'll be
21 in a position to adopt a Negative or Positive
22 Declaration at the next meeting.

23 THE CHAIRMAN: Thank you. I got my
24 cheat notes here. So then based on that --
25 we're going to have to vote on this, guys --

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 I'm going to make a motion to declare the
3 Planning Board lead agency for the SEQRA review
4 of Application 19-42, 5 Ray Place.

5 MR. CUNNINGHAM: Second.

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

8 THE CHAIRMAN: Thanks, gentlemen.

9 MR. VOGEL: Thank you.

10 MS. UHLE: We're keeping the public
11 hearing open. Sorry, I confused everyone.

12 THE CHAIRMAN: Next application is
13 Application 19-02, 249 Main Street.

14 MS. UHLE: I'm setting everyone up
15 here, hopefully.

16 MR. SMITH: Mr. Chairman, let me know
17 when you're ready to go. Thomas can catch up
18 with us.

19 THE CHAIRMAN: Good to go.

20 MR. SMITH: This is the public
21 hearing? I forget what your process is. Do
22 you start the public hearing first?

23 THE CHAIRMAN: No, no. So you're
24 going to present, and then you have some
25 consultants and we have consultants for the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Town. They're going to wrap up. We're going
2 to talk to Mr. Cermele. After that, we, the
3 Board, are going to ask questions, if we have
4 any, of Mr. Cermele and/or you, and then our
5 traffic consultant, Mr. Grealy, might have
6 something to say too. We'll talk to him, we'll
7 ask questions of him. At the end of all of
8 those back and forth, we'll open to the public
9 hearing.

10 MR. SMITH: Great.

11 THE CHAIRMAN: So you guys are up
12 first.

13 MR. SMITH: Very good. Thank you very
14 much. Good evening. For the record, my name
15 is David Smith, principal with Planning &
16 Development Advisors, consultants to
17 Eastchester Manor Developers, LLC, which is the
18 applicant. Angelo Agovino is the principal.
19 He is here tonight. We appreciate all the
20 efforts on behalf of the Town and your Board
21 for making this virtual meeting a reality.
22 Given the last time we met with you was
23 October 24th of 2019, obviously things have
24 changed quite a bit in the world since then.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 We really appreciate you giving us the
2 opportunity to present.

3 Process wise since the last time we
4 met in October of 2019, your Board issued a
5 Negative Declaration and you referred this
6 application to the Zoning Board.

7 The proposed application includes the
8 redevelopment of the project site. Here we
9 have a site diagram of Main Street. The
10 project is located at 249 Main Street. Here's
11 an aerial view. The project is approximately
12 .35 acres. Fronting on Main Street, it's
13 located directly adjacent to the Eastchester
14 Ambulance Corps and the Fire Department
15 Headquarters, which are located just to the
16 east, and then surrounding the property are
17 residential homes. Obviously, as you know,
18 Main Street is a commercial core leading toward
19 the town center. The project is located in the
20 RB Retail Business, which permits multi-family.

21 Here's a photograph of the existing
22 property. There's an existing currently vacant
23 two family residential structure. Essentially,
24 it's not in the best shape. Obviously, that's

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 one of the reasons Mr. Agovino is looking to
2 make a significant investment to redevelop the
3 property.

4 By the way of process, we appeared
5 before the Zoning Board of Appeals in January
6 of 2020. As you recall, we had five variances
7 that were requested. Mr. Chairman, it's up to
8 you if you would like me to review the five
9 variances. The Notice of Denial and the ZBA's
10 approval were included in our April 6th -- I
11 think it was our April 6th memo.

12 THE CHAIRMAN: That won't be
13 necessary.

14 MR. SMITH: Very good. Then on
15 February 11th, 2020, the Zoning Board granted
16 all five of the variances. Again, that
17 decision of record is included in your
18 submission package.

19 Procedurally, after that we appeared
20 on March 5th for the Architectural Review
21 Board. They issued a positive recommendation
22 based on the materials, the presentation made
23 before them. We've included their comments and
24 responses to their comments as part of our

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 April 6th, 2020 submission package to your
2 Board. I'll get to their comments shortly.

3 So then we submitted a package in
4 April. It was reviewed by your staff and your
5 consultants. They provided us with comments.
6 We took the opportunity, given that your Board
7 wasn't meeting in April, to provide responses
8 to those comments. Those responses are
9 included in our May 12th, 2020 submission to
10 your Board. The plans were updated to reflect
11 response to those comments.

12 So very briefly, I'm not going to go
13 through the specific floor plans, but I want to
14 focus on the exterior, the elevations, and I'll
15 briefly go through the site plan and some of
16 the responses to the ARB. Just to start and
17 just to refresh your memory, the proposed
18 project is a four story building. On the
19 screen before you is an illustrative rendering
20 which was prepared and submitted with our April
21 or May submission. Our proposal is for 15
22 multi-family units. It's market rate rental.
23 Nine, one bedroom units; six, two bedroom
24 units. That is supported by 26 parking spaces,

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 14 of which are indoor, as shown underneath the
2 building here, and then there are 12 which are
3 outdoor located around the exterior of the
4 property.

5 Here's a site plan drawing. Again, we
6 have Main Street to the left. A one way access
7 in from Main Street provides access to the
8 site, and around the perimeter the parking area
9 located in the back, and then a one way drive
10 exiting Main Street on the other side of the
11 property.

12 This is an illustration of the parking
13 plan. Again, we indicated all the parking
14 that's being provided underneath the building.
15 There were some comments initially by from the
16 Building Inspector with respect to handicapped
17 accessibility. We were able to accommodate
18 that to meet the code. So essentially this
19 provides the opportunity to meet all the
20 parking requirements of the code.

21 I'm just going to quickly go -- this
22 is the cellar plan. This is the ground floor
23 plan, again, with the lobby coming in off of
24 Main Street. There was a comment from the ARB

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 with respect to the door of the building
2 entrance, which we can get to which has been
3 modified. Again, these are typical floor plans
4 for floors two through three, and then this is
5 the roof plan.

6 Again, here is an illustrative
7 rendering of the proposed project. It was
8 prepared after comments raised by the ARB.

9 Mr. Chairman, I'm going to quickly
10 review the comments raised by the ARB. So they
11 had concerns about the -- I should mention that
12 there was one team member who is not with us
13 but who also contributed towards the
14 preparation of the site planning, and that's
15 Susan Jainchill from Aspect 120 Landscaping
16 Architecture. She prepared a landscape
17 architecture plan which is included in our
18 submission package. One of the comments that
19 was raised during the ARB was coordination with
20 the Highway Department with regard to plantings
21 along the Town right-of-way. I think that was
22 also a comment raised by the Fire Department.
23 Because that is within the Town's right-of-way,
24 we'll follow whatever the direction the Town

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 would like, whether you want us to keep the
2 trees that are there or remove the trees that
3 are within the right-of-way. Certainly, with
4 respect to any plantings that are proposed on
5 the subject site, we would follow any
6 recommendation relative to fire access so that
7 none of the plantings would be an impediment to
8 accessing the structure.

9 As you recall -- let me just go
10 back -- there is an existing stone wall and
11 there is a bed rock, kind of an outcrop right
12 here, and there was a comment raised about
13 whether the wall and the rock out crop -- well,
14 the wall can be retained. The rock out crop
15 essentially is somewhat of a nuisance in the
16 design standpoint. So the applicant has, Mr.
17 Agovino, from a design standpoint, we're going
18 to remove that outcrop and relocate a more
19 formal stone wall with landscaping behind it.
20 That's the response to that.

21 With respect to lighting, Mr. Agovino
22 is working on and the architect is working on
23 specific fixtures. We understand that any
24 lighting plan needs to make sure that there are

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 no light spill off from the subject property.
2 So we're asking a formal final lighting plan be
3 considered an addition to the site plan
4 approval.

5 Ensure that the renderings and
6 elevations and floor plans are coordinated.
7 We've done that for the most latest submission
8 included in rendering you see before you.

9 One of the comments was to include a
10 rendering that's been updated, which you have
11 before you.

12 There was an issue about showing any
13 proposed roof mounted equipment. The roof plan
14 is indicated in sheet 203. Again, none of the
15 equipment will be visible from the street. We
16 don't think that that's a particular issue from
17 an architectural standpoint.

18 There was a comment about the front
19 door being more residential versus commercial
20 in character. So as you can see, we modified
21 the front door accordingly. There was a
22 comment on the interior when you come into the
23 lobby, about an alternate location for package
24 deliveries. Essentially, it's Mr. Agovino's

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 position that deliveries that are made could be
2 left in the lobby and residents could come down
3 and get them when they needed to.

4 There was a recommendation that the
5 horizontal HardiePlank shown on the previous
6 rendering stair tower be -- (inaudible) -- so
7 that's been changed to a HardiePlank on the
8 proposed front elevation stair tower. Mr.
9 Freda can go through that in more detail.

10 Lastly, provide a detail of the brick
11 veneer as it's applied to the building. We'll
12 get to the graphic elevations that were prepaid
13 by Freda Designs. This is the front elevation,
14 side elevation. They asked for that detail of
15 the brick veneer, and I note in the upper
16 right-hand corner Mr. Freda has included that
17 as part of his application. Those are the
18 elevation drawings for all four sides.

19 Here is the landscape plan, again,
20 with the plantings shown along the
21 street-scape. Where we can or where we could,
22 we have accommodated landscape plantings along
23 the perimeter of the property.

24 Lastly, these are a series of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 engineering drawings. I know the issue of
2 storm water management has come up. Certainly,
3 either Thomas or Michael Stein can go through
4 the storm water management system, which has
5 been designed to accommodate the proposed
6 project.

7 Other than that, I think we've -- in
8 our May submission, we have provided responses
9 to the various consultants to the Planning
10 Board. Mr. Agovino has obviously made a major
11 investment. This is a major investment for
12 him. He would like to see the project move
13 forward, as we all would. At this point, the
14 project team is available to respond to any
15 specific questions that you may have or from
16 your consultants. Thank you for allowing us
17 this presentation.

18 THE CHAIRMAN: You're certainly
19 welcome. Thank you for preparing it and for
20 attending today. Is there any other of your
21 team member that want to present anything on
22 the exterior, or we'll just leave it as is?

23 MR. STEIN: I just wanted to bring up
24 about -- this is Michael Stein with Hudson

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Engineering. The sanitary sewer monitoring is
2 currently underway. Actually, the meters
3 should be coming out in the next few days.
4 Based upon what was observed when they put the
5 meters in, the flow is relatively minor
6 compared to the size of the pipe. Once we get
7 the results from the flow monitoring, we'll
8 calculate the pipe capacity and do a comparison
9 of what we're putting to -- what flows will be
10 discharged in to what the pipe already has
11 capacity for.

12 THE CHAIRMAN: Okay. Thank you.

13 MR. STEIN: You're welcome.

14 THE CHAIRMAN: Great. So I barely
15 understand what you just said, I'm going to ask
16 Mr. Cermele to come forth and comment on site
17 planning issues.

18 MR. CERMELE: We'll talk about the
19 same thing so we can understand it less.

20 THE CHAIRMAN: Yes, please. You can
21 translate that for me.

22 MR. CERMELE: As indicated in the
23 cover letter and as was just presented, a
24 number of our prior comments have either been

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 fully addressed or are at the point now where I
2 think we'll be comfortable just having them as
3 conditions of the resolution.

4 Some of the, I guess, more
5 significant -- for lack of a better word --
6 items, and as noted in the cover letter from
7 the applicant, yet to be dealt with, as they
8 just noted, the site lighting plan has to be
9 developed yet. We haven't seen anything in
10 that regard.

11 The sanitary sewer study is underway.
12 As Mr. Stein just mentioned, and in our
13 discussions with the Highway Department, I
14 would expect -- as was just described -- the
15 sewer impacts or the sewer capacity to not be
16 an issue in this area. They're have been, from
17 my conversations with Hector and Rocco more
18 recently, there have been no known issues in
19 this part of town with regard to the sewer. I
20 don't expect any problems in that respect.

21 The storm water mitigation system,
22 aside from a few minor comments that we had
23 that I believe have been dealt with, the
24 mitigation is appropriate for the site, and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 they have demonstrated that.

2 The various retaining walls we had
3 commented on a number of times. They're
4 requesting that the details and the further
5 design of those walls be deferred to prior to a
6 building permit. We would certainly be
7 comfortable conditioning that on a site plan
8 approval, but I would like to get a better
9 understanding of how those walls are going to
10 be constructed, how they work with the adjacent
11 sites, the ownership limits. If you recall,
12 these walls, they surround three sides of the
13 property. They vary or kind of meander from
14 one side of the property line to the other. So
15 it's not entirely clear who owns the walls. We
16 just want to be sure that what they're
17 proposing is something they could either do
18 themselves or have an agreement with those
19 neighboring property owners to amend those
20 walls, if needed. So we can certainly work
21 through that as a condition of any approval, if
22 the Board sees fit.

23 Finally, I think the biggest maybe
24 hurdle or outstanding question at this point is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 with regard to the fire access. The Fire
2 Department has made it clear that they need
3 aerial access at the front of the building for
4 the site, and they can't have those existing
5 overhead wires impede that access. I don't
6 know if the applicant has had any conversations
7 with Con Ed in that regard about burying those
8 lines. If that's not an option, I think it may
9 require some modification to the site to
10 accommodate fire access. Michael, I don't know
11 if you have anything you could share with us in
12 that regard or if that's still pending?

13 MR. AGOVINO: I'll take over, if you
14 don't mind. So I spoke with Con Edison. I
15 reached out a few times. I guess because of
16 the virus, I'm not sure, I actually followed up
17 last week with them, I left a message for the
18 manager, I talked to energy services, and they
19 said they're still looking into the matter and
20 what needs to be done. It's just power lines. I
21 don't anticipate any problems. You could bury
22 anything. It's just, we're at Con Ed's -- I'm
23 just waiting on them. So as soon as they get
24 back to us on what the options are, on to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 either just -- a guy came out there and he said
2 that a portion of the feed is not for
3 Eastchester, it's for Tuckahoe, maybe he could
4 just take off a piece. I'm not really familiar
5 in that field, but there are definitely going
6 to be options that Con Ed is going to propose
7 to us. I definitely want to do whatever the
8 Fire Department needs, but I would ask that to
9 be a condition of, I guess, a CO or something.
10 The thing is, I'm at Con Ed's -- whatever they
11 say they want to do, I'll do it. I'll pay
12 whatever it cost to move the lines underground,
13 up high or down, whatever.

14 MR. STEIN: As I'm sure you've dealt
15 with before, Con Ed is definitely not the
16 speediest of responders and the Covid situation
17 has definitely not helped. Without moving it
18 and having the lines moved where we're meeting
19 the Fire Chief's requirements, basically New
20 York State Building Code requirements, we don't
21 have a project. It's something we have to have
22 accomplished before we can get a CO.

23 THE CHAIRMAN: We understand that.
24 But it sounds like you're committed to doing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 whatever it takes to get those line?

2 MR. AGOVINO: Yes, one hundred
3 percent.

4 MS. UHLE: Can I just ask for a
5 clarification? When you say there's
6 alternatives, I'm still confused by the
7 alternatives, because I don't know that the
8 Board would want the lines moved across the
9 street. Other than burying them or moving a
10 line across the street, what would the other
11 alternatives be?

12 MR. AGOVINO: They haven't gotten back
13 to us about any alternatives. I'm not sure if
14 they could just disconnect the wires or if they
15 could get power from a different area to those
16 wires and just cut them or put them underground
17 or move them to a different spot. They haven't
18 given us any alternatives, so I can't tell you
19 the only alternative is to bury it. I'm not
20 sure what they are.

21 MR. SMITH: I think the alternatives
22 are either relocating the line so it's not in
23 front of the building or you're burying it.
24 Right now, what Angelo said, it doesn't have to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 be --

2 THE CHAIRMAN: Right. Put the lines
3 someplace else other than the other side of the
4 street. I don't think we would accept that
5 either. We're sort of moving into they need to
6 be buried, which I think you agree too.

7 MR. AGOVINO: Yes.

8 THE CHAIRMAN: It's a question of
9 getting them to agree they could do it or will
10 do it.

11 MR. AGOVINO: Just the thing is, I
12 don't know what they're going to say or what
13 they're going to do. I wish I had an answer
14 for you. I'm sorry.

15 THE CHAIRMAN: You're dealing with Con
16 Ed, so it's twice as much trouble.

17 MR. NEMECEK: Is it fair to say -- we
18 just did the 5 Ray Place application, and they
19 had the ability to put aside a certain amount
20 of space that was required by the Fire
21 Department, I think it was a 26 foot space
22 where you could have the outriggers; that's not
23 a possibility here. If I'm hearing everyone
24 correctly, the only alternatives here are to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 get those overhead wires either buried or moved
2 to the other side of the street, and if you
3 can't do that, you're not going to be able to
4 meet the fire requirements, ironically enough,
5 with the fire station right next door to you.
6 Is that a fair assessment? Something has to
7 happen with those wires, there is no other way
8 to make this compliant with fire code?

9 MR. AGOVINO: Yes. I mean, listen,
10 short of making the building shorter by 4 feet
11 to make that requirement, which, I mean, I
12 would rather pay whatever it cost to put the
13 wires underground with Con Edison than doing
14 something like that, I guess that's it.

15 MS. UHLE: In speaking to a couple of
16 Board members about this, they would prefer
17 that the lines be buried rather than be put
18 across the street. So it seems that a
19 condition of approval could be that they be
20 buried, if that's an option that Con Ed would
21 allow. I don't know why Con Ed would not
22 permit that option. But again, I keep hearing
23 about all these options and I can only think of
24 two. Maybe that's because I don't understand.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 The only two options I still understand is
2 burying them or putting them across the street.
3 If you put them across the street, you have
4 poles on both sides of the road and you're
5 putting utility lines in front of somebody
6 else's property who may come down the road to
7 redevelop then. I'm still confused about the
8 number of alternatives, and if there would be a
9 problem with having a condition of approval be
10 that the utility lines are buried. Then if for
11 some reason Con Ed says that's not a
12 possibility, you could potentially come back
13 for amended site plan approval, but you could
14 at least get started with that as a condition.

15 MR. AGOVINO: I wouldn't mind doing
16 that. If they say for some reason I absolutely
17 can't bury them and I have to move them across
18 the street -- I'm not sure why they would say
19 that, but if they say that, I don't want to not
20 build the building that I have here and worked
21 so hard because they say that. I don't know
22 that they're going to say that.

23 MR. SMITH: Mr. Chairman, very
24 quickly, I think one of the Board members asked

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 the question because of the property's
2 relationship to the Fire Department. We raised
3 that issue that because the Fire Department is
4 right next door, would that be considered fire
5 access. Apparently under the code, it doesn't
6 qualify. While it's a good question and it's
7 something that we thought, well, maybe that's a
8 possibility, we raised it, and it turns out
9 it's probably not.

10 THE CHAIRMAN: It was a good question.
11 It's pretty obvious they're right there.

12 MR. NEMECEK: I think it's the last
13 building in the whole town that would burn
14 down, but still code is code, right.

15 THE CHAIRMAN: So what are we doing
16 here. So this is the Board's opportunity to
17 ask questions. Was Mr. Cermele done?

18 MR. CERMELE: Just one quick comment
19 on the utilities. The only hesitation I would
20 have -- I know the applicant is anxious to get
21 going and is looking to condition the
22 relocation on the CO, my only concern is that
23 the building goes up and then Con Ed, although
24 unlikely, they come back and say you can't bury

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 it.

2 MS. UHLE: That would be a condition
3 of the permit, not of the CO. I know Angelo
4 said CO. I don't think we would ever make a
5 condition like that of the CO because, you're
6 right, the building is already built. I would
7 believe it would be a condition of the issuance
8 of the building permit.

9 MR. CAMPANA: I agree with that. It
10 seems like the path of least resistance, and
11 it's an efficient approach in terms of timing
12 for the builder.

13 THE CHAIRMAN: So waiting for Con Ed
14 to commit to putting underground doesn't seem
15 like it's an option at this point. We're going
16 to have to make it a condition that it will be
17 done and address it after if they renege or
18 they're not able to do that.

19 MR. CAMPANA: Or it would be done
20 previous or prior to the issuance of the
21 building permit.

22 THE CHAIRMAN: Except there's only one
23 alternative if they're not putting it under,
24 and that's moving it across the street. We

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 can't play that out, can we, Margaret, at this
2 point?

3 MS. UHLE: No. Let's say Con Ed says
4 you can't to anything with the lines, then the
5 applicant would have to actually significantly
6 modify the building. Again, I'm not sure why
7 Con Ed would say you can't. You would assume
8 that they would prefer that the lines be
9 buried. I think you're probably pretty safe to
10 make that a condition of approval. If for some
11 reason Angelo comes back to you and has
12 evidence that Con Ed said they're not
13 permitting me to do this, then I think he would
14 have to present an alternative to you. I
15 definitely think that would be a condition of
16 the building permit because otherwise it's too
17 late.

18 THE CHAIRMAN: Right, and that's the
19 applicant's choice; right? If they want to
20 move forward without Con Ed committing to
21 something, they certainly could. But if they
22 have to change their building --

23 MS. UHLE: No, they couldn't move
24 forward without Con Ed committing because we

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 wouldn't issue a building permit.

2 THE CHAIRMAN: Oh, okay.

3 MS. UHLE: There's going to be a
4 process here under any circumstances. The
5 first process is, if you're ready to approve
6 this, you're basically going to tell the
7 applicant to come back next month when you have
8 a drafted resolution with all the approvals
9 spelled out. So that's one additional month.
10 Then there's the plan review process, which we
11 do try to be extremely efficient, but that's
12 going to take some time. Again, I know Con Ed
13 is difficult to deal with, but this seems like
14 a pretty significant issue to me. Again, if
15 somebody disagrees or I'm misunderstanding
16 something, let me know. So it's a way to allow
17 the builder to move forward with the plan
18 review or the construction documents, to get
19 everything else lined up, but he would not be
20 able to construct until the issue with Con Ed
21 was resolved.

22 THE CHAIRMAN: Perfect. So the
23 issuance of the permit is the one item that
24 will not get done until this issue is resolved.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. SMITH: Can I ask a question?

2 MS. UHLE: Sure.

3 MR. SMITH: Can you, I guess, break
4 apart a building permit so that you could some
5 of the site preparation work while we're
6 waiting to hear some response back?

7 MR. AGOVINO: Can I ask a question
8 real quick before you answer this? I'm okay
9 with it being a condition of a building permit,
10 I just don't want to have to have them
11 underground while I'm under construction
12 waiting on Con Ed --

13 MS. UHLE: No, it --

14 MR. AGOVINO: As long as I have a
15 letter saying that they're going to do it?

16 MS. UHLE: Absolutely. You would just
17 need a letter from Con Ed saying that they're
18 permitting you to do it and you're committed to
19 do. You would be committed to do it because
20 it's a condition of the Planning Board
21 approval. The letter from Con Ed would just
22 confirm that that's what you're able to do. So
23 you would just need a letter from Con Ed. We
24 would have to talk to you in the Building

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Department about issuing excavation or
2 demolition permits prior to the full building
3 permit because sometimes that's a little
4 presumptuous if the site plan does have to
5 change for some reason. We could talk to you
6 about that in the department.

8 MR. AGOVINO: That's great. That's
9 fully doable, 100 percent. Now that this whole
10 virus thing is almost over, I could go over
11 there and really put some pressure on them. I
12 felt like I was almost there to get an actual
13 answer from them, and then all of this stuff
14 happened.

15 THE CHAIRMAN: This is with Con Ed you
16 think?

17 MR. AGOVINO: Yes.

18 THE CHAIRMAN: You really thought
19 that? I hope Con Ed isn't listening.

20 MR. NEMECEK: I think, Angelo, you
21 sort of obviated Dave's question; right?

22 MR. AGOVINO: Yes. I'm a hundred
23 percent okay with that.

24 THE CHAIRMAN: Mr. Agovino, I'm sorry
25 to be making light of your dilemma. I work in

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 the City, and we have the same problem with Con
2 Ed all the time.

4 MR. AGOVINO: I've been dealing with
5 them forever since when I worked with my dad.

6 THE CHAIRMAN: I wasn't making light

7 of the stress you're under.

8 Are there any other questions for the
9 architect or the applicant about the

10 architecture? No, because we like it. Okay,
11 good.

12 So Mr. Grealy, are you still there?

13 MR. GREALY: Yes, Mr. Chairman.
14 Philip Grealy, Maser Consulting.

15 We had submitted a letter May 19,
16 2020, and that was in response to the May 12th
17 submission from Mr. Smith. They've addressed
18 all of our traffic comments and concerns. They
19 demonstrated the vehicle turning tracks,
20 accessibility to parking spaces, they increased
21 the width of the driveway, and we talked about
22 the emergency services issue. So that's been
23 dealt with.

24 Just as a condition of approval,
25 because Main Street is a County road, they will

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 have to get a permit from Westchester County.
2 They've already acknowledged that. I think
3 there was a letter from Westchester County
4 indicating that they would have to satisfy
5 their requirements. As part of that, we would
6 just ask that, you know, during the
7 construction, there will likely be a work zone
8 traffic control plan because of the nature of
9 the construction, and we would like to make
10 sure that that's a condition of approval that
11 gets reviewed and approved by the Highway
12 Superintendent, and that we would get to at
13 least look at that just to make sure the
14 treatment for any temporary lane closures or
15 anything else along Main Street would be
16 coordinated with the Town so that there are no
17 surprises.

19 That's pretty much it. We're in good
20 shape as far as everything else on this
21 application.

22 THE CHAIRMAN: Thank you. Who
23 addresses the parking spaces? Is there a space
24 that must be removed?

25 MR. GREALY: So there are a couple of
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 parking spaces in front of this site, and the
2 emergency services have control. Those spaces
3 are earmarked for emergency responder right
4 along the frontage of the property here. I
5 don't know if you could see that sign, but
6 there is a sign there that indicates that those
7 spaces are for the fire and emergency services,
8 the ambulance corp.

10 In the letter -- I don't have the date
11 of the letter -- from the fire emergency
12 services, they requested that those be
13 maintained so that they have the ability to
14 park there when they are responding to
15 emergencies. I believe that's a condition of
16 the Fire Department's memorandum.

17 THE CHAIRMAN: I see. So they just
18 want to maintain the spaces that are there
19 already. I see the sign. Thank you.

20 MR. GREALY: They're earmarked for
21 their use only. They're not for the general
22 public. So they would be maintained.

23 THE CHAIRMAN: Okay. Thank you, Mr.
24 Grealy.

25 Any other questions, guys? This is an
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 open public hearing. Unless you have
2 questions, we're going to move to the public.

3 MR. TUDISCO: Okay, Mr. Chairman. Is
4 there anyone here from the public who wishes to
5 address the Board or the applicant or the Board
6 I should say? Just raise your hand.

7 Mr. Chairman, I'm scrolling through
8 the list of attendees and see no hands that are
9 raised. If you want to give it another minute,
10 but otherwise, I don't think there's any public
11 comment.

12 MR. NEMECEK: We have a public hearing
13 that's open already; right?

14 MR. TUDISCO: This public hearing has
15 been opened, yes.

16 MS. UHLE: It's a continuation, yes.

17 THE CHAIRMAN: We're just giving the
18 opportunity for a few more seconds.

19 MS. UHLE: Also, people should realize
20 that they could raise their hand at any time
21 during the process so that they're prepared
22 when Rob opens the public hearing. Do you know
23 what I'm saying?

24 THE CHAIRMAN: Yes.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. TUDISCO: Seeing no hands raised,
2 I would imagine you could continue.

3 THE CHAIRMAN: It's back to us. Cool.
4 Thank you. Guys, so this is an open public
5 hearing and I'm thinking at this point everyone
6 has had the chance to comment on the
7 application, so I'm looking to close the public
8 hearing, unless you guys think it should stay
9 open.

10 MS. UHLE: I just have one quick
11 question. Sorry.

12 Dave and/or Angelo, did you agree to
13 the standpipe system that the Fire Department
14 had requested? I know that was a big issue
15 with them, and I just want to know the status
16 of that because that was in the last memo.

17 MR. AGOVINO: The Fire Marshal
18 indicated that it is required to have that.

19 MS. UHLE: Okay. He did satisfy you
20 that it is required by the fire code.

21 MR. AGOVINO: I'll do whatever the
22 code says. As long as I have to put it in, no
23 problem.

24 MS. UHLE: Okay. I just wanted to

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 clarify that. Thank you.

2 THE CHAIRMAN: It sounds like that's a
3 code issue; right?

4 MS. UHLE: Initially, it wasn't clear.
5 They were very close to meeting the
6 requirements, so initially it wasn't clear. He
7 wanted it under any circumstances. But what
8 I'm being told now is, it's required under any
9 circumstances.

10 THE CHAIRMAN: It's based on the
11 height of the building; right?

12 MS. UHLE: Yes.

13 THE CHAIRMAN: I'm going to make a
14 motion to close the public hearing then on
15 Application 19-02, 249 Main Street.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

19 THE CHAIRMAN: If there are no more
20 comments from our side, I think, as Margaret's
21 put forth, she's going to draft a resolution,
22 it's going to have all the conditions approval.
23 It's going to take some time. She's going to
24 wrap everything up, put it together. So in

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 June when you come back, maybe we'll be meeting
2 in Town Hall. I think you guys have addressed
3 most everything. I think it's a nice addition
4 over there. I go to Value Drugs all the time,
5 it will be nice to see this over there. Thank
6 you.

7 MR. AGOVINO: Thank you.

8 MS. UHLE: Thank you.

9 THE CHAIRMAN: Be safe. Have a nice
10 evening.

11 Next application -- two down, six to
12 go -- next application is 20-13, Troublesome
13 Brook Pump Station, 10 Leewood Drive.

14 MS. UHLE: Let me get everyone on
15 board here.

16 MR. SCIARETTA: Thank you very much,
17 Mr. Chairman, members of the Board. I also
18 want to say thank you to Margaret, the Planning
19 Board, town staff, counsel for putting this
20 meeting together. We do appreciate it. My
21 name is Lino Sciarretta. I'm a partner at the
22 law firm of Montalbano, Condon and Frank. On
23 the team this evening, we have a slide here
24 just to show you who is on. We have from Suez

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Mohammed Selimgir, John Telesco. From Jacobs
2 Engineering, we have John Bongiovanni who will
3 be presenting this evening. Also, Joe Weaver,
4 the lead engineer; Larry Underwood, the
5 architect; and Fred Grossfeld, the architect
6 from Jacobs. Lastly, from Ferrandino
7 Associates, we have Vince Ferrandino and Steve
8 Maffia on the line.

10 So we're here tonight for our project,
11 which is the Troublesome Brook Pump Station,
12 which is located on 10 Leewood Drive in
13 Eastchester on the corner of Leewood Drive and
14 Dale. What we seek is site development plan
15 approval for the demolition and construction of
16 a new pump station facility at the property,
17 which has been in operation as a pump station
18 since the 1930's.

19 Just by way of background, Suez
20 provides drinking water to Eastchester and
21 several other communities in Westchester
22 County. In Eastchester, as you may know, we
23 have two facilities; the Delaware Pumping
24 Station on California Road, and this pump
25 station, the Troublesome Brook Pump Station on

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 Leewood Drive.

3 Now, the reason for this project is
4 because of new guidelines and water
5 disinfection practices from the New York City
6 Department of Environmental Protection and the
7 New York State Department of Health.

8 Just by way of background, Suez
9 receives its water from the Catskill and
10 Delaware aqueduct supplies. Because the New
11 York City DEP is changing its water
12 disinfection practice, it will no longer
13 provide what we call full-time chlorination at
14 the Kensico Reservoir after December 31st,
15 2022. What this means, in essence, is that
16 disinfection will now occur at the pump
17 station. Now, as a result of this, Suez will
18 have to treat the water received from the
19 aqueducts with what we call an onsite
20 hypochlorite generation system or we refer to
21 is as OSHG. It's done because we have maintain
22 the New York State Department of Health
23 drinking water standards. Without that
24 treatment, the water would not be considered
25 potable.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 Now, the site plan will require that
3 the existing structure that's there now be
4 demolished and a new one be constructed in its
5 place to include the disinfection facilities.
6 In so doing, we will be replacing all of the
7 aging pumping and electrical equipment. We
8 will be installing the permanent chlorination
9 facilities so that we could meet both Federal
10 and State drinking water standards.

11 Now, just to brief aside as to what is
12 OSHG, that technology is simply this, when you
13 combine water, salt and electricity, you
14 produce .8 percent of sodium hypochlorite,
15 which we all commonly refer to as bleach. The
16 primary benefit of this technology and what
17 we're doing at the pump station is for safety.
18 There are no hazardous chemicals that need to
19 be handled or transported with respect to this
20 site. Just to give you a reference by way of
21 background, household bleach, like Chlorox that
22 we use, is made up of 5 percent to 6 percent
23 sodium hypochlorite.

24 As part of this application, we
25 prepared for SEQRA a full environmental

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 assessment form, and also a land use and visual
3 assessment plan, in addition to a traffic and
4 parking study during construction. We have
5 received comments from the Town Consultant, the
6 Fire Department, and we will address those
7 comments and we also will respond to those
8 comments in writing for the record.

9 In addition to site plan approval, we
10 will require use and area variances. By way of
11 area variances, we will need a driveway grade
12 variance, impervious coverage, and I believe
13 also fence height from 4 feet to 6 feet. We
14 also need a use variance from the Zoning Board
15 of Appeals, which I will get into in a quick
16 second, and also we'll need an advisory review
17 from the ARB.

18 When I say a use variance, I'm not
19 talking about the use variance that you are
20 required where someone has to show that you
21 cannot realize a reasonable rate of return on
22 your property. Because Suez is a public
23 utility, the requirements for a use variance
24 are different from a non-utility use. To be
25 granted a use variance, we have to show the ZBA

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 that the utility is required to show that the
2 proposed use is a public necessity, and that we
3 are required to render safe and adequate
4 service, which here is providing safe drinking
5 water. For other compelling reasons, that's
6 why we would seek the variance.

7 Without further ado, I would like to
8 turn this over to Joe Bongiovanni from Jacobs
9 Engineering, who will go and cover the site
10 plan. Thank you.

11 THE CHAIRMAN: Thank you.

12 MR. BONGIOVANNI: Thanks, Lino. Just
13 to reiterate on this slide, Lino touched upon
14 the technology that we selected. There was an
15 extensive study done prior to this project
16 moving forward on different ways of
17 disinfection. Primarily, this one was selected
18 based on its safety merits.

19 Just to get into the scope, high
20 level. The building will be a brand new
21 building. There's an existing building there
22 now that will be demolished completely. Also,
23 there's an accessory garage that will
24 demolished. The building is about 5800 square

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 feet. Right now it's proposed to be a brick
2 and decorative block building. I'll show you
3 some renderings of that later on. Building
4 height is about 23 feet. It's consistent with
5 the zone, which is residential 75. So we tried
6 to minimize the impact in height from this
7 building as much as possible. New pumps and
8 electrical equipment will be installed as part
9 of this project. The primary driver is the
10 disinfection system, but there are also pumps
11 that are existing at the station that require
12 upgrade. There's an existing emergency
13 generator that will require upgrade. As part
14 of the onsite hypochlorite system, there are
15 few storage tanks that will be necessary for
16 the salt and the sodium hypochlorite itself.
17 These are all housed within the new building.

18 A lot of site improvements, need for a
19 new storm water system. Improvements from a
20 site perspective besides storm water, there's a
21 new driveway, a new fence, landscaping, some
22 walkways for egress purposes.

23 I have several drawings I would like
24 to put up. These are hard to see, so I'm going

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 to zoom in and just kind of walk you around the
2 site a bit. Again, we are on the corner of
3 Dale and Leewood. The site is actually three
4 parcels. The building sits in the middle
5 parcel. There's a parcel to the right, which
6 is also owned by Suez, and a parcel to the
7 left, which is Eastchester property. One of
8 the things we're working towards is an
9 easement. There's a heck of a lot of existing
10 pipe below grade here that's been there for
11 many, many years that pass into the existing
12 station. They're not shown on this drawing but
13 just for your information.

14 From a site improvement standpoint,
15 this new access driveway is completely new.
16 The current access is located here, but we are
17 proposing to have a full driveway through the
18 property to Dale Road. The reason for this is,
19 once this facility goes online, one of the
20 things we will be doing is taking salt
21 deliveries on a periodic basis, and we'll have
22 to have a truck get into the site and maneuver
23 out of the site. This was thought to be the
24 best way to handle that. That's the reason for

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 this configuration.

2 Other than that, like I said,
3 everything will be housed within the building
4 itself with the exception of some miscellaneous
5 HVAC equipment for condensers.

6 Con Ed equipment. We're working with
7 Con Ed now. We will be getting a new
8 transformer onsite. We don't know where
9 exactly they want it. That will kind of come
10 out as we arrange the service layout with them.
11 We're working with them actively now.

12 I mentioned walkways. There are a
13 number of doorways and entrances into the
14 building. Some of them are just for emergency
15 egress purposes. Some of them are for
16 maneuvering equipment. There's a walkway that
17 kind of extends around the building just to
18 access those doors easily.

19 Grading wise, we are doing some
20 grading on site. We've tried to lower the
21 grade on this side of the property in order to
22 minimize the driveway grade. That is one of
23 the variances we are requesting. We tried to
24 minimize it as much as we can. I mentioned we

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 have a significant amount of existing old pipe
2 in the ground here that needs to remain.
3 There's only so much grading we can do to chop
4 this slope down. In the street on Leewood, we
5 also have piping in the road that we will be
6 interconnecting with. As part of the project,
7 we're showing a full curb to curb restoration
8 in the impacted areas on Leewood.

10 Landscaping. I won't get into the
11 specifics of landscaping, but I do want to show
12 you we are cognisant of where we are in a
13 residential zone. We have a golf club across
14 the street, so landscaping is important. We
15 are really landscaping the majority of the
16 property on all sides. So it's something we'll
17 obviously we'll work with the Town on to get it
18 right and certainly take your input on this.
19 We are intending on landscaping pretty much
20 everything.

21 Floor plan. I do want to show this
22 just because it is a unique building. We're
23 doing something fairly unique here. It's a one
24 story building. There is a basement, which
25 mostly houses pipe. I mentioned the generator

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 room, which will be on the corner of the
2 building. This is Leewood in this direction
3 and Dale in that direction. We have an
4 electrical room, pump room in the middle. The
5 tank room is on the end. This is where our
6 salt will be housed and where our sodium
7 hypochlorite will be housed. The actually
8 generation equipment has its own room, and then
9 we have some ancillary rooms, a mechanical
10 room. There is a bathroom. There's a bathroom
11 in the existing facility, there's a bathroom in
12 this facility as well.

14 I do want to mention just a few
15 things. We are working with Westchester County
16 Department of Health. They are the lead agency
17 really reviewing anything related to drinking
18 water infrastructure. So we are actively
19 involved with them, actually received their
20 first round of comments. Some of this will
21 change. This layout will change as we work
22 with Westchester County. We don't expect the
23 building to change. I know one comment they
24 had is, they want some additional tankage in
25 here, which will make the tank room a little

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 bit bigger, this mechanical room might go in
2 the basement. I just want to make the Board
3 aware there are some changes coming about from
4 Department of Health. Other than that, I think
5 that is pretty much all I wanted to cover on
6 the floor plan layout.

8 So we do have some renderings. I have
9 my architects available as we finish this
10 presentation to take comments and questions. I
11 am not an architect. We have several
12 renderings we did, different viewpoints. This
13 is from Leewood with an elevated angle, but you
14 could see the general design of the building,
15 brick and banding with decorative banding.
16 There is supposed to be a flat roof with a
17 parapet. There will be some equipment on the
18 roof. Mainly exhaust fans. I think that's
19 really the only real equipment we're going to
20 have up there. There is minimal AC in here.
21 We have two rooms, the electrical room and the
22 onsite hypochlorite generation room, that
23 require conditioning. So it will be two small
24 units dedicated to those rooms, and heating
25 will be done via gas unit heaters. Nothing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 substantial.

3 This is another view towards Oakland
4 Avenue at this point looking at the building.
5 No decorative fencing all the way around. We
6 are proposing a 6 foot fence, which is
7 consistent with what's there now. With
8 security consideration, 6 foot is preferable to
9 4.

10 Ground level view just outside the
11 fence. Again, you could see a little bit more
12 detail of the building and the brick work. I
13 mentioned there were several doorways in and
14 out from different rooms, emergency egress and
15 other reasons. We do have an overhead door.
16 That's something that is required just to move
17 equipment in and out. The corner of the
18 building, as I mentioned, is where the
19 generator is housed. That requires a louver
20 for cooling the generator when it does operate.
21 This whole side of the building with the
22 generator will be sound attenuated. It is an
23 emergency generator, it does not run very
24 often, but we are obviously cognizant of the
25 noise level as well.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Finally, just one more ground level view from the opposite side of the building.

As far as what the station will be doing when it's all completed, it won't change much from what it's doing right now. It's an unmanned facility. It is monitored 24 hours a day by Suez at a remote control station that they have. The daily process would really be -- everything is monitored, so it's really an operator coming to the site, doing his daily checks, making sure things are working correctly, maybe spending an hour at the site on a daily basis. Other than that, the only other significant reoccurring event is the salt deliveries, which will have happen about six times a year we'll get a large salt delivery to fill our tank. I mentioned the emergency generator. That's usually exercised on a monthly basis during normal working hours. It's a 30 minute test to make sure everything is running correctly.

The facility will always be producing sodium hypochlorite -- I shouldn't say always -- it will be producing it on a daily

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

basis as needed. As the tanks empty, it gets refilled. There are pumps in the station as well. They currently don't operate very often. I would say about 5 percent of the time those pumps are used. So 95 percent of the time, those pumps are not used.

There are some benefits versus what we have out there now. One will be less noise. Currently, the generator that's there is housed outside, so were are moving that into the building. Reliability is an issue. We are talking about drinking water infrastructure. We have a lot of old equipment. It's reaching really the end of its useful life. So this project will certainly increase reliability. We like to talk about resiliency and redundancy, and the design of this facility certainly takes that into consideration. Everything is N plus 1 design, so we have backups for all the major systems. The landscaping will be professionally designed and will need to be maintained, which will be nice moving on since this will be a fixture for a long time.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Construction is expected to start the quarter of 2021 and finish up the last quarter of 2022. As mentioned by Lino in the beginning, we're being mandated to do this by New York City DEC, they have a timeframe for this to happen, and this is what we've committed to.

Finally, I wanted to just go -- this is construction and there are impacts. I wanted to go through some of the major impacts and just discuss some of the mitigation that we're doing. Construction noise, that's always there. There's not a lot we can do about noise during construction. Obviously, will comply with Eastchester ordinances, 8 a.m. to 6:00 p.m. and, in general, keep to Monday through Friday for our work.

Parking, there is very limited onsite parking. We're expecting, when we do engage a contractor, we ask them to car pool and find alternate parking for their workers. There won't be any street parking allowed.

They'll be some minor increase of traffic during construction. There may be up

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

to 15 worker. I think that's kind of a maximum we would expect at some point during the construction. Deliveries would happen during the week of material and equipment and a few trucks passing in and out. In the beginning of the project, we do have a lot of excavation with pipe work and foundation, so hauling of dirt will occur at the beginning of the project. Leewood Drive eastbound lane we are proposing some closures over the course of the nearly two year project, but not many days of impact. We estimate about 15 days of eastbound lane closures over the course of 5 separate events. This all corresponds to piping interconnections we need to do that are in Leewood Drive. We're proposing some detours. That's one way we're proposing to handle this. Obviously, traffic control devices and police presence for sure. Lane shifts would be another component of traffic mitigation. Again, not many days of land shifting, maybe 10 days is what we're estimating, although that won't impact traffic much.

Dust and dirt is always a concern. We

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 will do our due diligence with sediment and
2 erosion control with stone pads, silt fencing,
3 spray water trucks as necessary.

4 I do want to mention, we have received
5 comments from traffic and from engineering, as
6 well as from the Fire Department. We are
7 actively looking at them, and we'll be
8 preparing responses shortly, but we do have
9 them in our possession.

10 Lino, I'll turn it back to you.

11 That's everything I have.

12 MR. SCIARETTA: Unless the Board has
13 any questions, that's all we have from our end
14 of this presentation.

15 THE CHAIRMAN: Your architect is here,
16 isn't he?

17 MR. BONGIOVANNI: He is here.

18 MR. GROSSFELD: We're both here.

19 THE CHAIRMAN: Can you run us through
20 the building and materials? The biggest
21 concern we have is the appearance of the
22 building. Everything that goes inside the
23 building, I'll take your word for it that we
24 need it, it's necessary, and that you will do

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 it correctly. I have a million questions about
2 how you actually chlorinate water, but I think
3 that's just curiosity. It has nothing to do
4 with anything else. Could you run us through
5 just some of the aesthetics of the building?

6 MR. GROSSFELD: Joe, do you want me to
7 take that or Larry?

8 MR. BONGIOVANNI: It's up to you if
9 you want to start it and if Larry needs to fill
10 in.

11 MR. GROSSFELD: Okay. That's fine.
12 So, you know, we're very cognizant the building
13 is in an older residential neighborhood. It's
14 also across the street from a nice golf course
15 as well. So we wanted to design a building
16 that was reminiscent of the era of the
17 neighborhood, which was in the 30's and 40's, a
18 lot of those homes were built back then, you
19 know, prewar, postwar single family residences.
20 We wanted to design a building that was
21 reminiscent of that time. We wanted to use
22 some building materials that were more
23 permanent, more stable looking, more robust
24 than a metal box or a metal skin wrapped around

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 the production equipment, water treatment
2 equipment. So we thought that primarily the
3 building would be brick masonry with some
4 accents of split face masonry banding and a
5 split face masonry base, which was kind of
6 typical of older industrial buildings, and then
7 we wanted the windows to kind of have that
8 industrial sash look as opposed to just a solid
9 piece of glass with no mullions. So that's
10 kind of the direction we think or that's our
11 recommendation for the facility. Obviously, we
12 have some details over the doors, some roll
13 lock or soldier course brick coursing over a
14 number of the doors and windows. We've got
15 some quoins on either side of the windows and
16 corners and around most of the openings to
17 accentuate some of the openings as well.

18 We want to get a lot of natural light
19 in there, obviously, and make it work on the
20 fenestration, so that it looks compatible with
21 the surrounding area and not just have this
22 massive masonry box in the middle of the
23 neighborhood. So that was kind of the
24 rationale behind our thinking. We wanted to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 keep the building reasonably quiet in it's
2 overall appearance and not have sloped roofs
3 and try to keep the overall height down, which
4 I think we have successfully done. I think
5 it's at 23 feet, if I recall. 23 to the top of
6 the high parapet.

7 A lot of equipment that's on the roof,
8 as Joe mentioned, is primarily exhaust fans
9 that will be mostly screened. We have two
10 parapets, a lower parapet and a higher parapet,
11 and those are, I think, 3 foot 6 high, I
12 believe, from the actual roof surface. You
13 would have to be standing very, very far back,
14 if at all, to see any of the roof mounted
15 equipment.

16 That's pretty much the overall
17 description of the appearance of the building.

18 MR. CAMPANA: So -- I'm sorry, are we
19 allowed to ask questions?

20 THE CHAIRMAN: Of course.

21 MR. NEMECEK: Go for it, Louis.

22 MR. CAMPANA: Thank you for the
23 presentation, gentlemen.

24 I do understand you did mention you

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 were trying to keep the building height down by
2 not incorporating pitched roofs. Considering
3 the location in which this building is
4 situated, I think aesthetically speaking there
5 would be some advantage to creating some sort
6 of a pitched roof, whether it be a gable or a
7 hip, reminiscent of prewar residential
8 development. So was there any consideration of
9 that?

11 MR. GROSSFELD: We actually had looked
12 at that. This has been a work in progress as
13 far as the elevation development. At one
14 point, we did have some -- I think the middle
15 section of the roof was less pitched and
16 considerably higher than we're presenting now.
17 We didn't really want to try to copy or make it
18 look like a residence. I think we would be
19 fooling ourselves if we were trying to make it
20 look like a larger scale residence. So I think
21 our goal was really to make it, you know,
22 somewhat subdued and be honest with what it is
23 because it's an industrial building, it's not a
24 house. So that's kind of how we addressed
25 that.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 MR. UNDERWOOD: The buildings that are
3 there now are very industrial looking. They
4 have flat roofs currently. We're not changing
5 the appearance of what's currently there now.

6 MR. GROSSFELD: That's correct, Larry.

7 MR. CUNNINGHAM: This is Mark
8 Cunningham. I'm one of the board members.
9 What I would like to see is -- well, first of
10 all, I agree with Louis completely, that it's
11 an industrial building in a residential area.
12 So that's an issue. The other part of it is,
13 this elevation you show here, which is coming
14 in from Leewood? This is the Leewood
15 elevation; right?

16 MR. GROSSFELD: Correct.

17 MR. CUNNINGHAM: Do you guys have an
18 actual of what it looks like from the Dale Road
19 side? Because what you're showing there are
20 trees in the distance. There's not that much
21 room on this corner. It's a very, very heavy
22 traffic area at this corner. It's also a
23 traffic nightmare at that corner with traffic
24 coming from the tunnel, which is called the
25 Babe Ruth Tunnel, by the way. It's a very

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 small, one way, you can only get through one
3 car at a time. My concern would be traffic
4 flow a hundred percent would be a big issue
5 there, and also the fact that this driveway
6 goes through and dumps out onto Dale. It's a
7 very sharp turn, and I'm not sure how you would
8 sort of be putting the trucks -- you would be
9 putting the trucks into a route to go back up
10 Leewood or to go down Dale Road and then drive
11 through town?

12 MR. SCIARETTA: Mr. Cunningham, this
13 is Lino. I would ask Steve, our traffic
14 consultant, to address that point.

15 MR. CUNNINGHAM: Well, the one thing
16 is the traffic flow, but my other real concern
17 is that we're not -- an elevation showing what
18 it actually looks like, the driveway coming
19 onto Dale Road, because what you depicted in
20 this rendering is not what it looks like there.

21 MR. MAFFIA: Once the facility is up
22 and running, it will be visited by a truck
23 maybe six times a year. So there's not a
24 significant or hardly any traffic flow in terms
25 of trucks or vehicles going in Leewood and out

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

2 onto Dale. The truck, as Joe had mentioned,
3 that does deliver the salt will exit onto Dale.
4 We're expecting that it will turn left and head
5 south on Dale towards the Village. Again, it's
6 minimal in terms of impact because we're
7 expecting six truck deliveries a year. The
8 station, as was also mentioned is unmanned.
9 There is a single operator who visits the site
10 once a day, and then that vehicle, a small
11 truck, probably will pull in and out of the
12 site at the Leewood driveway. So the use of
13 the Dale Road driveway and any movements
14 through that access will be extremely limited,
15 and then only a truck once every two months. I
16 hope that answers your concerns.

17 Concerning traffic during
18 construction, we are in the process of
19 responding to comments and concerns that were
20 expressed by your traffic consultant, and as
21 Lino had mentioned, we're in the process of
22 putting together a response to all of those
23 concerns.

24 THE CHAIRMAN: Sure. So just one more
25 question regarding the truck. It's a full size

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 truck, right, an 18 wheeler salt delivery?
3 MR. BONGIOVANNI: Yes. I forget the
4 classification. Joe Weaver, you can answer
5 that.

6 THE CHAIRMAN: That's all I needed to
7 know; it's a full truck?

8 MR. BONGIOVANNI: Yes, it is.

9 THE CHAIRMAN: I guess we're going to
10 hear from Mr. Cermele and hear his comments,
11 and then we'll continue asking questions of the
12 applicant. Is Mr. Cermele still around?

13 MR. CERMELE: Yes. You can hear me;
14 right?

15 THE CHAIRMAN: Yes.

16 MR. CERMELE: We had a staff level
17 meeting some time ago with emergency services,
18 fire, our office, traffic, and the applicant's
19 team. I think it was very productive. As a
20 result, we received plans, the April plans that
21 you see before you. We had provided a review
22 on those plans dated April 21. You have that
23 before you this evening.

24 I'll just go through it briefly, aside
25 from some of the smaller technical details can

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 easily be worked through. They noted one of
3 the three parcels is owned by the Town, and
4 it's currently being used for their purposes.
5 I don't know the details of the easement
6 agreement there now, but, I imagine, that maybe
7 requires some modification to describe the
8 proposed uses. I imagine, there would also be
9 a blanket easement over the property as opposed
10 to something specific within the lot, but we
11 just ask that at some point that be detailed,
12 and if it is something of a defined area, that
13 that be illustrated on the plan.

14 They did mention the number of
15 variances that they needed. I believe they
16 also mentioned -- although not, I think, on the
17 initial submission -- the need for a variance
18 for the driveway profile. There wasn't a
19 profile on the plan, we had asked for one, just
20 to demonstrate whether or not they need one. I
21 believe they will. If so, to what extent, just
22 so that that's clear when they go to the Zoning
23 Board.

24 They did receive comment from the Fire
25 Department. They have provided a turning

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 movement for the tractor trailer for
3 deliveries. The Fire Department had also asked
4 for a turning maneuver for their fire
5 apparatus. I don't know if the applicant has
6 received the details on that rig yet from the
7 Fire Department, but, if not, they would be
8 happy to provide you with that so you could
9 provide that turning movement for them. As was
10 mentioned, they did provide the material safety
11 data sheets for the chemicals on the building,
12 which is basically, as was mentioned, salt. I
13 don't have the Fire Department's memo in front
14 of me, but they did ask for some review of the
15 operations of the building, the chemical
16 handling, and any kind of containment that may
17 be required or any special safety precautions
18 needed to operate the facility. I'm sure in
19 subsequent submissions, the applicant will
20 expand on that and provide what's needed there.

21 With regard to the landscaping, they
22 did provide, as you saw tonight, a landscaping
23 plan for your consideration. Just note that,
24 as you're probably aware, there are several
25 trees on the property today, majority of which

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 would need to be cleared for the construction
3 of this project. So just to bring to your
4 attention, as I'm sure you will, just to give
5 the landscaping plan some consideration to
6 ensure it's providing the adequate level of
7 screening that would be appropriate for this
8 area, this neighborhood.

9 With regard to the construction, we
10 would like to see a little bit more in the way
11 of a construction sequence, more detailed
12 timeline, means and methods as to how they plan
13 to manage materials. As they mentioned,
14 they're going to be doing some fairly
15 significant earth work to lower the site and to
16 excavate for the lower levels of the building.
17 That's obviously going to generate a fairly
18 decent amount of surplus material for this
19 site. We would like to see how they plan to
20 stage and stockpile queuing for trucks to haul
21 material off site, make sure that there are no
22 impacts to surrounding roads, and obviously we
23 don't want to see any queuing of trucks on Dale
24 or Leewood in the operation of removing that
25 material. We need a little more detail in that

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 respect.

3 They did provide a storm water design
4 mitigating the stormy events due to a hundred
5 year storm. Largely because of all of the
6 underground utilities, rather than a
7 conventional infiltration system, they're using
8 a closed system. It's basically an underground
9 detention system that will store the runoff
10 generated, and then slowly allow that runoff to
11 discharge from the site over time. It's
12 essentially controlling the peak rate of runoff
13 that would be equal or lesser than what comes
14 off the site today. So they are providing
15 adequate mitigation, in our opinion, for the
16 development.

17 Let's see. I know Phil will speak
18 more to this, but with regard to traffic and
19 detours and disturbances on Leewood Drive and
20 surrounding roads, I know they're showing a
21 limit of resurfacing on Leewood. We would like
22 to take a look at that a little bit closer with
23 the Highway Department, and obviously get a
24 better understanding of the level of
25 disturbance to the surrounding road at the

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 intersection of Dale and Leewood, driveway
3 connection to Dale. Those extents might need
4 to be broadened a little bit, but that will
5 develop, I'm sure, as the project advances.

6 Two things that I neglected to include
7 in my memo and just listening to the
8 presentation tonight came to mind. With
9 respect to the generator, it's a positive move,
10 you know, obviously, putting the generator
11 inside for sound attenuation. They did mention
12 that it would be exercised once a month for
13 about half an hour. Just wondering if it would
14 be beneficial to have some level of sound study
15 or anticipated sound generation, especially
16 with the residential properties immediately to
17 the south. Some sound report from the
18 applicant would be beneficial.

19 Then just a quick question regarding
20 the gates at both Dale and Leewood.
21 Understanding, of course, that the tractor
22 trailer delivery would be maybe every other
23 month, but with the daily traffic from the
24 maintenance personnel, just wondering if there
25 would be enough room, I would recommend that

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 the gates be set back far enough so that the
3 technician could pull off the road completely
4 to allow himself the ability to unlock the
5 gate, open the gate, and then enter the
6 property without having to leave his car in the
7 street to do that.

8 Unless you have any other specific
9 questions, that's just a general overview of my
10 last memo.

11 THE CHAIRMAN: Thank you. That was
12 very thorough.

13 Back to us, guys. Questions of Mr.
14 Cermele or the applicant? I agree with you,
15 the question of noise, I think there should be
16 some idea of what the attenuation is and what
17 the levels are when the generator is running.
18 One question regarding noise, also, I would
19 like to ask of the applicant; is there any
20 noise associated with the pumps that's
21 different from what's there now? Will that be
22 heard or any vibrations or anything, or there
23 would be nothing to the surrounding
24 neighborhood by that, I imagine? That's, I
25 guess, a question the applicant could answer at

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 one point.

3 I just jotted down a few more things,
4 and I guess we can go back to the applicant
5 with these. As far as smells or any sort of
6 odors or anything coming out of the pumping
7 station that would be picked up, how is that
8 monitored or will there be any?

9 Then at one point, did we talk about
10 site lighting or any lighting on this in the
11 architect's presentation?

12 So I guess this is back to the
13 applicant, if you could just address those
14 three issues.

15 MR. BONGIOVANNI: So, you had odors,
16 site lighting; what was the first one?

17 THE CHAIRMAN: Just overall noise from
18 the operations of the pumps. Noise due to the
19 emergency generator I understand, but
20 obviously, as Mr. Cermele said and I
21 reiterated, we would like to know what the
22 noise levels would be at the station, and then
23 as you move away from the station I imagine
24 they diminish.

25 MR. BONGIOVANNI: Regarding noises,
DINA M. MORGAN, REPORTER

129

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 there won't be any change in the pumps. The
3 operation of the pumps will remain as is right
4 now.
5 The generator, like we mentioned, will
6 be moved inside, so it should improve noise
7 from what it is now. That generator is
8 exercised now as a matter of operations, so we
9 are hoping for an improvements there. We could
10 look into getting you some more specific
11 information on the generator, but overall we're
12 expecting positive --
13 THE CHAIRMAN: Sure.
14 MR. BONGIOVANNI: Odors. Really, the
15 hypochlorite at this strength doesn't have a
16 lot of off-gassing because it's such a weak
17 solution. It's a lot more stable. We don't
18 expect any odors. As part of the system, there
19 is an active venting system that will blow air
20 into the tanks. Basically what that does is
21 not only promote venting, it promotes dilution.
22 So you're having fresh air blown into the tanks
23 to dilute whatever gases that are being
24 produced. That's part of the design of the
25 system as well.
DINA M. MORGAN, REPORTER

130

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 Then the other question on site
3 lighting. We don't really need a lot of site
4 lighting other than what's required for egress,
5 safe egress and ingress to the building. We
6 have not addressed that yet, to be honest, we
7 have not addressed site lighting. I don't
8 expect much. We don't want to put a spotlight
9 on the building, if you will.
10 THE CHAIRMAN: Unless it's beautiful.
11 I'm sorry, I cut you off.
12 MR. BONGIOVANNI: That was it. It is
13 not shown yet, but it should not be much more
14 than something close to the doors to shine
15 light on the walkways.
16 THE CHAIRMAN: Back to your out
17 gassing comment about odors. Are there
18 standards from what come out of plants such as
19 this, that have to be adhered to?
20 MR. BONGIOVANNI: No, not for this.
21 One of the byproducts of -- we mention this in
22 the narratives that we sent over -- there is a
23 small amount of hydrogen that does get produced
24 in the process of making the sodium
25 hypochlorite, so that's part of why we're
DINA M. MORGAN, REPORTER

131

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 venting. There really isn't -- there's many
3 ways to handle that. It doesn't have to be
4 active. There's passive venting as well. This
5 system is an active venting system, which is
6 more robust, and that's what we're using.
7 THE CHAIRMAN: I think you just said,
8 it's hydrogen that's being let out?
9 MR. BONGIOVANNI: There is hydrogen in
10 there. There is also the off-gassing from the
11 sodium hypochlorite. As it ages, there are
12 off-gasses that come off and gets that smell
13 you smell when you're at a pool, if you will.
14 This is a lot weaker than that. It's not a
15 strong solution of sodium hypochlorite.
16 MR. SCIARETTA: This is Lino. I can
17 add that that is odorless. Even inside the
18 facility, there is no odor for that.
19 I just wanted to mention one other
20 point Mr. Cermele just mentioned about the
21 easement. I have been in contact with the Town
22 Attorney's office with respect to the meets and
23 bounds of getting that easement done. So we
24 are working with the Town Attorney's office and
25 we will provide that meets and bounds
DINA M. MORGAN, REPORTER

132

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 description and identify it on the site plan.
3 THE CHAIRMAN: Thank you. Other
4 members of the board, any questions?
5 MR. NEMECEK: Yes. This is Phil
6 Nemecek. I had a question as to -- I think,
7 Mr. Bongiovanni, you mentioned that the
8 existing facility was nearing the end of its
9 useful life. First of all, when was the
10 existing facility built? I understand there's
11 a different function that needs to be performed
12 now, and I assume that that's what accounts for
13 the significant increase in the size of the
14 building, but basically I have three questions:
15 One, the building that's being
16 replaced, how long has it been there and how
17 long has the equipment been there that's not
18 ending its useful life?
19 How long will this building be
20 anticipated to be there? I mean, I assume this
21 is state-of-the-art technology that we're using
22 to clean the water here.
23 Also, the other piece is, is this as
24 small as you can make this building while still
25 maintaining its functionality?
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. BONGIOVANNI: So the first question
2 was about building age; right?

3 MR. NEMECEK: The existing building,
4 when it was built, and, you know, how long the
5 useful life of one of these buildings is.

6 MR. BONGIOVANNI: The building itself
7 right now has been in service since the 30's.

8 MR. NEMECEK: Okay. Same building?

9 MR. BONGIOVANNI: Same building. It's
10 gone through some upgrades and repairs,
11 obviously, over 90 years of service. The
12 building itself from a longevity standpoint,
13 there is no reason it wouldn't last just as
14 long as the last building. The equipment
15 inside, obviously we replace pumps and
16 equipment all the time as they age. The
17 building itself should be a fairly long life as
18 far as buildings go.

19 You had another question?

20 MR. NEMECEK: The other question was
21 about the -- this is obviously a lot larger
22 than the existing building. What assurances
23 can you give me, that this building is as small
24 as you can possibly make it without sacrificing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 functionality.

2 MR. BONGIOVANNI: There's a lot of
3 equipment that's going in here. Certainly,
4 it's all got to be maintained so clearances and
5 working space is equally important for
6 longevity. Earlier iterations of the building
7 had a much higher building height. We knocked
8 that down, you know, consistent with the
9 residential zoning requirements. It is about
10 as small as it can get considering all the
11 equipment we have to put in there, piping, and,
12 like I said, working space. You saw the layout
13 with all the need for the additional tankage.
14 We know we're getting comments from Westchester
15 County Department of Health too, so some of the
16 stuff might get moved around and more space
17 might be taken up. There are some provisions
18 for that as well.

19 MR. NEMECEK: Okay. Thanks.

20 THE CHAIRMAN: Any other comments,
21 guys?

22 Okay, so I'll say it. The character
23 of the building, I understand you want it to
24 look like an industrial building, and you did a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 good job, it does look like an industrial
2 building. Actually, some of the details that
3 were pointed out by the architect -- I'm sorry,
4 I didn't remember your name -- you don't pick
5 up unless you move in. I don't know if you're
6 going to see the quoining from the street or is
7 it just the way the rendering comes up. There
8 are a lot of details. You made an attempt to
9 do it. Will you see those from the street or
10 is it just that we sort of zoomed in on it in
11 this rendering? The brick courses and the
12 soldier courses, someone driving a car past
13 isn't really going to appreciate that. If we
14 were to continue down it this down this vain
15 with the architecture, is there something we
16 can do to sort of soften -- can you soften a
17 building that's an industrial building?

18 MS. UHLE: Jim, can I just interject
19 something too very quickly. Fred, did you
20 consider -- the original pump station, Joseph,
21 did you say that was built in the 30's?

22 MR. BONGIOVANNI: Originally in the
23 30's. It went under some renovations -- I
24 forget when it was -- maybe in the Nineties.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 John?

2 MR. SCIARETTA: I think in the 90's
3 was the facade, if I recall.

4 MR. BONGIOVANNI: That facade is the
5 EIFS, the engineered --

6 MR. UHLE: Oh, it is. Okay.

7 MR. BONGIOVANNI: Yes. That's what it
8 is right now.

9 THE CHAIRMAN: Oh, really? Wow.
10 Thank you for not putting that up here.

11 MS. UHLE: It's similar but different
12 from what you're proposing, and it has some
13 similar detail and yours is a lot more subtle,
14 which I guess is what you were going for.

15 THE CHAIRMAN: There's a rhyme to his
16 reason.

17 MR. GROSSFELD: We can accentuate some
18 of the quoining and the soldier courses over
19 the windows and other things to kind of
20 showcase or accentuate that detailing. Right
21 now, the rendering probably doesn't do it any
22 justice as far as the level of detail that's
23 there.

24 THE CHAIRMAN: I know Mr. Campana is
25 **DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 asking if you could make it look more
3 residential.

4 MR. CAMPANA: Is there a way to go
5 back to the floor plans for a second? Okay.
6 So this plan here is the actual first floor
7 plan?

8 MR. BONGIOVANNI: Correct. There is
9 only a first floor. We do have a basement.

10 MR. CAMPANA: Okay. The height of the
11 building, I'm not sure how tall the mechanics
12 are inside the space, the mechanisms that
13 you're installing here, but the height of the
14 building seems to be -- it looks like a two
15 story building, although there is one floor
16 that's occupied by the equipment; is that
17 correct?

18 MR. BONGIOVANNI: Correct. It's
19 23 feet tall to the eave, to the bottom of the
20 parapet. The driving factor in that height is
21 the tank room. Then as you move across the
22 building into these more mechanical spaces, we
23 don't need as much height, but it would look a
24 little -- I guess because of the way we set it
25 up, we wanted just to maintain that roof

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 elevation until we got to these two rooms,
3 which require much less height. The mechanical
4 room we do have to move equipment in and out
5 and around, so it would require cranes and
6 there are certainly lifting heights and hook
7 lengths that considered with that. So you do
8 need more head space to make picks and lift
9 things. The driving height, though, is the
10 tank room for sure. That's the tallest. That
11 is recessed already. We did recess that side
12 of the building. There's a small staircase
13 going down. This functions in an area as well
14 for us. It's a bit twofold. In this case, we
15 get our containment, at the same time we could
16 lower the building height.

17 MR. CAMPANA: Okay.

18 MR. GROSSFELD: That's recessed down,
19 I think, at least 4 and a half to 5 feet or so
20 to that lower level.

21 MR. CAMPANA: How tall are the tanks?

22 MR. BONGIOVANNI: I believe I have the
23 dimensions on here.

24 MR. CUNNINGHAM: If it's a 23 foot
25 parapet wall, these tanks are obviously driving

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 the bus on the height.

3 MR. CAMPANA: They're 14 feet tall.
4 They're down about 5 feet. So you're down 9
5 feet high above the first floor elevation.

6 Then there are obviously pipes.

7 MR. GROSSFELD: There's a lot of
8 overhead piping.

9 MR. CAMPANA: Right. Right. I'm just
10 trying to talk out loud, I guess, just to see
11 if there's some sort of a balance that can be
12 struck somehow to minimize that parapet or eave
13 height, and then to try to incorporate some
14 sort of an architectural detail, whether it be
15 some sort of a gable, or something that's on
16 the facade that looks like a gable. Just give
17 it some sort of, I guess, prewar vernacular.
18 There is another plant on the corner of I
19 believe it's --

20 THE CHAIRMAN: California Road.

21 MR. CAMPANA: California Road and 22?

22 THE CHAIRMAN: Yes.

23 MR. BONGIOVANNI: That's the other
24 Suez facility.

25 MR. CAMPANA: It is. What I kind of

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 like about it, because that's also set within a
3 residential zone and it's also across the
4 street from a golf course, I think the lines
5 that they created are a little more reminiscent
6 of what's going on in the neighborhood. I
7 understand that the existing building that's on
8 your site currently is smaller and it's heavily
9 screened by vegetation and plantings and trees,
10 but this is a much more substantial building.
11 I think, just in terms of being a resident, it
12 would be nice to see something that respects
13 the vernacular of the surrounding neighborhood.
14 I know it's an industrial plant, but I think
15 there could be some effort given there.

16 THE CHAIRMAN: To follow-up with
17 that --

18 MR. BONGIOVANNI: I'm sorry, I didn't
19 know who was speaking.

20 MR. CAMPANA: I'm sorry, Louis
21 Campana.

22 MR. BONGIOVANNI: Okay. Sorry about
23 that. So you were bringing up the possibility
24 of doing something with the roof and giving it
25 a little more texture and a bit of a ridge one

DINA M. MORGAN, REPORTER

141

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 way or another.
 3 John, I forget the California Road
 4 plant, what's the roof style on that, do you
 5 know; flat roof?
 6 THE CHAIRMAN: I don't think so.
 7 MR. CAMPANA: Can I share my screen,
 8 is that a possibility?
 9 MS. UHLE: Yes, you can share your
 10 screen.
 11 MR. UNDERWOOD: We have seen
 12 photographs of that particular building, and
 13 there are a lot of different roof angles.
 14 There's a lot of different vocabulary going on
 15 with that. We tried to go with a more
 16 simplified look.
 17 MR. CAMPANA: So there are just minor
 18 moves that they did to just soften the exterior
 19 facade. Granted, yes, it could in some sense
 20 be a little over the place when you look at it,
 21 but I think it was still quite successful for
 22 what the structure is.
 23 THE CHAIRMAN: It's a beautiful
 24 building. It's also one story.
 25 MR. CAMPANA: The thing about gables
DINA M. MORGAN, REPORTER

142

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 is, you could have a taller ridge height,
 3 however, that slope brings the scale of the
 4 building back down. So that's what my intent
 5 was with the question or comment.
 6 THE CHAIRMAN: That's brick face?
 7 Yes.
 8 MR. CAMPANA: Yes. This is the back.
 9 You can't really see it here. It's a mansard
 10 on the back, gables on the front.
 11 MR. CUNNINGHAM: It was intended to
 12 make it blend into the neighborhood.
 13 MR. CAMPANA: What's going on here?
 14 Where am I?
 15 THE CHAIRMAN: At the north end.
 16 MR. CAMPANA: I'm lost. You get the
 17 point, I guess. Sorry, let me get out of this.
 18 MR. GROSSFELD: We would certainly
 19 consider that.
 20 THE CHAIRMAN: Can you guys develop
 21 two designs? I know it's a pain in the neck,
 22 but I would be willing -- if you could make the
 23 building you have, just soften it up a little
 24 bit and have that industrial feel that you
 25 think was the character in the 1930's, I would
DINA M. MORGAN, REPORTER

143

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 continue entertaining it, but I also think that
 3 with what's being brought up would also be
 4 useful if we could make it look a little more
 5 residential.
 6 MS. UHLE: Jim, one thing that the
 7 applicant requested previously, was possibly
 8 have a meeting with two members of the
 9 Architectural Review Board to sort of look at
 10 the architecture in more detail. We obviously
 11 couldn't have a full meeting, that would be a
 12 public meeting, but maybe to just get some
 13 ideas from a couple of the Architectural Review
 14 Board members. We may be able to do that
 15 before they come back to the Planning Board
 16 again. Of course they would eventually go to
 17 the ARB where there would be a full public
 18 hearing, etcetera, but it would be a way to
 19 maybe get a little more direction from some of
 20 the members of the Architectural Review Board.
 21 I can pass along your comments to those
 22 members.
 23 THE CHAIRMAN: Maybe we're jumping the
 24 gun. But I was going to say -- I'm sorry,
 25 Margaret, go ahead.
DINA M. MORGAN, REPORTER

144

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MS. UHLE: And Louis' comments
 3 specifically as well.
 4 THE CHAIRMAN: Yes. I was going to
 5 point to the building on California saying
 6 there are some details and ideas that were put
 7 on that building, that I think could be moved
 8 over to here too. I mean, I like what they did
 9 with the pavement. I think they have porous
 10 pavement there. It sort of softens up the
 11 tarmac look that you guys have right now. I
 12 think that driveway just look likes it's an
 13 airplane runway. If there is something you
 14 could do to sort of soften that up.
 15 MR. GROSSFELD: We could use concrete
 16 pavers, which are aesthetically pleasing and
 17 durable.
 18 THE CHAIRMAN: Right. If you could
 19 look at things like that. And then, of course,
 20 the landscaping, every tree is being cut down.
 21 You don't even see the pump house now because
 22 it's shielded by all the trees. I would like
 23 to understand the landscaping that's being put
 24 back, how much it's really going to shield or
 25 add back, how big the trees are going to get.
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 So I think if we talk again, I would like to
2 see the -- I know you could probably show me
3 now, but if you could show it again when you
4 come back, more detail about the landscaping, I
5 would appreciate that.

6 MR. CUNNINGHAM: And also an elevation
7 from the Dale Road side. An authentic
8 elevation of the driveway coming out onto Dale
9 and what that side will look like from the
10 street.

11 MR. GROSSFELD: We'll develop all four
12 elevations and do a rendering like what you saw
13 there today.

14 MR. CUNNINGHAM: The Leewood elevation
15 was good.

16 THE CHAIRMAN: Hey guys, I just
17 realized we have to get to Mr. Grealy and then
18 the public hearing, so I'm going to have to
19 start moving a little bit.

20 MR. NEMECEK: It is 10:15.

21 THE CHAIRMAN: Holy cow. Mr. Grealy,
22 you still awake?

23 MR. GREALY: Yes, we're going strong,
24 Mr. Chairman.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 THE CHAIRMAN: Okay, good. You have
2 the mic.

3 MR. GREALY: Good evening, everybody,
4 again. Just a quick recap. I won't take a lot
5 of time.

6 We reviewed the April 6th submission,
7 and our April 15th letter outlines a series of
8 I think around 19 or 20 comments for the
9 applicant to address. I think Mr. Bongiovanni
10 addressed a few of them cursory, and Mr. Maffia
11 indicated that they will be responding to those
12 comments.

13 Just a couple of things. So the
14 majority of those are really concerns about
15 during the construction of the facility. The
16 after construction and after operation comments
17 are relatively minor, as pointed out. The
18 visit by the operator, and Joe Cermele and I
19 have kind of the same comments relative to
20 that, in terms of just making sure we could get
21 the vehicle off the road because it is a very
22 heavy trafficked area there. So that's kind of
23 a detail that could be worked out. It's pretty
24 apparent, but I assume that that gate will be

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 closed at all times except when either a
2 delivery is there or the operator is visiting,
3 because if it was kept open for any length of
4 time, people may try to use it as a bypass of
5 the light. I think it's pretty obvious that it
6 will be closed at all times, other than when
7 the operator enters, you know, for security
8 reasons.

9 The only other post construction
10 comment I guess relates to, even though the
11 number of deliveries is limited, six times a
12 year, the path that it would take -- and again,
13 getting out onto Dale Road at certain times of
14 the day could be very difficult there because
15 of the congestion near the Babe Ruth Golf
16 Course access tunnel, as Mr. Cunningham
17 referred to it. So I guess the other concern
18 would be, once the truck leaves the facility,
19 heads south on Dale Road, and then Dale Road
20 actually turns into Columbus Avenue as you go
21 further south, as you're approaching that area,
22 the roadway narrows down very significantly, at
23 times it's difficult to get two passenger cars
24 even to pass one another, so the trailer

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 delivery would have to continue down to Fisher
2 Avenue to get back up to 22, and we would just
3 like to make sure that they could accommodate
4 the turning movements at that intersection
5 because it is very tightly constrained there.
6 Again, it's not a lot of vehicles over the
7 course of the year, which is important, but I
8 think we still need to have some demonstration
9 or some conditions because, number 1, we don't
10 want those deliveries to be occurring when
11 people are rushing to get to Crestwood Station
12 to get on a train, number one. There are
13 certain times of the day, you know, 10:00 to
14 12:00 in the morning traffic is much, much
15 lighter. Those are the post construction areas
16 of our comments, and I'm sure the applicant
17 will address all of these.

18 The during construction, and some of
19 these were partially answered tonight relative
20 to lane closures and routing of traffic during
21 construction. Now, in one of the plans, there
22 was actually a lane closure on the Jacobs plan
23 drawing MPT 4 had shown an actual closure of
24 Leewood Drive. I assume that that's off the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

table because the closure of Leewood Drive between Dale Road and Oakland would cause some other major concerns. I assume that that was a proposal that is no longer on the table, and we'll just need clarification on that.

Also, the number of days, I think Mr. Bongiovanni indicated that they were talking about approximately 15 days over this 20 month plus period that they would have to do some sort of a lane closure. Now, if it is going to be an eastbound lane closure, the routing that was shown on the NPT plan, the preliminary plans, showed traffic going south on Dale, this would be eastbound traffic on Leewood Drive, so if I came through the tunnel, I would have to make an immediate right, go south on Dale, Dale Road, and then it would be diverted to Crosshill, back over to the Oakland to get back to Leewood Drive. Now, Crosshill between Oakland and Dale Road is one way westbound. So if that is going to be used, that's something the Town Board has to be involved with. So we would recommend very early start that discussion. From the standpoint of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

neighborhood there, they're going to be very sensitive relative to that. So the better the communication, the better everyone will be. I think it's important for you to discuss with the Town Board early in the process, because that is a one way road, that the utilization of it as a two way flow or opposite flow during this construction period, even if it is only for 15 days, requires their involvement and approval from them, and, of course, coordination with the Highway Department. So I think the road probably has the ability because at one time that was a two way roadway. It was made one way, I'm assuming, because of cutting down on cut through traffic, etcetera, but it would require Town Board input.

Again, the neighborhood is going to be the most concerned about during construction conditions, and we made some other comments relative to that and treatments.

In terms of the comment about no construction vehicles parking on the area roadways, I think we would like just some more clarification on that. You may want to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

consider reaching out to Leewood. In their very lower parking lot, which is hardly ever utilized, if you're only talking about 15 construction workers, you may be able to work something with them to park there, this way there's no variance or variability in terms of that becoming an issue of people parking in the neighborhood or anything like that.

Our letter outlines all of these. The applicant will respond to them. It will be an ongoing discussion with the Highway Department. We would also just like you to coordinate with Westchester County Department of Transportation Public Works because of the sensitivity of traffic flow near the tunnel and potential backing up towards the parkway. Even if it's only during this limited closure time period, it's something they should be aware of and have them to weigh in early in the process.

I think that's just a real quick synopsis. Our letter outlines all of these. Once we get the comments back, we'll work with the applicant and answer any questions. I think those are the highlights and probably the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

most critical items. If it's only going to be a short duration diversion, that's probably less of a concern. If it was going to be a longer duration, we had recommended possibly looking at some alternates of creating some additional width within the right-of-way on the golf club side to possibly maintain two way traffic there. But again, the discussion has to start with the Town Board even if they were amenable to a temporary use of Crosshill as a two way road, because if that can't be done, the diversion route for the traffic is not very simple and it would impact the neighborhood. Leewood Drive, as they had indicated in their traffic study, carries 6,000 vehicles a day or roughly 600 vehicles total both directions during peak hours. So it is a significant existing traffic volume that would have to be diverted during this construction period.

I think those are kind of the highlights. Once we get the responses back from the applicant, we'll continue to work with them.

THE CHAIRMAN: Great. Thank you, Mr.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Grealy. Some very interesting points, and I'm sure you guys will work through them. I appreciate you hanging with us. Have a nice evening. Unless you guys have any comments from --

MR. GREALY: Thank you. Anybody have any questions or comments?

MR. MAFFIA: Just some quick overviews, basically, of Mr. Grealy's comments just now. Yes, we appreciate his heads up about checking in with the Town Board regarding the detour. Yes, the complete closure of Leewood Drive is off the table. We are looking at only an eastbound lane closure for a short period of time. Five days I think was the number that Mr. Bongiovanni had used. We looked at Crosshill because it's the shortest route to get around the site and back to Leewood Drive.

In our observations of the field as far as traffic is concerned, we noticed that the one way sign and the do not enter signs exist only at Dale Road and Crosshill. In fact, we observed the residents from the two

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

houses that are on Crosshill between Dale and Oakland going in both directions when they use that section at Crosshill. I think the sign is there, as Mr. Grealy had mentioned, is there only to keep people from using Crosshill to avoid the light at Dale Road, keep traffic from turning into Crosshill from Dale. We're going to coordinate that with the Town Board. If we pursue that particular detour route, we will coordinate anything we do in terms of detours with both the County and, of course, the Town Highway Department, so they're aware of when and what we're doing.

Also, in our approach to anything we do in Leewood, we're making sure that we have the proper work zone traffic control devices, including traffic cones, barrels, flagmen, and off duty police, Eastchester Police Department personnel to help with detouring to make sure that it's done in a safe manner, and that any emergency traffic that's trying to get through the area has priority. We'll make sure that that happens.

There are times when work in Leewood

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Drive will not require a detour but will require shifting of the lanes. We also have that in the maintenance and protection of traffic plans where we maintain two lanes of traffic on Leewood and just shift it over towards the golf course and away from the site side of roadway to do work like rebuilding the curb, and anything that's right up against the edge of the pavement on that side of the road. We know that we can fit two lanes of traffic.

I would also point out, again, just as a kind of overview, that because of the one lane tunnel, that section of Leewood Drive from Oakland to Dale is essentially a one lane roadway. You only have one lane of traffic operating at a time because of the light, because of the situation at the tunnel. So you either have westbound traffic moving or eastbound traffic moving past the site, but rarely, if ever, do you have two way traffic on Leewood Drive passing the site, again, because of the way the signal operates and alternating traffic is allowed through the tunnel eastbound and then westbound. Again, that in a way makes

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

the detour -- makes the lane shifting easier because we're only dealing essentially with one directional flow at a time, either eastbound or westbound, depending on what the light is allowing through the tunnel.

Then I would just repeat that we do have the memo from Mr. Grealy and also a letter from the Fire Department, which I don't think had anything significant about traffic, but we do have those comments and we are working on a response and should have it relatively shortly back to the Town.

Thank you, guys. That's all I have right now.

THE CHAIRMAN: Great. Thank you. We, the Board, don't have any more questions. This is a public hearing, so we have to open the public hearing on this.

I make a motion to open the public hearing on Application 20-13, Troublesome Brook Pump Station.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. TUDISCO: If there are members of
2 the public, please raise your hand or use that
3 feature, and I will recognize you on the
4 screen.

5 Mr. Chairman, I don't see any
6 attendees raising their hands to offer comment
7 to the Board.

8 THE CHAIRMAN: Okay. Thank you. So
9 back to us, guys. So I have to make a motion
10 about lead agency, but I'll do that in a
11 second. If we have any more comments or
12 questions? I think we asked the applicant for
13 some information, which we're going to
14 anticipate that they will come back with for
15 the next meeting. Margaret, do you have a list
16 of what kind of information we're looking for?

17 MS. UHLE: No, I do not have my usual
18 list.

19 THE CHAIRMAN: I hope you were
20 listening.

21 MS. UHLE: I was definitely listening.
22 I think a lot of it is incorporated into Joe
23 Cermele's comments, Phil Grealy's memos, the
24 Fire Department memo. So I'll coordinate with
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 the applicant in the next couple of days. I
2 have taken down your comments with regard to
3 noise studies, etcetera. If it's okay, I'll
4 coordinate in the next couple of days.

5 THE CHAIRMAN: Great. Thank you,
6 Margaret. Now I'm just going to make that
7 motion to be lead agency. So guys, here we go.

8 I make a motion that the Planning
9 Board declare its intent to be lead agency for
10 the SEQRA review of Application 20-13,
11 Troublesome Brook Pump Station, 10 Leewood
12 Drive.

13 MR. NEMECEK: Second.

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

16 THE CHAIRMAN: Great. Thank you, team
17 for Troublesome.

18 MR. TUDISCO: Mr. Chairman, we're
19 keeping the public hearing open on this?

20 THE CHAIRMAN: Correct, yes. Yes.
21 Thanks, gentlemen. Sorry we kept you so late,
22 but our night is just beginning if you want to
23 stick around.

24 MR. SCIARETTA: Thank you very much,
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Mr. Chairman, members of the Board.

2 MS. UHLE: Thank you all.

3 MR. BONGIOVANNI: Thank you.

4 THE CHAIRMAN: You're welcome. The
5 next application is Application 20-05, Grace
6 Lutheran Church, 59 Grand Boulevard.

7 MS. UHLE: We have one other person
8 that will be joining us.

9 MR. LEWIS: Shall we begin?

10 THE CHAIRMAN: Yes.

11 MR. NEMECEK: Yes, please.

12 MR. LEWIS: Thank you very much for
13 working so late and hard. Sorry that it's
14 going forever.

15 This application on behalf our client,
16 the Grace Church, is to enable handicapped
17 persons, people with disabilities access to the
18 church. It's a very important part of the
19 church's mission to include these members, and
20 so, this proposal is for a handicapped access
21 ramp to. I'm going to share the screen here if
22 I could find what I want. Is that drawing
23 coming up now?

24 MS. UHLE: Yes, it's in process.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 There you go.

2 MR. LEWIS: This is the Grace Church
3 and this is the proposed ramp. In looking into
4 the various factors in designing this ramp, we
5 considered a number of materials; masonry,
6 wood, and aluminum in a couple of locations.
7 There really are only two locations for entry.

8 One is here, which obviously we used, or
9 through the main entry on the east side of the
10 church. After considering the functionality,
11 protecting the existing trees, the visual
12 characteristics, the code requirements, the
13 cost, it was very clear to us that the aluminum
14 ramp system seemed like the best approach.

15 Here is a larger view of it.

16 Basically, there's the existing sidewalk now, a
17 new portion of sidewalk, and this ramp system.
18 We've put a small angle into it so that we can
19 literally tuck it in along the east wing of the
20 church. Along with the ramp, we're required to
21 a provide and accessible parking space, and we
22 also need to provide mitigation for the
23 increased runoff due to I think 260 feet of
24 increased impervious area that this ramp
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 represents.

2 Here's the elevation of it. It's an
3 aluminum ramp. By code you probably know
4 you're only allowed to come up so far without a
5 landing, so we've conformed to that. There are
6 support posts under the ramp. The Building
7 Department has asked us to install footings to
8 make sure that the ramp is secure under all
9 conditions, including a hurricane. The normal
10 ramp structure actually doesn't even include
11 these footings as it comes from the
12 manufacturer, but we've included them here, and
13 I think it makes a lot of sense.

14 One other thing is the Highway
15 Department allowed us to extend all the way to
16 the sidewalk through a little bit of the street
17 right-of-way, and then the sidewalk has dropped
18 curbs so it provides a good handicapped access
19 to the ramp and to the church.

20 Is that photograph coming up for you?

21 MR. NEMECEK: Yes.

22 MS. UHLE: Yes.

23 MR. LEWIS: Here you could see the
24 Grace Church. Looking west, this is the east

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 facade. Again, deciding where to put this
2 ramp, one alternative would have been to have a
3 several tier run compressed into this area in
4 the yard somewhere right on the street, and it
5 would have been hugely obtrusive visually. The
6 alternative was to come in to the door around
7 the side and bring the ramp in over here. So
8 that's what's proposed now, is to come in along
9 the side.

10 This is the side view of the east
11 wing. You can see that as the ramp comes up,
12 it increases in height about 48 inches or so
13 from this point to this point. As it comes up,
14 we'll need to prune these trees, but we looked
15 at them pretty carefully and we can prune them
16 while maintaining the canopy. These footings
17 needed to support the ramp could be dug by hand
18 in a way that we think we'll be able to
19 maintain and protect these trees without
20 damage. That was I think an important
21 consideration in terms of projecting the beauty
22 of the church because these really add a lot to
23 sort of nestle in that whole wing of the
24 church.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 I guess the only other thing would be
2 that the proposed finish of the ramp is clear
3 anodized aluminum, and that's consistent with
4 the railing system at the front of the church
5 that runs along this raised porch, handrails at
6 the stairs, handrail at this stair, and
7 handrail at this stair that goes down to the
8 lower portion of the church which serves as a
9 nursery there. So we think that the finish
10 blends in fairly well. It also matches
11 these -- not matches -- pretty much matches, I
12 guess these are also clear anodized aluminum --
13 these lit fixtures which will remain. This
14 porch will get removed, and again, this is the
15 door that will be used for the entry. The ramp
16 will come up to the level of the threshold.

17 That is really about it. I'm happy to
18 answer any questions that you may have. We
19 also have Ann Tiermeyer here, she's the Pastor,
20 who I think would probably like to say a few
21 words about the mission of the church and the
22 importance of this ramp.

23 THE CHAIRMAN: Sure. Let's allow her
24 an opportunity to speak, and then we'll come

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 back and ask you more questions.

2 MR. LEWIS: Okay. I am off of the
3 screen share.

4 THE CHAIRMAN: Don't go too far.

5 REVEREND TIERMEYER: Hi. Good
6 evening. I'm the Reverend Ann Tiermeyer. I'm
7 the Pastor of Grace Lutheran Church at 59 Grand
8 Boulevard. I want to thank you for the
9 opportunity tonight to share a few brief words
10 on behalf the members of Grace in support of
11 this application.

12 We met with the Architectural Review
13 Board back at the beginning of March and was on
14 the agenda for the Planning Board March 26th,
15 but that meeting obviously got postponed. In
16 preparation for these two March meetings, we
17 not only mailed out the required notifications
18 and posted the public notice in the newspaper,
19 but a small group of our church members also
20 back on Sunday, February 9th went out in the
21 neighborhood and hand delivered letters to all
22 the neighbors explaining the project and
23 letting them know how they could let us know
24 any questions or concerns. We were met with

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 all very positive responses by the
3 neighborhood.

4 Back then at the beginning of March, I
5 also wrote up a letter that I wanted to share
6 with the Architectural Review Board and you as
7 the Planning Committee. When I opened up that
8 document this week and reread it, all I could
9 think was, boy, what a difference 12 weeks
10 makes. Some of the letter now sounds rather
11 odd, particularly the last section when we talk
12 about the use of the building, given that we
13 haven't been able to worship or meet in the
14 building since March 13th. Our congregation
15 has learned new ways to connect by virtual
16 worship and prayer time by Facebook and Zoom.
17 But as we start, and we all start to begin to
18 find our new normal, the people of Grace have
19 already begun to prepare plans of how we can
20 return to the building for worship and meetings
21 and our preschool could reopen in a safe and
22 healthy way. Thus, the need for a ramp still
23 continues to be relevant. So tonight I just
24 want to simply read the letter I prepared back
25 in March, despite the fact the ending sounds a

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 little funny to our new ears:

3 Dear Board Members, the members of
4 Grace Lutheran Church are excited to be moving
5 with the addition of an accessibility ramp
6 providing access to our social hall, our
7 offices, and our sanctuary. The Congregation
8 researched ways to make the building more
9 easily accessible, and determined that a ramp
10 is the best long term solution.

11 While Grace is a small congregation,
12 over the past several years, the members and
13 the Friends of Grace have worked very hard to
14 raise the money needed for this project, thus
15 we're now pursuing the appropriate permit for
16 the next step.

17 We have been fortunate to work with
18 Michael Louis Architects. Michael Louis had
19 worked with Grace Church a number of years ago
20 on some internal renovation, and we have been
21 glad to have he and his firm help us with the
22 knowledge on this project.

23 As you can see from the renderings
24 that were submitted, the ramp is tucked up
25 against the building under the trees running

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 parallel to Grand Boulevard. Grace Lutheran
3 Church worked with the architect to design this
4 plan that we believed is the least intrusive
5 and it actually will function very well for the
6 use of our building, for the ramp enters at a
7 door that is located between the social hall
8 and the worship space and is the closest
9 entrance to the Pastor's office. The social
10 hall already has a handicapped accessible
11 bathroom.

12 We have current members who are in
13 immediate need of a ramp to fully participate
14 in worship and other church events. This will
15 also be a benefits to the AA group, which uses
16 our social hall for meetings three evenings a
17 week. Also, when weddings, or funerals, or
18 other multi-generational events happen at the
19 church, we always find that there is somebody
20 who having an immediate access into the
21 building can provide the welcome and the
22 hospitality we wish to offer. Adding this ramp
23 will allow all people access to our building
24 with dignity.

25 It is our hope that you will support
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 our plans and we can move forward with this
3 project and more fully serve both the
4 congregation and the community.

5 At the time we presented to the
6 Architecture Review Board, a couple of our
7 congregation also submitted a letter of
8 support, and after that I think another letter
9 from one of our other members came in, and I
10 think they're already in the queue for you to
11 see, so I'm not going to go over those. I do
12 want to just share my screen quickly and share
13 that today, as I got ready for this meeting, I
14 had two other emails that came in. One was
15 from a member of the AA group:

16 The Carry the Message Group of
17 Alcoholics Anonymous have been using Grace
18 Lutheran Church for close to six years. Over
19 the years, we have had a number of meeting
20 attendees who have struggled with the front
21 steps of the church, whether they would be
22 elderly or in a wheelchair or using crutches.
23 While the group has always helped them find a
24 way up the stairs, we used to carry a member in
25 a wheelchair up the stairs, we believe the

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 planned ramp would be an improvement for the
3 church members, as well as for our meeting.

4 Then Samantha Foster, who is currently
5 our Vice President at the Church, and she's
6 really been shepherding this process along for
7 a number of years, wrote this to me in an
8 e-mail of support to share with you:

9 The past few months of social
10 distancing due to the pandemic have brought to
11 the forefront our need to connect with others
12 and to share community. This isolation has
13 been forced on us by the potential deadly
14 virus, but there are people who are regularly
15 isolated by disabilities or inaccessibility.
16 Building a ramp will enable us to reach out to
17 those people in a dignified and welcoming way.

18 I want to thank you for giving me time
19 tonight to share why this is so important to
20 our congregation. The congregation really has
21 been working hard on this for quite some time,
22 and although things have shifted and changed
23 around us, we still really believe this is a
24 great way to offer a building that can be used
25 by the community and church in a more

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 hospitable and welcoming way. So thank you
3 very much. I'm glad to take any questions, as
4 I know Michael will as well.

5 THE CHAIRMAN: Thank you, Pastor. We
6 unequivocally agree with everything you have
7 said. There is no doubt that we think it's
8 very important to the congregants that they be
9 allowed a respectable way to enter into the
10 church, and it's a beautiful church.

11 So we're going to ask a few
12 questions -- because we have a task and we want
13 to make sure we're performing it as best we
14 could -- about the aesthetics, and that it
15 blends into the church without being too
16 obtrusive. I know your architect has done
17 everything he could, but if you will just allow
18 us to make a few suggestions, ask a few
19 questions, we'll proceed.

20 So, Board, let's see if we have
21 anything to say to Michael, and then we'll go
22 to the public hearing.

23 MS. UHLE: Two things, very quickly.
24 Just to let anyone that's watching know, we did
25 receive letters previously, and I think the

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 Pastor was referring to these, that you
3 received from a Beth and Gregory Mader, and
4 then also from David DePaso, both in favor of
5 the application, and you did receive those in
6 your packages.

7 MR. NEMECEK: Yes, we did.

8 MR. CAMPANA: Louis Campana here. Can
9 you go back to the elevation, exterior
10 elevations. Yes, that elevation in particular,
11 bottom left. You did a great job laying it
12 out.

13 Just one comment that I have. I was
14 just thinking about how the height of the ramp
15 could be sort of brought back down a bit. Not
16 in scale, but I guess back down to Earth. Is
17 there a way that you can incorporate some sort
18 of a screening at the underside of the ramp
19 just to, I guess, cover the posts? Not raise
20 the ground, but do it with the use of planting.

21 REVEREND TIERMEYER: The windows that
22 are right underneath the ramp at that point
23 also go down into our preschool. So light
24 going into that preschool level is helpful to
25 it as well, just so you know.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 MS. UHLE: Along those same lines,
3 when the ARB was talking about landscaping, I
4 think -- I shouldn't say the ARB, especially
5 one member -- I think he had in mind a row of
6 something kind of screening it out. I think
7 you could even accomplish some screening by
8 just planting some small flowering trees that
9 are kind of staggered to soften up that
10 elevation. I don't think you necessarily have
11 to do something that is a row of shrubs or row
12 of Arborvitae, something that sort of parallels
13 it. I think if you look at that plan, even if
14 you just staggered a few things to kind of
15 soften it up from the Grand Boulevard view, I
16 think you could something that is not
17 necessarily very expensive, and it also doesn't
18 just line it a certain way. I think you would
19 still soften it and screen it but still allow
20 light into those windows, et cetera.

21 THE CHAIRMAN: Right, that's not our
22 intent to cut off the light.

23 MR. LEWIS: I think that's a great
24 suggestion, frankly. We're not showing
25 plantings here. I think we were sort of

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 putting this forward in a fairly basic way, but
 3 I have to agree, I think that's a great
 4 suggestion. I think a good way to do it would
 5 be to build the ramp, and then, you know, when
 6 it's in place, to layout some plantings. I
 7 think small trees would be great. I think they
 8 would be tall enough to embrace the ramp and
 9 sort of give it a good sense of scale, and at
 10 the same time light could flow through perhaps
 11 to those windows. Yes, I think it's a good
 12 idea.

13 REVEREND TIERMEYER: There is also a
 14 tree that sits further in the corner on the
 15 property. You could see it in the upper
 16 right-hand. There's a church sign and there
 17 are some trees that also when you look at it,
 18 it doesn't look quite that stark. I certainly
 19 understand the desire and interest that it
 20 doesn't look like --

21 THE CHAIRMAN: Like a temporary ramp.
 22 Another question I was going to ask is, it's
 23 anodized aluminum? I know you referenced that.
 24 Is it going to look like an aluminum ramp? In
 25 the way it's shown here, it's sort of passive

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 because it's the color of the ink on the paper,
 3 but it's not that color at all, right, it's
 4 aluminum?

5 MR. LEWIS: Yes, it's an aluminum
 6 ramp.

7 THE CHAIRMAN: Are there other
 8 alternatives? What's the railing at the front?
 9 Can we see that?

10 REVEREND TIERMEYER: Michael, I do
 11 have a picture that shows the railing at the
 12 front.

13 THE CHAIRMAN: It's on your rendering,
 14 isn't it?

15 REVEREND TIERMEYER: Michael, can I?
 16 This is from across the street. So you see the
 17 railing that leads up into the front entrance
 18 is that same kind of aluminum to it. They were
 19 having a bouncy house. It was when they were
 20 have a carnival. Right behind the bouncy house
 21 is another tree. You can't really see the side
 22 of the building where the ramp goes up, but you
 23 can see the same kind of railing type is there
 24 throughout that whole front.

25 THE CHAIRMAN: I see it. Thank you.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MR. LEWIS: I understand your comment,
 3 you know, you got this brick church, do you
 4 want an anodized aluminum railing next to.
 5 However, I think the fact that there is so much
 6 of it on the front of the building, might make
 7 it a little odd if all of a sudden that changed
 8 instantaneously to a different railing material
 9 just 20, 30 feet away. I think it would be
 10 consistent.

11 MR. CAMPANA: So the ramp would be in
 12 this back corner here?

13 REVEREND TIERMEYER: Yes.

14 MR. LEWIS: That's right. Yes. You
 15 know, on the site it is actually -- with the
 16 two trees on the Grand Boulevard side and then
 17 the three trees running along the church, it is
 18 pretty nestled in there. I think that that
 19 goes a long way to sort of mitigate the form as
 20 it shows it in the elevation. I think the
 21 actual perception would be much better than
 22 that.

23 THE CHAIRMAN: Any way you could photo
 24 shop the ramp in or give us something a little
 25 more graphic? Can you render it?

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MR. CAMPANA: This is me doing this
 3 right now. I wish I could render it right now.

4 THE CHAIRMAN: Louis, can you get on
 5 that? Not you, the architect. Could the
 6 architect do anything? I could certainly
 7 extrapolate it, but is there some way you could
 8 render it in 3D?

9 MR. LEWIS: Not during this meeting.
 10 Sure, we could render it, if needed.

11 THE CHAIRMAN: Yes, because before I
 12 saw this I was thinking it was just not going
 13 to be acceptable or match everything, but maybe
 14 it does match it more clearly than I can
 15 envision right now.

16 MS. UHLE: Actually, initially you
 17 were saying in the elevation it doesn't read so
 18 strongly because of the ink, but actually when
 19 you look at this in reality and you do see the
 20 aluminum railings, I think it almost seems like
 21 it's going to look lighter than it shows up in
 22 the rendering.

23 THE CHAIRMAN: It sort of melds in.

24 MS. UHLE: Yes.

25 MR. LEWIS: I think that basically

DINA M. MORGAN, REPORTER

177

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 it's an aluminum ramp and if we render it and
 3 show it to you, we're not going to have any
 4 easy way to change that ramp by, you know, the
 5 things that we're rendering on it. I think
 6 that -- we can certainly do it, but, I mean,
 7 I'm not sure where it goes, really, down that
 8 path.
 9 THE CHAIRMAN: Sure. Well, I think we
 10 do want to see what the landscaping is going to
 11 look like. I think there's a couple of things
 12 we want to see before we move forward. I would
 13 to understand what you could do with the
 14 landscaping. While you're at it, can you show
 15 us what the ramp looks like so it will be easy
 16 for us to just give the green light. I don't
 17 mean to hold you up, but we're sort of tasked
 18 with the responsibility. I understand the
 19 urgency but --
 20 MR. LEWIS: It's not that. I thought
 21 that those elements were covered in the ARB.
 22 I'm just a little surprised, that's all.
 23 THE CHAIRMAN: They were okay with all
 24 of this, Margaret?
 25 MS. UHLE: They actually referred the
DINA M. MORGAN, REPORTER

178

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 application to the Planning Board with a
 3 recommendation that the applicant consider
 4 using black aluminum and consider installing
 5 landscaping to screen the ramp. So the ARB is
 6 an advisory board to the Planning Board. The
 7 Planning Board is the one that ultimately
 8 approves the architectural detail. They shared
 9 some of the same concerns with regard to the
 10 material and the landscaping.
 11 THE CHAIRMAN: That's an interesting
 12 point, Mr. Lewis. Does black aluminum look --
 13 what do you think?
 14 MR. LEWIS: We can't get it from the
 15 manufacturer, for starters. We weren't sure
 16 about that at the ARB meeting, but we looked
 17 into it. In order to make it black, we would
 18 have to take the whole ramp and send it to some
 19 third party to anodize it. It's very
 20 difficult. Frankly, I think it would be odd to
 21 have a black aluminum ramp 20 feet away from a
 22 clear anodized railing.
 23 MR. CAMPANA: I would have to agree
 24 with that.
 25 MS. UHLE: I agree, seeing the
DINA M. MORGAN, REPORTER

179

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 existing railing is there as well.
 3 THE CHAIRMAN: What's the railing
 4 surface of the ramp; is it also the same
 5 aluminum?
 6 MR. LEWIS: It's all aluminum.
 7 THE CHAIRMAN: So when you're looking
 8 at it from the street, you're going to see that
 9 also.
 10 MR. LEWIS: That's right, it's
 11 aluminum. It's completely an aluminum rail.
 12 THE CHAIRMAN: Yes, it is. Everything
 13 is aluminum.
 14 MR. LEWIS: So if there are problems
 15 with the aluminum, we begin to consider
 16 alternative of ramps, masonry or wood, which
 17 would require larger footings. If it's
 18 proximal to the building, we lose our trees
 19 with the kind of continuous footings.
 20 THE CHAIRMAN: I don't know if I speak
 21 for the whole Board, but I don't think we're
 22 going to send you down that path. Guys, please
 23 join in here.
 24 MR. NEMECEK: We just approved this.
 25 MR. CAMPANA: The choice of using the
DINA M. MORGAN, REPORTER

180

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 aluminum ties in obviously with the railing you
 3 have on this side. The one on the front, the
 4 steps that go into the main building, or I
 5 guess the few steps up, that's a black iron
 6 railing, but you can't, you know, build a ramp
 7 out of black iron. Aluminum is probably the
 8 most cost effective way of approaching this.
 9 Again, I just think looking into the
 10 landscaping a bit could benefit you guys and
 11 also the neighborhood.
 12 MR. LEWIS: I agree that with the
 13 landscaping there is great potential there.
 14 THE CHAIRMAN: This has to be a public
 15 hearing, so could you just hold on a second,
 16 Mr. Lewis and Pastor. Let's see if there are
 17 any comments from the public.
 18 MR. TUDISCO: There is someone here.
 19 Un-mute yourself and just state your name and
 20 address and your comment.
 21 MR. DE PASO: Hi. It's David DePaso,
 22 152 Anderson Avenue. I'm a congregant, and I
 23 sent the letter. I definitely think that
 24 it's -- because I watched the other meeting and
 25 when they said a black railing, I yelled at the
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 television saying, no, black wouldn't look
 3 right there because in a lot of the pictures it
 4 doesn't show the Grand Boulevard entrance. The
 5 church, you really needed to take that into
 6 context, and that's from 1964, it's
 7 mid-century, it's all aluminum, which is what
 8 you guys were saying, it will actually match
 9 better than the black.

10 THE CHAIRMAN: Okay. Point taken. I
 11 think we're almost convinced, but I think we
 12 still want to see it a little bit. Thank you
 13 for bringing that up. Otherwise, you think it
 14 looks good?

15 MR. DE MARCO: Yes. It's two
 16 different styles of church stuck together.
 17 You're better off matching the mid-century, I
 18 think, than the other.

19 THE CHAIRMAN: I didn't realize that.

20 MR. NEMECEK: This is exactly what Mr.
 21 DePaso wrote about in his e-mail dated
 22 March 5th, 20-20. This is right after watching
 23 the ARB.

24 MR. DE MARCO: Yes. Okay.

25 THE CHAIRMAN: Thank you.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MR. DE MARCO: Thank you. Have a good
 3 night.

4 MR. NEMECEK: Thank you for your
 5 stamina, by the way. It's 11:02, and we're
 6 almost done with four of the eight.

7 THE CHAIRMAN: We're going to pick up
 8 speed. Is there anyone else there, Rob?

9 MR. TUDISCO: No, Mr. Chairman there
 10 are no other hands at this point.

11 THE CHAIRMAN: So we're asking Mr.
 12 Lewis to put a few things together and come
 13 back to the next meeting?

14 MR. NEMECEK: I'm okay with approving
 15 this.

16 THE CHAIRMAN: Just make those two
 17 conditions that the --

18 MR. NEMECEK: Yes.

19 MS. UHLE: What are the conditions?

20 THE CHAIRMAN: The landscaping has to
 21 be reviewed. They have to provide something,
 22 it has to be reviewed and has to be installed,
 23 just like we make on every other application.

24 MS. UHLE: Well, I think you need to
 25 be a little more clear about that. Usually,

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 that condition is when you have construction of
 3 a new single family home or new commercial
 4 development, they submit a landscape plan, it's
 5 reviewed and approved, and then we say, you
 6 have to install it according with the approved
 7 plans. I think you could either ask them to
 8 come back with a modest landscape plan or make
 9 it a condition of approval that they have
 10 landscape plan. I would be a little more
 11 specific about the extent of that. Personally,
 12 I think they could do something very simple and
 13 put in a couple little flowering trees or
 14 shrubs because you don't want it to get too
 15 crowded. Or you could just -- I don't know.
 16 If you really want to see a landscape plan,
 17 then I guess you could ask them to come back
 18 with that. I know in correspondence and at the
 19 ARB, they did say that that's something they
 20 would be interested in and willing to do down
 21 the road, but not necessarily as a condition of
 22 approval. I know Mr. DePaso had mentioned that
 23 in his e-mail as well. He said that's
 24 something that he thought congregants would be
 25 interested in doing but maybe not as a

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 condition of approval.

3 THE CHAIRMAN: Sure. So then we're
 4 going to -- so without coming back with a
 5 landscape plan that we review and approve,
 6 you're saying you could make it a condition
 7 that something is put there and who reviews and
 8 approves it?

9 MS. UHLE: I think you either make it
 10 a condition that they have to prepare a
 11 landscape plan -- honestly, I would have it
 12 come back to you -- or I would just approve it
 13 as it is and take their word for it that down
 14 the road they're going to want to plant a
 15 couple of things.

16 THE CHAIRMAN: The way you put it,
 17 Margaret, is so good, and the aluminum is
 18 aluminum. Okay, we're done.

19 MR. NEMECEK: I think the good of
 20 putting this ramp up outweighs -- recognizing
 21 these are additional costs and delays, I don't
 22 it makes that much of a difference if we have a
 23 good faith representation from the Pastor and
 24 the architect as well, that they'll at least
 25 look into this idea and give it due

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 consideration. I think it's fine without it.
 3 I think it may look better if it's done right
 4 with it. I think we're all in agreement with
 5 that. My strong preference is to just move
 6 forward with an approval here.
 7 MS. UHLE: I also think that Mr. Lewis
 8 had kind of indicated, you know, once we have
 9 it up, we can see it. I'm honestly afraid that
 10 if somebody does a landscape plan, that they're
 11 going to kind of overdo it and bring more
 12 attention to it. I almost think, get it up,
 13 see what it looks like, and see whether it's
 14 really necessary or not.
 15 THE CHAIRMAN: Okay. So that being
 16 said, I think we move forward. We have to
 17 close the public then; right?
 18 MR. NEMECEK: Yes.
 19 THE CHAIRMAN: Then I make a motion to
 20 close the public on Application 20-05 Grace
 21 Lutheran Church, 59 Grand Boulevard.
 22 MR. NEMECEK: Second.
 23 THE CHAIRMAN: All in favor.
 24 (All aye.)
 25 THE CHAIRMAN: So there are going to
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 be no conditions, we're just going to approve
 3 it as is. We anticipated the church will do
 4 what they feel is best suited for it after it's
 5 up.
 6 So then I make a motion to approve the
 7 application, 20-05, Grace Lutheran Church.
 8 MR. NEMECEK: Second.
 9 THE CHAIRMAN: All in favor.
 10 (All aye.)
 11 MR. NEMECEK: Second first and then
 12 aye.
 13 THE CHAIRMAN: We heard you. You said
 14 second.
 15 MR. NEMECEK: I jumped the gun. What
 16 could I say, I'm a little anxious.
 17 THE CHAIRMAN: Thank you very much.
 18 Good luck.
 19 REVEREND TIERMEYER: Thank you.
 20 THE CHAIRMAN: Thank you for all you
 21 do for the community too. I know it's
 22 appreciated by everyone.
 23 REVEREND TIERMEYER: You too, staying
 24 up so late.
 25 THE CHAIRMAN: Next application.
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 Thank you. Good night.
 3 MR. CAMPANA: Can we take two seconds?
 4 THE CHAIRMAN: I'm stepping away too.
 5 I'll be right back. Let me get the application
 6 ready.
 7 MS. UHLE: He's all set, but you go
 8 ahead.
 9 THE CHAIRMAN: Oh, he is. Mr.
 10 Barbuti.
 11 MS. UHLE: You want to take a two
 12 minute break?
 13 THE CHAIRMAN: Yes.
 14 (Whereupon a short recess was taken.)
 15 THE CHAIRMAN: This is 51 Joyce Road.
 16 You're up.
 17 MR. BARBUTI: Good evening, Mr.
 18 Chairman, members of the Board, Margaret, David
 19 Barbuti Architects representing Mr. Striker.
 20 We received Planning Board approval I guess
 21 probably late 2016, early 2017. We are here
 22 tonight for an amendment to the approved site
 23 plan and Architectural Review Board approval on
 24 a one family house. If you wouldn't mind, I
 25 could pull my drawings up, and I could try to
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 make this as painless as possible to go through
 3 what some of the changes were.
 4 THE CHAIRMAN: Would you, please.
 5 MR. BARBUTI: Did that come up?
 6 MS. UHLE: No.
 7 MR. BARBUTI: I have it now; right?
 8 THE CHAIRMAN: Yes, we see it.
 9 MR. BARBUTI: So basically what had
 10 happened --
 11 MR. NEMECEK: What we see is your PDF
 12 but not the actual PDF.
 13 THE CHAIRMAN: It hasn't opened yet.
 14 MR. BARBUTI: Can you see the site
 15 plan?
 16 MS. UHLE: No.
 17 MR. CAMPANA: Go back to your share
 18 screen and see if you could find the PDF.
 19 MR. BARBUTI: There we go. Now you
 20 don't see it again. You got it? I've been
 21 doing this almost every night and every night
 22 there's a booboo somewhere.
 23 THE CHAIRMAN: You got it. It's fine.
 24 MR. BARBUTI: Basically what happened
 25 was the owner had made some field changes and
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 added some pavement to the project. The
 2 building size did not increase, with the
 3 exception of he made the front portico a little
 4 wider off the building, which necessitated a
 5 zoning variance, which we received. We went to
 6 the Zoning Board for, I believe, three or four
 7 additional. One was impervious surface, and I
 8 believe there was also a driveway width
 9 variance that was received. So basically what
 10 we did -- and then there were also some facade
 11 treatments that I'll get into in a few minutes.

12 We prepared a plan that basically had
 13 a hatched area, which was the original
 14 approved. The stipple effect or cross hatched
 15 that I have here was areas to be legalized. So
 16 he created the sidewalk, widened the driveway,
 17 as I mentioned, did a concrete pad for some air
 18 conditioning, and enlarged a patio that we
 19 originally had on the plan but he made it
 20 bigger, and then he also installed a hot tub in
 21 the backyard. There was also a small pad in
 22 the back that he had a swing set, which we have
 23 removed or it's slated to be removed under the
 24 zoning, and there was a wider area of pavement

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 at the driveway that we are scheduled to remove
 2 as part of the approval as well.

3 That's pretty much it on the site
 4 plan. He also installed a row of Arborvitae
 5 along Dorchester Road and a small row of hedges
 6 along Joyce.

7 Let me go to the elevations. On the
 8 elevations -- so basically what happened was,
 9 he took the liberty of not finishing the front
 10 and sides of the house per the approved
 11 elevations that was approved back in '16, '17.
 12 What we had done as a redesign from the
 13 Architectural Review Board was, we came back
 14 with the shakes at the top gable ends, he had
 15 eliminated the standing seam copper roof at the
 16 front above the garage, he did not put the
 17 pergola, and he did not do the stone water
 18 table at the bottom. We went back, we
 19 redesigned, put the stone water table back, did
 20 the pergola, trimmed down all the windows, went
 21 back with the shakes. He requested from me
 22 that we keep the architectural shingles because
 23 the stand seam copper would have been too
 24 expensive. One of the other big points was he

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 had installed a larger picture window at the
 2 front entrance where the staircase is, and in
 3 order to mitigate the large picture window that
 4 really didn't match with the house, we're going
 5 to install a few vertical mullions to create
 6 the effect of a casement window, installing the
 7 mullions as well.

8 I believe that's pretty much it. As I
 9 said, you know, we're going back with the
 10 shakes on the gable ends like we originally
 11 had, and doing some, you know, picture frame
 12 windows and some pediments above the windows
 13 like we originally had.

14 MS. UHLE: David, do you have the
 15 actual as-built drawings or the existing
 16 conditions drawings?

17 MR. BARBUTI: Existing conditions.

18 MS. UHLE: So they could see what the
 19 house looks like now.

20 MR. BARBUTI: I probably have some
 21 photographs -- if you just bear with me -- of
 22 what it looks like now. Bear with me on this.

23 That's the front of the house as it's
 24 presently constructed. So the large picture

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 window, there's plantings in the front, little
 2 pergola, little water tables, things like that.
 3 I can go around the house as well. Just trying
 4 to get the side of the building. So Dorchester
 5 side is very plain, no window treatment. I
 6 don't even believe there were any mullions in
 7 the windows.

8 THE CHAIRMAN: On none of the windows;
 9 right? I don't see them anywhere.

10 MR. BARBUTI: Yes, right. That's the
 11 rear of the house. So I basically did a quick
 12 picture frame, no pediments above the windows.
 13 There's the hot tub, the expanded patio in the
 14 rear yard, the sidewalk along the Dorchester
 15 side, and that's just the backyard to give you
 16 a little bit of a better picture of what he
 17 did.

18 MR. NEMECEK: Is there some
 19 explanation as to why this was built so
 20 differently from what was approved?

21 MR. BARBUTI: Honestly, I couldn't
 22 tell you. I couldn't tell you. I'm just the
 23 architect.

24 THE CHAIRMAN: I'm looking at the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

front elevation. That window, I don't remember seeing that window, that big picture window.

MS. UHLE: Stay here David. That's what it looks like now. I think all you're being asked to do is see what they're proposing and if what they're proposing is acceptable. I wanted you to see this, because I do think they added a lot of additional details now that it looks completely different. So this is what it looks like. Then, David, maybe go back to your proposed elevations.

MR. CAMPANA: This house was basically just constructed?

MS. UHLE: Like David said, it received approvals in 2016. When it received approvals in 2016, it looked very similar to what you're looking at now. Unfortunately, I think the homeowner is also the builder and he just kind of built what he felt comfortable with, you know, for whatever reasons. Then as part of the inspection process, our building inspectors noted that a lot of the exterior treatments didn't comport with the Planning Board approvals, and there were additional

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

impervious surfaces. He was issued a violation, he had to stop work, and he had to come back to get his amended approval.

Initially when he came before the ARB, he essentially was asking them to just approve it as constructed, to an extent, with minor details. The ARB said no, they wanted him to go much further back toward what appeared to be the original approvals. So I think what you're looking at now not only looks much more similar to the original approval. Even if it didn't, it's a big improvement over what's there now. I think it's that the homeowner is the builder as well so.

MR. TUDISCO: Just advise the Board as well, in addition to the violations, the case is still pending in court. It's been kind of tracking this approval process. The Building Department violations are still outstanding for non-compliance and a number of other issues.

MS. UHLE: Well, part of the reason they're outstanding is because we haven't been able to wrap it up because he hasn't been able to get before the Board for his approvals.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

This is what's holding him up from getting, I think, a final CO at this point.

MR. NEMECEK: I remember this application a few ago, and I remember the homeowner making something of a plea to us that, you know, he needed a -- this is a pretty large house, I recall, for that property, and I seem to recall he had a large family, he has a large family, and that was part of the reason, so we kind of probably gave him the benefit of the doubt in approving this project. Whenever we approve something and it's built differently, that's something that I take a particular affront to because that's what we're here for. If you're building it differently, it's like a slap in the face.

This one also with the impervious surface, I recall this traditionally -- and I don't live far from this house, I live in the Huntley area -- there's traditionally been water problems literally right in front of this house. To have additional impervious surface on the property, is that much more of a wrong given the history that this neighborhood -- and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

I believe, you know, all of it channeled right into -- there are multiple sewers, if I'm not mistaken, right in front of this house or there have been.

I've gotten my two cents in. Let's see what we can do going forward.

THE CHAIRMAN: Could you just go back to the front elevation one more time, because I think it's much nicer. Yes, absolutely. When it's done, it's going to look a hundred times better. This is something similar to what we approved. I like your stuff, Dave, and I'm okay with that.

MR. CAMPANA: I think the muntin patterns, the muntin configuration in the windows certainly brings the scale of the house down a little bit, adds a little texture and charm. I think I'm fine with it.

THE CHAIRMAN: Yes, me too.

MR. CAMPANA: I would lower the vents in the gable by about 13 and a half inches, that's it.

THE CHAIRMAN: Are they re-shingling that face or what's there now?

DINA M. MORGAN, REPORTER

197

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 MR. BARBUTI: So presently there now
 3 is --
 4 THE CHAIRMAN: It's scalloped; is that
 5 right?
 6 MR. BARBUTI: It's a Serpentine shake
 7 or a -- I believe the manufacturer is Royal
 8 Crest, and it's a shake or a shingle, but it's
 9 a Perfection shingle. You know what, it kind
 10 of looks like it's a different material, but I
 11 don't think it is. I think is all Dutch lap
 12 siding, I believe, that he did.
 13 THE CHAIRMAN: What's in the elevation
 14 you showed us?
 15 MR. BARBUTI: It's Dutch lap we're
 16 going to keep here, and this is the Perfection
 17 vinyl shake.
 18 THE CHAIRMAN: What's there now.
 19 Okay. So he's just adding the vent. Okay.
 20 MR. NEMECEK: He's changing it.
 21 MR. BARBUTI: This is going to get
 22 changed. All the gable ends are going to get
 23 changed to shakes and shingle. The pediments
 24 above the windows are all going to be added,
 25 and I believe larger corner boards than what he

DINA M. MORGAN, REPORTER

198

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 has.
 3 THE CHAIRMAN: Is the trim still going
 4 to be white? That's all going to be white?
 5 MR. BARBUTI: It's all going to be
 6 white.
 7 THE CHAIRMAN: And he is going to do
 8 the base too?
 9 MR. BARBUTI: He's going to do the
 10 stone base at the front. I believe originally
 11 we had it on the Dorchester side as well.
 12 THE CHAIRMAN: I don't have any more
 13 questions, guys; do you?
 14 MR. CAMPANA: No.
 15 MR. NEMECEK: No, I'm good.
 16 THE CHAIRMAN: We're going to do the
 17 public hearing. Standby, Dave.
 18 I make a motion to open the public
 19 hearing on Application 18-44, 51 Joyce Road.
 20 MR. NEMECEK: Second.
 21 THE CHAIRMAN: All in favor.
 22 (All aye.)
 23 THE CHAIRMAN: I think there is a lag,
 24 that's what it is. I noticed it when we were
 25 doing the Pledge of Allegiance. What do you

DINA M. MORGAN, REPORTER

199

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 got there, Rob?
 3 MR. TUDISCO: If there is anyone that
 4 wishes to offer comment on this application,
 5 just raise your hand.
 6 I am not seeing any hands raised, Mr.
 7 Chairman.
 8 THE CHAIRMAN: Thank you. They had
 9 their chance, so --
 10 MR. NEMECEK: Can we give it two or
 11 three more minutes?
 12 THE CHAIRMAN: So then I make a motion
 13 to close the public hearing on this
 14 application, 18-44, 51 Joyce.
 15 MR. NEMECEK: Second.
 16 THE CHAIRMAN: All in favor.
 17 (All aye.)
 18 THE CHAIRMAN: Any more comments?
 19 MR. CUNNINGHAM: Just build what's on
 20 the drawing.
 21 THE CHAIRMAN: Build what's on the
 22 drawing this time. We don't want to see you
 23 again.
 24 MR. NEMECEK: And what's been approved
 25 by the Zoning Board.

DINA M. MORGAN, REPORTER

200

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 THE CHAIRMAN: Well, he has no control
 3 over what gets built.
 4 MR. BARBUTI: I'm just the architect.
 5 THE CHAIRMAN: It's great that he came
 6 forward. A little bit of prompting though.
 7 So I make a motion to approve
 8 Application 18-44, 51 Joyce.
 9 MR. NEMECEK: Second.
 10 THE CHAIRMAN: All in favor.
 11 (All aye.)
 12 THE CHAIRMAN: Thank you. Have a nice
 13 evening.
 14 MR. BARBUTI: Gentlemen, thank you.
 15 Have a nice evening.
 16 THE CHAIRMAN: Next application is 65
 17 Maple, Application 20-04.
 18 MS. UHLE: That's John Iannacito, who
 19 should appear in a minute.
 20 MR. IANNACITO: All right. Are we all
 21 ready? I don't see anybody on my screen except
 22 for my drawings.
 23 MS. UHLE: That's the setting that you
 24 do. We all have ours set differently.
 25 MR. IANNACITO: You guys could see

DINA M. MORGAN, REPORTER

201

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 everything?
3 THE CHAIRMAN: Yes.
4 MR. IANNACITO: Okay. Great. So good
5 evening. My name is John Iannacito, I'm an
6 architect, and I'm representing Golden Fields
7 Estates this evening, the owners of the
8 property. We are proposing the construction of
9 a new single family residence located at the
10 vacant lot located at 65 Maple Street.
11 Here is the existing lot with the
12 proposed residence. So at the front of the
13 residence, we have the driveway located at the
14 left side, which is the lowest part of the
15 site. Along the right side of the driveway,
16 there will be a retaining wall with steps
17 leading up a to a covered front porch. At the
18 rear of the property, we are proposing a small
19 patio on grade.
20 I'll show you the site section and
21 street elevation. So this is the site section
22 and street elevation showing the existing and
23 proposed conditions. The site and the street
24 slope down from right to left, and there's
25 about an 8 foot drop on the site from right to

DINA M. MORGAN, REPORTER

202

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 left. These are the two existing residences on
3 the left and right, and the proposed residence
4 on the vacant lot at 65 Maple Street.
5 Here are the exterior elevations. So
6 at the front, we have the driveway and garage
7 located at the lowest portion of the lot, and
8 then they'll be a retaining wall along the
9 right side of the driveway, and then steps up
10 to the covered front porch. On the right side,
11 the property slopes towards the back of the
12 house to the patio on grade, which is here on
13 the rear, and then it slopes back down to the
14 left side, and then back down to the front
15 where the driveway is. So the lot basically is
16 sloping from left to right and from front to
17 back -- actually from back to front, making
18 this left corner of the house the lowest
19 portion on the property.
20 So here's a rendering of the house
21 showing the exterior materials. The wall
22 surfaces will be a HardiePlank siding in a gray
23 finish, slate gray finish. It will also have a
24 brick veneer along the base of the garage, the
25 retaining walls, and the covered porch. The

DINA M. MORGAN, REPORTER

203

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 roof structures, the main roof will be asphalt
3 shingle in a charcoal finish, and the roof over
4 the porch will be a standing seam metal roof in
5 a black finish. The windows will be vinyl clad
6 in a white finish. The trim board will be AZEK
7 in a white finish, the columns will be AZEK in
8 a white finish. The railings will be composite
9 in a white finish. The gutters and leaders
10 will be aluminum in a white finish. The front
11 door and overhead door will be fiberglass in a
12 white finish.
13 This application was presented to the
14 Architectural Review Board on March 5th, and it
15 was approved with recommendations to add and
16 enhance the architectural features on the front
17 facade. Some of the changes that were made, we
18 extended the eave at the gable end here and
19 added a metal roof along the front gable. We
20 added a crown molding on this window here above
21 the garage door. We changed the overhead door
22 from a standard door to a barn style door with
23 glazing, and then we changed the -- we
24 increased the widths of all the corner boards
25 to 6 inches. The Architectural Review Board

DINA M. MORGAN, REPORTER

204

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 also had some recommendations to add some
3 windows here at the front porch and an extra
4 window at the top here. We did take a look at
5 that, and we didn't add it because it wasn't
6 feasible with the stair right behind this wall.
7 I'll show you that. So here's the front
8 elevation showing the profile of the proposed
9 stair behind this wall, and then with a minimal
10 18 inch clearance from the landing on the
11 steps, this small square here is the allowable
12 window size for that area. So we thought it
13 was really not feasible having just a small
14 window in this area, especially from an
15 interior point of view having multiple windows
16 at the upper part and a small window over the
17 stair and another window here on the side of
18 the stair. So we felt that it would be better
19 to just leave it the way it is. We
20 incorporated most of the comments that the
21 Architectural Review Board wanted, just didn't
22 do these windows at the porch and above the
23 porch.
24 Next thing was the landscape plan.
25 Here's the landscape plan that was prepared by

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Steven Lopez, the landscape architect. On the
2 plantings, we are proposing new plantings on
3 the left side of the property. On the right
4 side, there is some heavy planting on the
5 existing adjacent property, and we are adding a
6 few trees along that property line. We are
7 proposing low plantings in front of the covered
8 porch and along the retaining wall, and then
9 we're also proposing a couple of trees at the
10 front of the property and the rear.

11 The Architectural Review Board had a
12 couple of comments on the tree locations. They
13 wanted these two trees in the back here pulled
14 away from the house a little further, so he did
15 that. These two trees previously were located
16 in the right-of-way, so we pushed them back
17 beyond the property line.

18 Here is the storm management plan,
19 which was prepared by Hudson Engineering. All
20 the dry wells will be located in the driveway
21 at the lowest part of the site to capture all
22 the runoff from the new impervious surfaces.
23 This drawing was submitted to the town's
24 consulting engineer, and we are in the process

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 of addressing a few minor comments from Joe
2 Cermele's office.

3 I think that's basically it. I do
4 have some samples of the materials, if you
5 would like to see them. This is the
6 HardiePlank siding. The roof shingles will be
7 a charcoal black.

8 THE CHAIRMAN: That's gray.

9 MR. IANNACITO: That picture was gray,
10 but further into the catalogue here somewhere
11 there is a black, charcoal black. There it is,
12 charcoal black ultra dimensional asphalt
13 shingle. The metal roof will be in a coal
14 black, AZEK trim, aluminum gutters. I also had
15 a brick here somewhere. This is the composite
16 railing. Here it is, composite railing there.
17 There might be a better picture of it somewhere
18 here. There it is, composite railing. Then
19 the entry doors are a true fiberglass in a
20 white finish, and the overhead doors will be a
21 carriage house door from Overhead Door Company.
22 I did have a brick, but I can't find the brick
23 for some reason. Let's see, where's the brick.
24 Here it is. There's the sample of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 whitewash brick. That's basically it.

2 THE CHAIRMAN: You didn't show us your
3 rendering.

4 MR. IANNACITO: I didn't?

5 MS. UHLE: No.

6 THE CHAIRMAN: We haven't seen it.
7 Come on, that's what we're waiting for.

8 MR. IANNACITO: I put this up when I
9 was explaining all the trim and then showed the
10 changes we made. We added this eave detail
11 with the metal roof. You guys see it?

12 THE CHAIRMAN: No, it hasn't come up
13 yet.

14 MR. IANNACITO: You don't see the
15 rendering?

16 THE CHAIRMAN: Not yet. We saw the
17 one that Phil put up.

18 MR. CUNNINGHAM: I think that's the
19 last house he had approved.

20 MR. IANNACITO: You guys didn't see
21 this one before?

22 MS. UHLE: No.

23 MR. IANNACITO: As I was talking about
24 the materials, you didn't see this one?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MS. UHLE: No, we saw the cut sheets.

2 THE CHAIRMAN: You walked us through
3 the cut sheets.

4 MR. IANNACITO: This is the rendering.
5 Then the changes that were made from the
6 Architectural Review Board were, we extended
7 the eave across the gable here and added a
8 metal roof here. We added a crown molding over
9 this window. We changed the overhead door from
10 a traditional door to a barn style door. Then
11 the two things we didn't do, we didn't add the
12 windows in the porch because it didn't work
13 with the staircase there.

14 MR. CUNNINGHAM: I think it looks
15 nice.

16 THE CHAIRMAN: It does look nice.

17 MR. CAMPANA: If there is some concern
18 about the brick wall under the front porch
19 there, you could simply add a light fixture to
20 that just to, I guess, enhance the space a
21 little bit.

22 MR. IANNACITO: Here? You mean here?

23 MR. CAMPANA: Yes, exactly.

24 MR. IANNACITO: I don't think I have

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 any -- we could put a sconce here. I think I
 3 have some overhead lights in the porch.
 4 MR. CAMPANA: I think it's fine,
 5 though.
 6 MR. IANNACITO: Let me go back to the
 7 elevations. We didn't have any lights here.
 8 We had a couple of lights at this sliding door
 9 here and a light fixture at this basement
 10 entrance. We were just going to have some
 11 overhead lights on the porch. We could
 12 definitely add some sconces on either side of
 13 the door.
 14 THE CHAIRMAN: That would be nice.
 15 There's room. John, we think it's good. You
 16 could stand down. What are we doing here?
 17 Public hearing.
 18 I make a motion to open the public
 19 hearing on Application 20-04, 65 Maple.
 20 MR. NEMECEK: Second.
 21 THE CHAIRMAN: All in favor.
 22 (All aye.)
 23 MR. TUDISCO: Is there anyone here
 24 that wants to raise their hand to offer a
 25 comment to the Board?

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 Mr. Chairman, it does not appear that
 3 there's anyone that wants to offer a comment to
 4 the Board.
 5 THE CHAIRMAN: Thank you. So any more
 6 comments from the Board? Hold on, I have to
 7 close the public hearing.
 8 I make a motion to close the public
 9 hearing on this application, 20-04, 65 Maple.
 10 MR. NEMECEK: Second.
 11 THE CHAIRMAN: All in favor.
 12 (All aye.)
 13 THE CHAIRMAN: Any more comments or do
 14 you want to just go for the approval?
 15 MS. UHLE: In this case, you will have
 16 the two standard conditions about the landscape
 17 plan and the storm water management plan.
 18 THE CHAIRMAN: Thank you, Margaret.
 19 That's it.
 20 So I make a motion to approve this
 21 application, 65 Maple, 20-04.
 22 MR. NEMECEK: Subject to --
 23 THE CHAIRMAN: Subject to those two
 24 conditions.
 25 MR. NEMECEK: Second.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 THE CHAIRMAN: All in favor.
 3 (All aye.)
 4 MR. IANNACITO: Thank you, guys.
 5 THE CHAIRMAN: Sorry we kept you so
 6 late.
 7 MR. IANNACITO: I wanted to say good
 8 morning.
 9 THE CHAIRMAN: Almost. We're going to
 10 do be done by morning.
 11 MR. IANNACITO: Thank you.
 12 THE CHAIRMAN: Take care. Stay safe.
 13 Next application is 81 Clarence Road,
 14 Application 19-33. Are there still people in
 15 the audience?
 16 MR. TUDISCO: There are applicants
 17 that are waiting to come in.
 18 MR. NEMECEK: And a large viewing
 19 audience at home.
 20 MS. UHLE: We just have a new
 21 panelist, so he's coming up, John Scavelli.
 22 MR. SCAVELLI: Hi, guys. How are you?
 23 THE CHAIRMAN: We're doing well.
 24 MR. SCAVELLI: You guys are ready to
 25 start?

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 THE CHAIRMAN: Yes, it's all you.
 3 MR. SCAVELLI: Good evening, all. My
 4 name is John Scavelli. I am the engineer
 5 representing the Travaglino's for the proposed
 6 application at 81 Clarence Road.
 7 The proposed application is for an
 8 addition and alteration to an existing single
 9 family dwelling. The current dwelling consists
 10 of three bedrooms and one bathroom, and the
 11 proposed work would be for a three bedroom, two
 12 bathroom layout in the home.
 13 As part of the application, at the
 14 first floor level there is a proposed portico
 15 to the front entry of the home, the proposed
 16 side mudroom expansion towards the right side
 17 of the home, and then also a new second story
 18 addition at the top left-hand side of the home.
 19 So as part of the application, there
 20 was an area variance that was granted back on
 21 November 12th, 2019. The variance was for a
 22 front yard setback deficiency. The home has an
 23 existing legal non-conforming front yard
 24 setback of 17.13 feet whereas 30 feet is
 25 required. The proposed addition is to match

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 the current footprint of the home, so there was
 3 a variance that was needed for the existing 17
 4 foot front yard setback.

5 So just to kind of walk through the
 6 site plan just taking a look at the aerial
 7 view, the work involved is basically a second
 8 story addition over this existing flat roof
 9 area of the home, a new front portico to the
 10 front entry door at the front side of the home,
 11 and a new mud room bump out on the right side
 12 of the home with a covered roof structure over
 13 this existing patio. I'm just looking at the
 14 formal site plan. This is where the proposed
 15 second story addition is over the current
 16 footprint of the home, the proposed portico at
 17 the front entry, and the proposed new mud room
 18 off to the side with a proposed roof structure
 19 over this existing patio.

20 So just moving on to the floor plan,
 21 as I mentioned, for the first floor plan this
 22 is the portico, the side mudroom, and then the
 23 covered roof structure over the existing patio.
 24 Then at the second floor, this hatched area is
 25 the proposed addition, which would be a master

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 bedroom, and some proposed alterations to the
 3 existing layout for a three bedroom, two
 4 bathroom layout at the second floor.

5 Just moving to the elevations, this is
 6 an existing picture of the home as it currently
 7 exists. Basically the phase one of the owner's
 8 renovation took place last spring where it was
 9 basically new siding, and also this new bay
 10 window at the front side of the home. Now this
 11 is the next phase of the renovation and
 12 addition that the owners are looking to do to
 13 the home, which would involve this new
 14 addition, which essentially is going to match
 15 the existing roof line, all the existing
 16 materials, but it's going to fill in this void
 17 at this top left-hand side. Then at the front
 18 entry, would be that new portico structure to
 19 give a little more depth to that front facade.
 20 Then off to the back, this elevation is a
 21 little deceptive because this door is actually
 22 further in the background. There's actually a
 23 covered roof structure and then this is a side
 24 mudroom off to the side of the house. So if we
 25 look at the right elevation, there's going to

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 be a proposed mudroom off to the side with a
 3 covered roof structure over this existing patio
 4 structure.

5 Now in regards to the materials,
 6 currently there is a HardiePlank smooth board
 7 siding, the color is a boothbay blue with an
 8 AZEK white trim throughout the home, and the
 9 proposed addition is to match exactly the same
 10 siding, the same trim, the same windows, which
 11 are an Andersen 400 series. Also as part of
 12 this application, which was also a
 13 recommendation by the Architectural Review
 14 Board, the center window is proposed actually
 15 to be moved over to be in line with this bay
 16 window. So if we just move back out to the
 17 front elevation. There were a few
 18 recommendations from the Architectural Review
 19 Board, which were all, you know, accepted and
 20 implemented into the design. One being
 21 relocating that existing front window to just
 22 center it on that front elevation, and then
 23 also the incorporation of shutters to add some
 24 detail to the windows at the front elevation.

25 These are just some additional

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
 2 pictures we could kind of just walk through.
 3 This is the side elevation where there's an
 4 existing entry door into the kitchen area where
 5 that proposed mudroom and roof structure is
 6 over this existing patio structure. These are
 7 just some of the existing neighboring houses.

8 With that being said, are there any
 9 questions I could answer for you guys?

10 THE CHAIRMAN: No. It was pretty
 11 straightforward.

12 MR. NEMECEK: Is there any change in
 13 the impervious surface at all?

14 MR. SCAVELLI: So there is a change.
 15 The front stairs as part of the portico --

16 MR. NEMECEK: Move down a little more?

17 MR. SCAVELLI: Yes. It's really just
 18 to basically have a bit of larger roof
 19 structure, give a little definition, so the
 20 stairs that are there existing actually had to
 21 get a little deeper. Other than that, all the
 22 impervious surfaces -- the patio is an existing
 23 surface where the roof is going, and also the
 24 second story addition is over an existing
 25 footprint.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. NEMECEK: Okay.

THE CHAIRMAN: Great. I don't have any comments. Thank you for the presentation and for keeping it short and sweet. Let's do the public hearing quickly.

So I make a motion to open the public hearing on Application 19-33, 81 Clarence.

MR. CUNNINGHAM: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. TUDISCO: If there is anyone from the public that wants to offer a comment, raise your hand on the side, please.

Mr. Chairman, it does not appear that there is anyone who wishes to address the Board.

THE CHAIRMAN: Okay. Thank you. So I make a motion to close the public hearing on this application --

MR. NEMECEK: Second.

THE CHAIRMAN: -- 19-33, 81 Clarence.

All in favor.

MR. NEMECEK: Second.

(All aye.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

THE CHAIRMAN: We're almost there. So we're done with that one; right? Did we approve it? We just closed the public hearing. We didn't approve it.

So I make a motion to approve Application 19-33, 81 Clarence Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. SCAVELLI: Thank you very much.

MR. CUNNINGHAM: It looks very nice.

THE CHAIRMAN: Have a nice evening.

MR. SCAVELLI: You too. Thank you.

THE CHAIRMAN: Last application is 20-08, 291 Main Street.

I would like to point out for the record, the new Board member, Louis Campana, is representing this applicant, and that the application we're about to see was in progress before Louis was asked to join the Board. He advised Margaret and the Town Supervisor of the situation they were in. The Board members, the rest, will be impartial to this, and Louis will not be voting on this. He will be recusing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

himself.

MR. CAMPANA: Yes.

MR. NEMECEK: If anything, he faces and increasingly nasty Board at 11:53 at night. I wouldn't envy you.

MR. CAMPANA: So good evening, Chairman, members of the Board, I'm Louis Campana, the architect for the mixed use development at 291 Main Street for the owner BKB Eastchester, LLC.

The proposed development is a permitted use in the RB zone, and there will be a number of variances required. I'll discuss those later on. This is, in fact, a preliminary review. I just want to point out, we had contracted with Hudson Engineers for storm water, and also Mark Benedict for landscape design. Those will be presented to you at a subsequent meeting.

So the site is also known as Section 67, Block 2, Lot 13, is located within the RB zone on the western side of Main Street, and it's situated on the corner of Main Street and Hall Avenue. As you can see, the site also is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

directly adjacent to the residential three zone, and as a result there are special dimensional requirements that apply to this development.

I just want to jump over to the survey. Currently existing on the site -- here's the survey. Do you guys see the survey?

THE CHAIRMAN: Yes. No.

MR. NEMECEK: Now I don't.

MR. CAMPANA: Okay. I'm not trying to look at this survey here.

MR. CUNNINGHAM: We see a survey.

MR. CAMPANA: Oh, it's behind my other screen, that's why.

Currently existing on site, is a legal dimensionally non-conforming one story brick building which was built in 1984. As part of its approval, they were granted a few area variance. The first is a zero front setback and a zero street-side setback, a 5 foot side yard setback, and also this says 12 parking spaces but they were approved for 10 parking spaces with a width of 8 foot 9 inches.

There's a chain link fence here with a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

gate, and then it continues and wraps around the entire property. There's an existing curb cut on Hall Avenue. It shows that there were planting buffers here, but there are no planting buffers besides an existing one along the rear of the property.

This is -- let me zoom in here -- this is the existing brick building. This is as viewed from Main Street. Here is viewed from Hall Avenue. From the parking lot, okay. Just take note that the accessible handicapped parking space is located here currently. I'll touch upon that later. This is the picture from the north.

The adjacent properties, one of which we all know is the Waverly School, is situated directly behind 291 Main Street. Here it is as it wraps around over to Main Street. These two structures are to the north of 291, which is located here. This is an existing three story multi -- an existing three story building with a zero setback. Adjacent to that in the north, again, this is a mixed use property. Across the street to the north, we have the back and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

side of AMHAC, a two story building with dental offices. Directly across Main Street is a white brick Tudor building where Mavis is located. Diagonally across the street is a Sunoco station, another two story mixed use building, and across Hall Avenue is this two story multifamily building. Then again going further south, a single family residence, and then we have a two family residence just south of that, a church located to the southwest of 291 Main Street on Hall Avenue, and then a single family residence, and another one just to the west of the church.

I just want to go quickly to the aerial view here. So what's significant about some of the properties that surround 291 Main Street, we have the Waverly School here, we have the church property, and then that two story brick multifamily building, they act as significant buffers between 291 and the residential properties around the area within the 200 foot purview line. After reviewing the photos of the existing adjacent buildings, the existing building, and if you've ever driven

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

down this section of Main Street, you would be confronted with the fact that there is certainly a lack of identity in the area. We made it a point or a top prior to design an addition to this building that would provide that identity to this section of roadway. In doing so, we would hope to increase the character of the neighborhood and, in turn, protect and preserve the property values of the neighbors.

So with that, I would like to run through the proposed alterations and improvements. This is the architectural site plan. Here we have the footprint of the existing building. What we're doing is, converting the first floor into an office space for the owner, and it will be occupied but his insurance and accounting firm. So it will be a business use. We're proposing to add two stories to this existing building. The two stories will consist of five residential rental units. There would be three units on the second floor and two units on the third floor. We were sensitive about the zero setback along

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

the two frontages here. So what we chose to do was set back the second and third floor. What that allowed us to do or what that provided was a space to create terraces for the residents on the second floor, but also give the intersection a bit of relief. Basically, for lack of a better term, if we were to build on top of the existing perimeter of the building, it would be a bit imposing. So we wanted to soften that a little bit by setting that back.

Now, there are a number of variances that we need here. In plan, the current zoning ordinance describes a 10 foot front yard setback, the existing building is zero, but we're stepping back, so we're seeking a 6 foot 4 and a half inch variance. The same thing goes here. However, in this corner we are coming back out to the footprint of the existing building. This dash line indicates that second and third floor. The third floor, there is a communal terrace on the northern side here. There's a side yard setback, a 10 foot setback requirement here, and again, we're building on top of the existing footprint, and

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 a 5 foot setback here. We're going back to
3 zero in this corner.

4 In terms of the parking, we are
5 proposing to re-pave the parking area and also
6 make some improvements. The existing building
7 has 10 spots, inclusive of 1 handicapped spot.
8 We had proposed 11. There is something that I
9 want to touch upon about that 11, but I'll do
10 that in a few. The existing handicap space is
11 located here in that photo that you saw
12 previously. I thought it would be responsible
13 to relocate that to a safer location, here,
14 more towards the southern side of the parking
15 area with an accessible aisle and then a path
16 that will take you around to this ramp, which
17 will take you into the building.

18 Now, because we're within 150 feet and
19 adjacent to a residential zone, here being
20 Waverly School, there's a requirement that we
21 need a 20 foot setback to a paved area, parking
22 area. We are proposing to preserve that
23 existing legal non-conforming condition. We're
24 also proposing to remove the chain link fence
25 around the perimeter of the property and

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 install a new white vinyl fence, paneled vinyl
3 fence along the western and northern side,
4 which will terminate back into the building
5 here with a gate. We are adding 3 foot buffers
6 here and here. We are proposing to maintain
7 that existing curb cut and driveway net. We
8 are adding stop sign signage for the
9 handicapped parking, and also a stop sign here
10 for exiting the property.

11 On the northern side, we are adding a
12 buffer, but we are required to get a variance
13 because the buffer, instead of 3 feet, would be
14 2 foot 7 inches. The reason why is to maintain
15 that 8 foot 9 width on the existing parking
16 spots that are previously approved.

17 Now, there are 29 spots that are
18 required for this building because we have the
19 business use down below and the residential on
20 the upper two floors, and we are seeking a
21 variance to have 11. I did some analysis
22 regarding off-site or on-street parking. There
23 are a number of parking spots across the street
24 on the eastern side of Main Street, which is
25 located here. There are a total of 21, 2 hour

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 spots. Then on the northern side of Hall
3 Avenue on the side of Mavis, there are an
4 additional four. So if there was overflow
5 during the day for the business, I think these
6 spots here would suffice.

7 Now, one thing to take into
8 consideration regarding the parking, the
9 building will be occupied by two different
10 uses, uses of which will be occupying the
11 building at staggering times. The first floor
12 will be used during working hours, and then the
13 two floors above that the majority of the time
14 would be occupied after working hours, after
15 and before working hours.

16 I just want to go to the plan here.
17 Just very quickly, the office will be
18 accessible from the corner of the intersection
19 as it is existing, and also from the parking
20 lot via the stair here and the ramp to the back
21 door. The residents would come in through this
22 area closest to the parking lot, into the lobby
23 where you can access the second and third floor
24 by stair or elevator. Again, like I said
25 previously, a one bedroom unit here, and two,

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 two bedrooms on this side. Third floor, two,
3 two bedrooms with a communal roof terrace here.

4 Before I get into the materials,
5 because, again, we're within 150 feet of that
6 residential zone, there is a height
7 requirement, 30 foot maximum building and two
8 and a half stories. We're proposing a three
9 story, so the ask is a half. The tallest
10 parapet is 10 feet taller than the maximum
11 allowable. The elevator has a minimal
12 bulkhead, which will be concealed by the
13 parapet. There would also be mechanical
14 equipment and exhaust fans on the roof as well.

15 In terms of materials and
16 architectural features, the cornice here is a
17 simple federal style cornice, which would be
18 painted in Farrow & Ball off black. The brick
19 veneer would be lime washed or white washed. I
20 did incorporate -- I'll show you an example of
21 this -- this is a corbel brick surround, which
22 goes from the second floor above the windows on
23 the third and back down. I did that to
24 visually enhance the verticality of these
25 sections here, these bays I like to call them,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 although they're not bays, they're flat. The
 2 windows and patio doors would be aluminum clad
 3 black. These panels here connecting the doors
 4 from the second floor to the third floor would
 5 also be painted in that Farrow & Ball black,
 6 and then simple iron railing. Those iron
 7 railings would also be here in between these
 8 pilasters. These awnings would be that same
 9 black color as well. We have a coping on top
 10 of the first floor parapet, and that coping
 11 would be a precast concrete with a tan color.
 12 We also want to incorporate some of the
 13 existing detailing from the old building into
 14 the new, and you could see where we have this
 15 double soldier course band here. We wanted to
 16 repeat that on some of the openings that you
 17 see on the exterior as well. I've also
 18 incorporated copper scuppers and leaders, which
 19 I think also are a nice architectural feature
 20 and detail, and then light fixtures which are
 21 shown throughout that will just create a nice
 22 glow during the evening. The storefront
 23 windows used to be up high, and what we're
 24 proposing to do is bring them back down to the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 floor elevation just to enhance the verticality
 2 and transparency of that level.
 3 So this was the view from Main Street.
 4 This is the elevation on Hall Avenue. This is
 5 the rear of the building where the garage is.
 6 This is the garbage enclosure. This is the
 7 northern side, which is adjacent to the
 8 neighboring three story mixed use building.
 9 These are just some examples of what I
 10 was referring to before. This is the garbage
 11 enclosure, white vinyl fence, recessed flat
 12 panels. Same thing with the perimeter fence.
 13 This is an example of the white wash brick, and
 14 surprisingly enough I was able to find similar
 15 detail to what I wanted to incorporate around
 16 the windows on the elevation. So you could see
 17 the texture that the building has, and also the
 18 shadow lines that this will create. This is an
 19 example of the light fixtures that will be on
 20 the building. It's Restoration Hardware
 21 Delorme box cuts.

22 Finally, we have the three renderings
 23 and just sort of a before and as proposed.
 24 This is obviously existing and proposed. There

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 are existing planters that are in the Town
 2 right-of-way, that wrap the building. I think
 3 it was sort of the only way this could be
 4 landscaped obviously with zero setback. Again,
 5 we will be having the landscape architect
 6 provide something to show what our intent is
 7 with this. This is just here just to show that
 8 the landscaping would certainly soften this
 9 building on the corner. Then again, the
 10 stepping back of that second and third floor I
 11 think also lends that intersection with a bit
 12 of relief. You can see some of the detailing
 13 here, the cornice, copper gutters. I also
 14 wanted to show you what this potentially could
 15 look like at dusk or during the night with the
 16 glow that these fixtures sort of give the
 17 building.

18 With that being said, if you have any
 19 questions.

20 MR. NEMECEK: Yes, Louis, what is the
 21 existing number of parking spaces right now?

22 MR. CAMPANA: The existing number of
 23 parking spaces is currently 10.

24 MR. NEMECEK: Pardon my reference to
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 5/28/2020

1 Nigel from Spinal Tap, now you're going to 11?
 2 MR. CAMPANA: Yes, we were proposing
 3 11. However, I did receive some comments from
 4 Westchester County, and they were asking to
 5 potentially provide bike racks. So I think it
 6 would be advantageous to remove maybe one of
 7 the parking spots, number 11, move the garbage
 8 along the planter here, and then a bike rack
 9 along the wall of the building. I think that
 10 could potentially work.

11 MR. NEMECEK: Okay. But then you're
 12 increasing your need for an even greater
 13 variance. It looks to me like the parking may
 14 be your biggest issue here. Maybe.

15 MR. CAMPANA: Yes, parking may be the
 16 biggest issue.

17 MR. NEMECEK: Because you have a three
 18 story building right next to it as well. I
 19 don't think it's out of place in terms of
 20 massing. I do like the setback on the second
 21 and third floors, it really makes a big
 22 difference in your illustration. It's
 23 obviously a very well conceived, well rendered
 24 building, and certainly a vast improvement, I

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 would think. The fact that you would be now
2 having three stories, admittedly one being a
3 business and the other two being residential,
4 with roughly the same number of spaces that --
5 was the 10 or -- I think you showed us the
6 original survey had 12 on it, or at least it
7 stated it was 12 even if it was 10 -- was that
8 conforming or that was already something that
9 required a variance?

10 MR. CAMPANA: It was something that
11 required a variance. I believe in the package
12 I gave you, there was sort of a resolution back
13 in '84.

14 MS. UHLE: Louis, I don't think you
15 got a variance for the number of parking
16 spaces, it was for the width of the parking
17 spaces.

18 MR. CAMPANA: The width, yes.

19 MS. UHLE: The number complied at that
20 time. The variance related to the parking was
21 with regard to the width of the parking spaces.

22 MR. CAMPANA: Yes. Yes.

23 MR. NEMECEK: This is going to be a
24 decent size ask from the Zoning Board because
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 this is not even close to conforming. I don't
2 know that they're -- as you pointed out,
3 there's a lot that was not conforming about
4 this building in the first instance. I do
5 agree with you, the fact that it would now
6 would be mixed use does work in your favor.
7 But, you know, as far as I'm concerned, this is
8 an issue for the Zoning Board, not for our
9 Board.

10 MS. UHLE: Well, also, I did mention
11 to Louis and I spoke to Jim about the fact that
12 we probably will get Phil Grealy to look at
13 this to an extent, and Phil recommended that
14 Louis get a traffic engineer to do more of a
15 light traffic analysis because it's probably
16 not going to generate a lot of traffic, but his
17 traffic engineer would coordinate with Phil
18 Grealy to see what traffic issues needed to be
19 looked at, and I think he should look at
20 parking issues as well.

21 We had also talked about even though
22 our zoning law says you only have to provide
23 storm water management facilities if there is a
24 nett increase in runoff, but lately the Board
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 has been requiring some kind of storm water --
2 either something that deals with quality or
3 quantity of storm water on the site. So I did
4 ask Louis to have his engineer speak with Joe
5 Cermele about ways that, even though
6 technically they're not required to provide
7 full -- were you proposing that, Louis?

8 MR. CAMPANA: Well, so the existing
9 grades here, they're higher back here than they
10 are here. I guess the previous building owner
11 was experiencing some water issues, you know,
12 sheet flowing off of this into the ramp area
13 and actually into the building. So there are
14 drainage issues that we need to --

15 MS. UHLE: Address under any
16 circumstance?

17 MR. CAMPANA: Exactly. I met with
18 Mike Stein, and he's going to do some test
19 holes in the parking lot.

20 MS. UHLE: So you'll deal with some
21 storm water management under any circumstance?

22 MR. CAMPANA: That's correct, yes.

23 MS. UHLE: Okay.

24 MR. NEMECEK: That's all I have.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 MR. CAMPANA: Anyone else?

2 THE CHAIRMAN: Louis, what's the
3 conforming number of spaces?

4 MR. CAMPANA: The conforming number of
5 spaces is 29.

6 THE CHAIRMAN: Got it.

7 MR. CAMPANA: Margaret, I wanted to
8 get your thought on this, maybe we have a
9 discussion, but I was researching the zoning
10 rights and Section 13 Subsection C12, I believe
11 the way it's written gives the Planning Board
12 the ability to reduce the amount of spots given
13 that it's a mixed use building and the
14 occupants will be occupying the building at
15 alternating times.

16 MS. UHLE: We'll look at that. I'll
17 let you know.

18 MR. NEMECEK: I would think even if
19 that were the case, we wouldn't be able to get
20 it anywhere near where it needs to be.

21 MR. CAMPANA: I completely agree with
22 you, yes.

23 THE CHAIRMAN: Of the 29, how many are
24 office and how many are residential?
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. CAMPANA: So residential, 10 are required, and the office obviously 19. So the owner, BKB, his business, he has currently eight employees actually inclusive of himself. So that's who will be occupying. I know that's just now. Who knows what's going to happen down the line in the future.

THE CHAIRMAN: That seems to be the hurdle. What do they use for parking across the street? Do they have street parking or do they have parking on site over there?

MR. CAMPANA: Meaning?

THE CHAIRMAN: Isn't there another two story residential building nearby that you told us about?

MR. CAMPANA: So the two story residential building -- let me zoom in here -- I believe there's parking back here and along the side. The church lot has, you know, parking on church property here.

MR. NEMECEK: Louis, are there restrictions on the parking going west on Hall during the school day? I know the school is right there, and I'm guessing there might be

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

some restrictions for parking, maybe an hourly -- I don't know that it's metered parking -- are there any restrictions?

MR. CAMPANA: So there is no parking allowed here. If you drive by in the morning, there's typically a line of cars dropping kids off.

MR. NEMECEK: Yes, that's what I figured.

THE CHAIRMAN: All right. So I have to open the public hearing, so let me just do that and we'll come back.

So I make a motion to open the public hearing on this application, 20-08, 291 Main Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(Aye)

THE CHAIRMAN: I'd be really surprised if there is anyone here.

MR. NEMECEK: The diehards or maybe somebody who really can't stand Louis waiting to the wee hours to exact his or her revenge.

MR. TUDISCO: Are there any members of

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

the public that wish to raise their hand to address the Board?

Okay, Mr. Chairman, there is no one that appears to be interested in addressing the Board on this application.

THE CHAIRMAN: They'll have another opportunity next month. So we'll leave the public hearing open.

Do we have any more questions for Mr. Campana?

MR. NEMECEK: I don't.

THE CHAIRMAN: We'll have an opportunity to ask more in the future.

You already said, and it's on the notes that Margaret gave out, as to the consultants you're going to be hiring to continue with you, so we don't need to talk about that.

I guess the only other thing to wrap up is, I'm going to make a motion -- this is for lead agency -- so I'm going to make a motion for the Planning Board to declare its intent to be lead agency for the SEQRA review of Application 20-08, 291 Main Street.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(Aye)

THE CHAIRMAN: That being said, I think we're done. We're looking forward to this moving forward.

What's the next step for this application? He comes back and then we continue. He's looking to get to the Zoning Board; correct?

MS. UHLE: That's correct.

MR. NEMECEK: Just a reminder to the other three members of the Board who are not name Louis Campana, that any time this application is on our agenda, we have to make it a point to provide advanced notice that we are going to be there or else --

THE CHAIRMAN: Because we all have to be there. Right.

MR. NEMECEK: Or we find, during the Covid times, a fifth person.

MS. UHLE: If you have any suggestions, let me know.

THE CHAIRMAN: We'll find someone

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 sooner or later.

3 With that said, it's been fun. It's

4 12:30. I'm going to close this.

5 MR. NEMECEK: It's only 12:25, come
6 on.

7 THE CHAIRMAN: We did a lot. We had
8 some big applications. It's late, but we got a
9 lot done. Thank you. We're done.

10 MR. NEMECEK: We had a backlog.
11 Margaret, one last thing. My copy of -- I
12 didn't finish reading it, but my copy of the
13 minutes from the February meeting is two sided.

14 MS. UHLE: Mine wasn't. We discovered
15 it depends on what printer we send them to.

16 MR. NEMECEK: Mine is two sided. I
17 will try to look at it before the next meeting
18 so we can get that done. I am not looking
19 forward to reading the five and a half hour
20 minutes of this meeting.

21 THE CHAIRMAN: I'll let you read it
22 and fill me in on the details.

23 That being said, thanks, everyone.
24 Goodnight. Have a nice weekend.

25 I make a motion to close the Planning

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 Board meeting of May 28th, 2020.

3 MR. NEMECEK: Slash May 29th.

4 THE CHAIRMAN: Oh, yes.

5 MR. NEMECEK: It's still the 28th
6 meeting. Second.

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

9 THE CHAIRMAN: Have a good evening,
10 everyone. Goodnight.

11 MS. UHLE: Goodnight.

12 MR. NEMECEK: Goodnight.

13
14 (Meeting adjourned.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020
C E R T I F I C A T I O N

4 STATE OF NEW YORK)

) Ss.

5 COUNTY OF WESTCHESTER)

6
7 I, DINA M. MORGAN, Court Reporter and
8 Notary Public within and for the County of
9 Westchester, State of New York, do hereby
10 certify:

11 That the above transcript was taken from
12 a videotape of the actual hearing. I was not
13 present for such hearing. The videotape was
14 taken and transcribed by me to the best of my
15 ability.

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 8th day of September, 2020.

22

23

24

25

Dina M. Morgan
DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER