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, Phillip Grealy is here.

The minutes. Usually we approve.

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020
we have a bit of a backlog to get through, and
we have the added complication of having to do
this virtually, remotely. We would like to get
through this in a reasonable amount of time,
but, of course, we do want to hear from
everyone, that's the whole purpose of having a
meeting such as this, so we will try to be
concise.

THE CHAIRMAN: If I could piggyback on
that. I think we would like to streamline
this. So applicants, we want to see everything
you have, but we're most concerned about site
plan things and elevations. Floor plans, yes,
maybe, but let's sort of stick to the things
that we want to talk about. Please -- as you
said, Phil -- keep it as concise as possible
without sacrificing content.

Please, the public, if you're
listening right now, let's keep questions to a
minimum -- not to a minimum, sorry -- let's keep
your questions whatever needs, but please don't
repeat questions that have already been stated.

Okay, that's everything I got. So
then we'll do what we always do. The first

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020
application is 19-42, 5 Ray Place.

MS. UHLE: Just give me a minute to
set the applicant up. It will just take a
second.

MR. VOGEL: Good evening, everyone.
My name is Ed Vogel. I'm with Warshauer
Mellusi Warshauer Architects. We're here to
present the project for 5 Ray Place. We do
do have some graphics to share and Rick has that,
so if you don't mind giving Rick the screen so
that he could show that, and I'll walk through
the project.

MS. UHLE: You have total control of
that. Go ahead.

MR. VOGEL: Good evening, everyone.
Let's see how this all goes tonight. Our
mission tonight by the end of the meeting or
the end of the hearing, we're hoping that we
would have a Negative Declaration and be
referred to the Zoning Board of Appeals. So
that's our goal for this evening, and we'll
present our case for that.

As mentioned, there's been a few
meetings. Since October 2019, we have met with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020
the Town and Town departments and worked
through some issues that were raised, such as
fire access, fire hydrants, traffic, offsite
improvements, and storm water management, among
others. So right now I'm just going to provide
an overview of the project to refresh
everyone's memory, and I'll be going relatively
quickly. So why don't we go to the next image,
next slide.

MR. NESTER: So I guess everybody
could see my screen?

MR. NEMECZEK: Yes.

MR. VOGEL: Yes. So the project is 5
Ray Place, and it's within the red circle area.
It is close to White Plains Road at the
intersection of White Plains Road and Brook
Street where White Plains Road is a commercial
corridor, and then just to the south and west
of this project is a residential neighborhood.
The site lends itself as a transitional zoning
between the commercial and residential, and
we've elected to put in a multi-family project.
There will be 21 units in this project. The
site is in the RB zone. We've elected to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020
invoke the M-700 multi-family zone, which is
permitted in the RB zone.

If we go to the next slide, we'll talk
about the site topography a little bit. So the
site is actually very unique in that it has
already two parking lots and we bridge one
completely and half of the second. The one we
completely bridge is on the lower level, and
then the one we partially bridge is on an upper
level. There are substantial retaining walls
from our site and others working their way down
toward White Plains Road, and then we're -- we
can zoom in, great. Those two fields, we've
respected that topography, thereby minimizing
impact to and in relationship to the adjoining
properties.

I would like to stop here and just
speak a little bit about zoning because that
plays into this. There is a curve -- I don't
know if we can put the cursor across the
curve -- there is a setback from the
residential zone, an R-6 zone, that is
partially in the supermarket parking lot, and
then a wooded area to our west. That curved

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

If we move to the third and fourth
floor plans, this just depicts a typical layout
of one bedroom and two bedroom units. There
are seven on a floor. Of the seven, there are
double one bedroom units and one two bedroom unit.
The fifth floor, or the top floor, is
similar in layout, but there are some small
nuances to it. If we pan over a little bit to
the right, this shows the roof with a roof
terrace and then some green roof areas being an
amenity for the residents. They're able to
come up here and enjoy it.

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

So we have the front, which is Ray
Place, which is to the west, and then we have
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

15 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

14 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

16 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

08/31/2020 09:58:52 AM
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,
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
corversation 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 Cermelo, 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 regular 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 finalizing the design with Suez Water. We had a meeting with Suez late in 2019 in the winter, and they assured us that there is adequate capacity to accommodate the site.

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

DINA M. MORGAN, REPORTER

21

EASTCHESTER PLANNING BOARD - 5/28/2020

22. everyone know that.

3. I’m going to toggle over my screen.

4. Can everybody see the revised screen?

5. THE CHAIRMAN: Yes.

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

7. I’m just going to run this animation.

8. We’re going to start at this elevation and continue north on Ray Place. We’re ultimately going to wind up I’m going to call it eye level, so around 6 feet in height.

DINA M. MORGAN, REPORTER

23
You can see the buildings that we’ve incorporated into the model, which were all taken from Lidar from the County GIS. Now we’re going to get down Brook Street at eye level and come up to the approach of Ray Place to the right or to the south. So we’re going to make that right up Ray Place as if you were traveling south on Ray Place. The Enclave is on your right there and our new building is on the left. We’re going to come up to the top of the knoll here, which it at our southern entrance drive. We’re just going to back out down south into the parking lot as if you were coming from the shopping center north on Ray Place, give you a sense of the trees. Now we’re going to travel down Ray Place in the northbound direction, come up to Brook Street, and we’re going to go east. Try to keep an on eye on the building as we’re going through this. Now we’re travelling east on Brook Street up to the intersection of Route 22. Once we get to this intersection at Route 22, we’re going to travel in a south direction. At this point, we’re going to turn around and go northbound lane and go northbound. We’re going north past Brook Street and turn around, back up, and go south.

That is the clip that we have. I would think that that concludes our presentation. If there are any questions for either Mr. Vogel or myself.

THE CHAIRMAN: Thank you. Standby for a minute. Do we want to see the clip again, guys, or we’re good?

MR. NEMECZEK: I think it was very helpful.

THE CHAIRMAN: Do you want to run through it again?

MR. NESTER: I could do it once without talking at all and let you guys just watch it.

THE CHAIRMAN: Yes, would you. That would be great. I would like to see it again.

MR. NESTER: It’s only two minutes long.

THE CHAIRMAN: It’s well done, and I think it helps us quite a bit.

MR. NEMECZEK: I think in particular...
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

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

project that this originally came up with. From what I understand, there is the ability to provide on Scarsdale Avenue a bypass, an overflow bypass beneath the MTA right-of-way that would relieve the sanitary main that flows through Harney. That's the main line. If that becomes overwhelmed and surcharged, the surrounding area starts to back up and realize issues with sanitary capacity. There was the ability, had the MTA approved it, to provide a bypass for overflow. That would have alleviated a lot of the concerns with both I & I and overall capacity even during dry weather conditions. I think that would be probably be the Cadillac or Mercedes fix for the problem. I don't know how easy it's going to be to achieve with the MTA. Again, from what I understand, their position in the past was very hands off, they didn't want to deal with it, they didn't want to permit it. Times have changed and time has passed, there may be a new line of thinking. So we felt it was worth asking the question again and maybe try to pursue that angle.

DINA M. MORGAN, REPORTER

THE CHAIRMAN: Mr. Cermele, I think when you were talking, you had a question that seem to be addressed to James, and that is an update on the site storage design. I imagine now would be a good time to address that to the applicant to see if they made any progress.

MR. NEMECEK: The other question was about the MTA, whether you had discussions with the MTA.

MR. NESTER: This is Anthony again from JMC. Just to give you an update on the alternatives for the sewer, we had had conversations with the Westchester County Department of Health with regards to providing some type of holding system on the property, and it was something that they were not accustomed to. It would be brand new to them. None of the requirements that they have would apply to this provision by providing some kind of storage on site within the sewer district. So we felt that at that time it was more prevalent to provide more substantial I & I infiltration recommendations or fixes, rather than to proceed with something that wasn't guaranteed by the Health Department.

With regards to the MTA, we have not contacted them at this moment, but we did pull out all the information of what we did submit to them in the past, and we will reach out to them as requested.

THE CHAIRMAN: So can you reach the design flows, or whatever it is you're trying to do, without the site storage, or is it something that also needed to be done at the same time?

MR. NESTER: Joe, correct me if I'm wrong, Mr. Cermele had mentioned before as part of the mitigation, we would video a certain section of the existing system to determine where there are locations of inflow and infiltration coming in from the street drainage or from elicit connections or manholes that are in disrepair, and just identify areas where they could be repaired to eliminate the amount of runoff, you know, storm water runoff entering into the system, which is overtaxed.

THE CHAIRMAN: If you fix enough spots, you decrease the capacity.

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 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
19 MS. UHLE: Anthony?
20 MR. NESTER: Yes.
21 MS. UHLE: Along those lines,
22 unfortunately, I think Jay is going to have to
23 look at that again with regard to if you meet
24 perimeter landscaping requirements, just to
25 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
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

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 enter 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
the applicant’s most recent response, which was
to 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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
county 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

1 Trying to get further, and, hopefully, get
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

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

Obviously, we have the opportunity
while we have the applicant before us, to
address these issues, and that's why we're
doing so. I want to remind everyone, as I'm
sure the applicant already has, and Mr. Grealy
even mentioned, that this is a preexisting
problem not caused by this application, and the
amount of increase in the traffic caused by
this development would be fairly minimal. I
would think, without any scientific evidence,
that it would be dwarfed by the amount of
traffic that would be generated by DeCicco &
Sons once it's up and running and at full
capacity. So I just wanted to comment.

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

MR. CAMPANA: No comment here.

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

MR. TUDISCO: Again, Mr. Chairman,
just to make an announcement to the public, if
you are present and wish to offer a comment or
make a question from the public, please raise
your hand. In instruction packet, there are
instructions on how to do it from a phone.

Also, if you are on a computer, raise your hand
and I will acknowledge them and un-mute you one
at a time. When you get on, please identify
yourself by stating your name and address and
then offering your comment. Okay?

Mr. Chairman, I'm scrolling through
the list of attendees and I don't see anyone
raising their hands, but I would like to give
DINA M. MORGAN, REPORTER
of town, is the bypass to get to the Yonkers sewer system comes through Scarsdale Avenue to the corner of Woodruff and Scarsdale. There is a trough there that allows it to go underneath the railroad tracks, but unless you have MTA authority for them to buy into the strategy of the project, I'm not so convinced that we're far enough along on the sewer issue, that it wouldn't become a long term standing issue in terms of getting that approval by the MTA.

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

MR. Sweeney: Yes, I was.

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

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

58

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

MR. Sweeney: I would agree with that.

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

public hearing here. Actually, you will keep it open because it will come back. Forget about closing the public hearing.

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

with the parking spaces. I think everything else has been -- oh, visual impact, guys.

Obviously, none of us have said anything, so I guess we're giving it the okay as far as the visual.

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

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

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 We really appreciate you giving us the
opportunity to present.
2 Process wise since the last time we
met in October of 2019, your Board issued a
Negative Declaration and you referred this
application to the Zoning Board.
3 The proposed application includes the
redevelopment of the project site. Here we
4 have a site diagram of Main Street. The
5 project is located at 249 Main Street. Here’s
an aerial view. The project is approximately
6 .35 acres. Fronting on Main Street, it’s
7 located directly adjacent to the Eastchester
8 Ambulance Corps and the Fire Department
9 Headquarters, which are located just to the
10 east, and then surrounding the property are
11 residential homes. Obviously, as you know,
12 Main Street is a commercial core leading toward
13 the town center. The project is located in the
14 RB Retail Business, which permits multi-family.
15 Here’s a photograph of the existing
16 property. There’s an existing currently vacant
17 two family residential structure. Essentially,
18 it’s not in the best shape. Obviously, that’s

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

I'm just going to quickly go -- this is the cellar plan. This is the ground floor plan, again, with the lobby coming in off of 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 entrance, which we can get to has been modified. Again, these are typical floor plans for floors two through three, and then this is the roof plan.

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER
position that deliveries that are made could be left in the lobby and residents could come down and get them when they needed to.

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

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

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

Lastly, these are a series of the engineered drawings. I know the issue of storm water management has come up. Certainly, either Thomas or Michael Stein can go through the storm water management system, which has been designed to accommodate the proposed project.

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

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

MR. STEIN: I just wanted to bring up about -- this is Michael Stein with Hudson
EASTCHESTER PLANNING BOARD - 5/28/2020

ey have demonstrated that.

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

THE CHAIRMAN: We understand that.

But it sounds like you're committed to doing

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
16 MR. AGOVINO: I wouldn't mind doing
17 that. If they say for some reason I absolutely
18 can't bury them and I have to move them across
19 the street -- I'm not sure why they would say
20 that, but if they say that, I don't want to not
21 build the building that I have here and worked
22 so hard because they say that. I don't know
23 that they're going to say that.
24
25 MR. SMITH: Mr. Chairman, very
26 quickly, I think one of the Board members asked

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
7 Is that a fair assessment? Something has to
8 happen with those wires, there is no other way
9 to make this compliant with fire code?

10 MR. AGOVINO: Yes. I mean, listen,
11 short of making the building shorter by 4 feet
12 to make that requirement, which, I mean, I
13 would rather pay whatever it cost to put the
14 wires underground with Con Edison than doing
15 something like that, I guess that's it.
16
17 MS. UHLE: In speaking to a couple of
18 Board members about this, they would prefer
19 that the lines be buried rather than be put
20 across the street. So it seems that a
21 condition of approval could be that they be
22 buried, if that's an option that Con Ed would
23 allow. I don't know why Con Ed would not
24 permit that option. But again, I keep hearing
25 about all these options and I can only think of
26 two. Maybe that's because I don't understand.

DINA M. MORGAN, REPORTER
MS. UHLE: That would be a condition of the permit, not of the CO. I know Angelo said CO. I don't think we would ever make a condition like that of the CO because, you're right, the building is already built. I would believe it would be a condition of the issuance of the building permit.

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

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

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

THE CHAIRMAN: Except there's only one alternative if they're not putting it under, and that's moving it across the street. We can't play that out, can we, Margaret, at this point?

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

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

MS. UHLE: No, they couldn't move forward without Con Ed committing because we wouldn't issue a building permit.

THE CHAIRMAN: Oh, okay.

MS. UHLE: There's going to be a process here under any circumstances. The first process is, if you're ready to approve this, you're basically going to tell the applicant to come back next month when you have a drafted resolution with all the approvals spelled out. So that's one additional month.

Then there's the plan review process, which we do try to be extremely efficient, but that's going to take some time. Again, I know Con Ed is difficult to deal with, but this seems like a pretty significant issue to me. Again, if somebody disagrees or I'm misunderstanding something, let me know. So it's a way to allow the builder to move forward with the plan review or the construction documents, to get everything else lined up, but he would not be able to construct until the issue with Con Ed was resolved.

THE CHAIRMAN: Perfect. So the issuance of the permit is the one item that will not get done until this issue is resolved.
EASTCHESTER PLANNING BOARD - 5/28/2020

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

MR. AGOVINO: That's great. That's
fully doable, 100 percent. Now that this whole
virus thing is almost over, I could go over
there and really put some pressure on them. I
didn't feel like I was almost there to get an actual
answer from them, and then all of this stuff
happened.

THE CHAIRMAN: This is with Con Ed you
think?

MR. AGOVINO: Yes.

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

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

THE CHAIRMAN: I wasn't making light
of the stress you're under.

Are there any other questions for the
architect or the applicant about the
architecture? No, because we like it. Okay,
good.

So Mr. Grealy, are you still there?

MR. GREALY: Yes, Mr. Chairman.

Philip Grealy, Maser Consulting.

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

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

DINA M. MORGAN, REPORTER
open public hearing. Unless you have
questions, we're going to move to the public.

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

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

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

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

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

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

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

THE CHAIRMAN: Yes.

DINA M. MORGAN, REPORTER

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

MR. AGOVINO: Thank you.

MS. UHLE: Thank you.

THE CHAIRMAN: Be safe. Have a nice
evening.

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

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

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

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

DINA M. MORGAN, REPORTER
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 that the utility is required to show that the
3 proposed use is a public necessity, and that we
4 are required to render safe and adequate
5 service, which here is providing safe drinking
6 water. For other compelling reasons, that's
7 why we would seek the variance.
8 Without further ado, I would like to
9 turn this over to Joe Bongiovanni from Jacobs
10 Engineering, who will go and cover the site
11 plan. Thank you.
12 THE CHAIRMAN: Thank you.
13 MR. BONGIOVANNI: Thanks, Lino. Just
14 to reiterate on this slide, Lino touched upon
15 the technology that we selected. There was an
16 extensive study done prior to this project
17 moving forward on different ways of
18 disinfection. Primarily, this one was selected
19 based on its safety merits.
20 Just to get into the scope, high
21 level. The building will be a brand new
22 building. There's an existing building there
23 now that will be demolished completely. Also,
24 there's an accessory garage that will
25 demolished. The building is about 5800 square

DINA M. MORGAN, REPORTER

103
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 to zoom in and just kind of walk you around the
3 site a bit. Again, we are on the corner of
4 Dale and Leewood. The site is actually three
5 parcels. The building sits in the middle
6 parcel. There's a parcel to the right, which
7 is also owned by Suez, and a parcel to the
8 left, which is Eastchester property. One of
9 the things we're working towards is an
10 easement. There's a heck of a lot of existing
11 pipe below grade here that's been there for
12 many, many years that pass into the existing
13 station. They're not shown on this drawing but
14 just for your information.
15 From a site improvement standpoint,
16 this new access driveway is completely new.
17 The current access is located here, but we are
18 proposing to have a full driveway through the
19 property to Dale Road. The reason for this is,
20 once this facility goes online, one of the
21 things we will be doing is taking salt
22 deliveries on a periodic basis, and we'll have
23 to have a truck get into the site and maneuver
24 out of the site. This was thought to be the
25 best way to handle that. That's the reason for

DINA M. MORGAN, REPORTER

102
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 feet. Right now it's proposed to be a brick
3 and decorative block building. I'll show you
4 some renderings of that later on. Building
5 height is about 23 feet. It's consistent with
6 the zone, which is residential 75. So we tried
7 to minimize the impact in height from this
8 building as much as possible. New pumps and
9 electrical equipment will be installed as part
10 of this project. The primary driver is the
11 disinfection system, but there are also pumps
12 that are existing at the station that require
13 upgrade. There's an existing emergency
14 generator that will require upgrade. As part
15 of the onsite hypochlorite system, there are
16 few storage tanks that will be necessary for
17 the salt and the sodium hypochlorite itself.
18 These are all housed within the new building.
19 A lot of site improvements, need for a
20 new storm water system. Improvements from a
21 site perspective besides storm water, there's a
22 new driveway, a new fence, landscaping, some
23 walkways for egress purposes.
24 I have several drawings I would like
25 to put up. These are hard to see, so I'm going

DINA M. MORGAN, REPORTER

104
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 this configuration.
3 Other than that, like I said,
4 everything will be housed within the building
5 itself with the exception of some miscellaneous
6 HVAC equipment for condensers.
7 Con Ed equipment. We're working with
8 Con Ed now. We will be getting a new
9 transformer onsite. We don't know where
10 exactly they want it. That will kind of come
11 out as we arrange the service layout with them.
12 We're working with them actively now.
13 I mentioned walkways. There are a
14 number of doorways and entrances into the
15 building. Some of them are just for emergency
16 egress purposes. Some of them are for
17 maneuvering equipment. There's a walkway that
18 kind of extends around the building just to
19 access those doors easily.
20 Grading wise, we are doing some
21 grading on site. We've tried to lower the
22 grade on this side of the property in order to
23 minimize the driveway grade. That is one of
24 the variances we are requesting. We tried to
25 minimize it as much as we can. I mentioned we

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

Lanscaping. We won't get into the specifics of landscaping, but I do want to show you we are cognisant of where we are in a residential zone. We have a golf club across the street, so landscaping is important. We are really landscaping the majority of the property on all sides. So it's something we'll obviously we'll work with the Town on to get it right and certainly take your input on this.

We are intending on landscaping pretty much everything.

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

DINA M. MORGAN, REPORTER

1) BIT BIGGER, THIS MECHANICAL ROOM MIGHT GO IN THE BASEMENT. I JUST WANT TO MAKE THE BOARD AWARE THERE ARE SOME CHANGES COMING ABOUT FROM THE DEPARTMENT OF HEALTH. OTHER THAN THAT, I THINK THAT IS PRETTY MUCH ALL I WANTED TO COVER ON THE FLOOR PLAN LAYOUT.

So we do have some renderings. I have my architects available as we finish this presentation to take comments and questions. I am not an architect. We have several renderings we did, different viewports. This is from Leewood with an elevated angle, but you could see the general design of the building, brick and banding with decorative banding.

There is supposed to be a flat roof with a parapet. There will be some equipment on the roof. Mainly exhaust fans. I think that's really the only real equipment we're going to have up there. There is minimal AC in here.

We have two rooms, the electrical room and the onsite hypochlorite generation room, that require conditioning. So it will be two small units dedicated to those rooms, and heating will be done via gas unit heaters. Nothing.

DINA M. MORGAN, REPORTER

1) EASTCHESTER PLANNING BOARD - 5/28/2020
2) Substantial.
3) This is another view towards Oakland Avenue at this point looking at the building.
4) No decorative fencing all the way around. We are proposing a 6 foot fence, which is consistent with what's there now. With security consideration, 6 foot is preferable to 4.

Ground level view just outside the fence. Again, you could see a little bit more detail of the building and the brick work. I mentioned there were several doorways in and out from different rooms, emergency egress and other reasons. We do have an overhead door. That's something that is required just to move equipment in and out. The corner of the building, as I mentioned, is where the generator is housed. That requires a louver for cooling the generator when it does operate.

This whole side of the building with the generator will be sound attenuated. It is an emergency generator, it does not run very often, but we are obviously cognizant of the noise level as well.

DINA M. MORGAN, REPORTER
1 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 recurring 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 basis.

DINA M. MORGAN, REPORTER

110

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 the end of its useful life. So this project will certainly increase reliability.

DINA M. MORGAN, REPORTER

111

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

112

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
EASTCHESTER PLANNING BOARD - 5/28/2020

will do our due diligence with sediment and
erosion control with stone pads, silt fencing,
spray water trucks as necessary.
I do want to mention, we have received
comments from traffic and from engineering, as
well as from the Fire Department. We are
actively looking at them, and we'll be
preparing responses shortly, but we do have
them in our possession.
Lino, I'll turn it back to you.
That's everything I have.
MR. SCIARETTA: Unless the Board has
any questions, that's all we have from our end
of this presentation.

THE CHAIRMAN: Your architect is here, isn't he?
MR. BONGIOVANNI: He is here.
MR. GROSSFELD: We're both here.
THE CHAIRMAN: Can you run us through
the building and materials? The biggest
concern we have is the appearance of the
building. Everything that goes inside the
building, I'll take your word for it that we
need it, it's necessary, and that you will do

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

keep the building reasonably quiet in its
overall appearance and not have sloped roofs
and try to keep the overall height down, which
I think we have successfully done. I think
it's at 23 feet, if I recall. 23 to the top of
the high parapet.
A lot of equipment that's on the roof,
as Joe mentioned, is primarily exhaust fans
that will be mostly screened. We have two
parapets, a lower parapet and a higher parapet,
and those are, I think, 3 foot 6 high, I
believe, from the actual roof surface. You
would have to be standing very, very far back,
if at all, to see any of the roof mounted
equipment.
That's pretty much the overall
description of the appearance of the building.
MR. CAMPANA: So -- I'm sorry, are we
allowed to ask questions?
THE CHAIRMAN: Of course.
MR. NEMECZEK: Go for it, Louis.
MR. CAMPANA: Thank you for the
presentation, gentlemen.
I do understand you did mention you

DINA M. MORGAN, REPORTER
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 were trying to keep the building height down by
3 not incorporating pitched roofs. Considering
4 the location in which this building is
5 situated, I think aesthetically speaking there
6 would be some advantage to creating some sort
7 of a pitched roof, whether it be a gable or a
8 hip, reminiscent of prewar residential
9 development. So was there any consideration of
10 that?
11
12 MR. GROSSFELD: We actually had looked
13 at that. This has been a work in progress as
14 far as the elevation development. At one
15 point, we did have some -- I think the middle
16 section of the roof was less pitched and
17 considerably higher than we're presenting now.
18 We didn't really want to try to copy or make it
19 look like a residence. I think we would be
20 fooling ourselves if we were trying to make it
21 look like a larger scale residence. So I think
22 our goal was really to make it, you know,
23 somewhat subdued and be honest with what it is
24 because it's an industrial building, it's not a
25 house. So that's kind of how we addressed
26 that.

DINA M. MORGAN, REPORTER

118

1 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
17 MR. GROSSFELD: Correct.
18
19 MR. CUNNINGHAM: Do you guys have an
20 actual of what it looks like from the Dale Road
21 side? Because what you're showing there are
22 trees in the distance. There's not that much
23 room on this corner. It's a very, very heavy
24 traffic area at this corner. It's also a
25 traffic nightmare at that corner with traffic
26 coming from the tunnel, which is called the
27 Babe Ruth Tunnel, by the way. It's a very

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

1 truck, right, an 18 wheeler salt delivery?
2 MR. BONGIOVANNI: Yes. I forget the
3 classification. Joe Weaver, you can answer
4 that.
5
6 THE CHAIRMAN: That's all I needed to
7 know; it's a full truck?
8 MR. BONGIOVANNI: Yes, it is.
9
10 THE CHAIRMAN: I guess we're going to
11 hear from Mr. Cermele and hear his comments,
12 and then we'll continue asking questions of the
13 applicant. Is Mr. Cermele still around?
14 MR. CERMELE: Yes. You can hear me;
15 right?
16
17 THE CHAIRMAN: Yes.
18 MR. CERMELE: We had a staff level
19 meeting some time ago with emergency services,
20 fire, our office, traffic, and the applicant's
21 team. I think it was very productive. As a
22 result, we received plans, the April plans that
23 you see before you. We had provided a review
24 on those plans dated April 21. You have that
25 before you this evening.
26 I'll just go through it briefly, aside
27 from some of the smaller technical details can
28
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 easily be worked through. They noted one of
2 the three parcels is owned by the Town, and
3 it's currently being used for their purposes.
4 I don't know the details of the easement
5 agreement there now, but, I imagine, that maybe
6 requires some modification to describe the
7 proposed uses. I imagine, there would also be
8 a blanket easement over the property as opposed
9 to something specific within the lot, but we
10 just ask that at some point that be detailed,
11 and if it is something of a defined area, that
12 that be illustrated on the plan.
13 They did mention the number of
14 variances that they needed. I believe they
15 also mentioned -- although not, I think, on the
16 initial submission -- the need for a variance
17 for the driveway profile. There wasn't a
18 profile on the plan, we had asked for one, just
19 to demonstrate whether or not they need one. I
20 believe they will. If so, to what extent, just
21 so that that's clear when they go to the Zoning
22 Board.
23
24 They did receive comment from the Fire
25 Department. They have provided a turning
26
DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1. intersection of Dale and Leewood, driveway connection to Dale. Those extents might need to be broadened a little bit, but that will develop, I'm sure, as the project advances.

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

   Then just a quick question regarding the gates at both Dale and Leewood.

21. Understanding, of course, that the tractor trailer delivery would be maybe every other month, but with the daily traffic from the maintenance personnel, just wondering if there would be enough room, I would recommend that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1. the gates be set back far enough so that the technician could pull off the road completely to allow himself the ability to unlock the gate, open the gate, and then enter the property without having to leave his car in the street to do that.

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

   THE CHAIRMAN: Thank you. That was very thorough.

   Back to us, guys. Questions of Mr. Cermele or the applicant? I agree with you, the question of noise, I think there should be some idea of what the attenuation is and what the levels are when the generator is running.

   One question regarding noise, also, I would like to ask of the applicant; is there any noise associated with the pumps that's different from what's there now? Will that be heard or any vibrations or anything, or there would be nothing to the surrounding neighborhood by that, I imagine? That's, I guess, a question the applicant could answer at

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1. one point.

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

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

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

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

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

   MR. BONGIOVANNI: Regarding noises,

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

there won't be any change in the pumps. The
operation of the pumps will remain as is right
now.

The generator, like we mentioned, will
be moved inside, so it should improve noise
from what it is now. That generator is
exercised now as a matter of operations, so we
are hoping for an improvements there. We could
look into getting you some more specific
information on the generator, but overall we're
expecting positive --

THE CHAIRMAN: Sure.

MR. BONGIOVANNI: Odors. Really, the
hypochlorite at this strength doesn't have a
lot of off-gassing because it's such a weak
solution. It's a lot more stable. We don't
expect any odors. As part of the system, there
is an active venting system that will blow air
into the tanks. Basically what that does is
not only promote venting, it promotes dilution.
So you're having fresh air blown into the tanks
to dilute whatever gases that are being
produced. That's part of the design of the
system as well.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

Then the other question on site
lighting. We don't really need a lot of site
lighting other than what's required for egress,
safe egress and ingress to the building. We
have not addressed that yet, to be honest, we
have not addressed site lighting. I don't
expect much. We don't want to put a spotlight
on the building, if you will.

THE CHAIRMAN: Unless it's beautiful.

I'm sorry, I cut you off.

MR. BONGIOVANNI: That was it. It is
not shown yet, but it should not be much more
than something close to the doors to shine
light on the walkways.

THE CHAIRMAN: Back to your out
gassing comment about odors. Are there
standards from what come out of plants such as
this, that have to be adhered to?

MR. BONGIOVANNI: No, not for this.

One of the byproducts of -- we mention this in
the narratives that we sent over -- there is a
small amount of hydrogen that does get produced
in the process of making the sodium
hypochlorite, so that's part of why we're

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

MR. BONGIOVANNI: So the fist question was about building age; right?
MR. NEMECK: The existing building, when it was built, and, you know, how long the useful life of one of these buildings is.
MR. BONGIOVANNI: The building itself right now has been in service since the 30's.
MR. NEMECK: Okay. Same building?
MR. BONGIOVANNI: Same building. It's gone through some upgrades and repairs, obviously, over 90 years of service. The building itself from a longevity standpoint, there is no reason it wouldn't last just as long as the last building. The equipment inside, obviously we replace pumps and equipment all the time as they age. The building itself should be a fairly long life as far as buildings go.
You had another question?
MR. NEMECK: The other question was about the -- this is obviously a lot larger than the existing building. What assurances can you give me, that this building is as small as you can possibly make it without sacrificing

DINA M. MORGAN, REPORTER

---

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. BONGIOVANNI: There's a lot of equipment that's going in here. Certainly, it's all got to be maintained so clearances and working space is equally important for longevity. Earlier iterations of the building had a much higher building height. We knocked that down, you know, consistent with the residential zoning requirements. It is about as small as it can get considering all the equipment we have to put in there, piping, and, like I said, working space. You saw the layout with all the need for the additional tankage. We know we're getting comments from Westchester County Department of Health too, so some of the stuff might get moved around and more space might be taken up. There are some provisions for that as well.
MR. NEMECK: Okay. Thanks.
THE CHAIRMAN: Any other comments, guys?
Okay, so I'll say it. The character of the building, I understand you want it to look like an industrial building, and you did a

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

MR. CAMPANA: Okay.

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

MR. CAMPANA: How tall are the tanks?

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 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 feet high above the first floor elevation.

6 Then there are obviously pipes.

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

9 MR. CAMPANA: Right. Right. I'm just trying to talk out loud, I guess, just to see if there's some sort of a balance that can be struck somehow to minimize that parapet or eave height, and then try to incorporate some sort of an architectural detail, whether it be some sort of a gable, or something that's on the facade that looks like a gable. Just give it some sort of, I guess, prewar vernacular.

19 There is another plant on the corner of I 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 Suez facility.

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1 like about it, because that's also set within a residential zone and it's also across the street from a golf course, I think the lines that they created are a little more reminiscent of what's going on in the neighborhood. I understand that the existing building that's on your site currently is smaller and it's heavily screened by vegetation and plantings and trees, but this is a much more substantial building.

11 I think, just in terms of being a resident, it would be nice to see something that respects the vernacular of the surrounding neighborhood. I know it's an industrial plant, but I think there could be some effort given there.

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

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

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

22 MR. BONGIOVANNI: Okay. Sorry about that. So you were bringing up the possibility of doing something with the roof and giving it a little more texture and a bit of a ridge one
EASTCHESTER PLANNING BOARD - 5/28/2020

way or another.

John, I forget the California Road
plant, what's the roof style on that, do you
know; flat roof?

THE CHAIRMAN: I don't think so.

MR. CAMPANA: Can I share my screen,
is that a possibility?

MS. UHLE: Yes, you can share your
screen.

MR. UNDERWOOD: We have seen
photographs of that particular building, and
there are a lot of different roof angles.
There's a lot of different vocabulary going on
with that. We tried to go with a more
simplified look.

MR. CAMPANA: So there are just minor
moves that they did to just soften the exterior
facade. Granted, yes, it could in some sense
be a little over the place when you look at it,
but I think it was still quite successful for
what the structure is.

THE CHAIRMAN: It's a beautiful
building. It's also one story.

MR. CAMPANA: The thing about gables

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

is, you could have a taller ridge height,
however, that slope brings the scale of the
building back down. So that's what my intent
was with the question or comment.

THE CHAIRMAN: That's brick face?

Yes.

MR. CAMPANA: Yes. This is the back.
You can't really see it here. It's a mansard
on the back, gables on the front.

MR. CUNNINGHAM: It was intended to
make it blend into the neighborhood.

MR. CAMPANA: What's going on here?
Where am I?

THE CHAIRMAN: At the north end.

MR. CAMPANA: I'm lost. You get the
point, I guess. Sorry, let me get out of this.

MR. GROSSFELD: We would certainly
consider that.

THE CHAIRMAN: Can you guys develop
two designs? I know it's a pain in the neck,
but I would be willing -- if you could make the
building you have, just soften it up a little
bit and have that industrial feel that you
think was the character in the 1930's, I would

DINA M. MORGAN, REPORTER
So I think if we talk again I would like to see the -- I know you could probably show me now, but if you could show it again when you come back, more detail about the landscaping, I would appreciate that.

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

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

MR. CUNNINGHAM: The Leewood elevation was good.

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

MR. NEMECZEK: It is 10:15.

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

MR. GREALY: Yes, we're going strong.

Mr. Chairman.

DINA M. MORGAN, REPORTER

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

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

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

Just a couple of things. So the majority of those are really concerns about during the construction of the facility. The after construction and after operation comments are relatively minor, as pointed out. The visit by the operator, and Joe Cermele and I have kind of the same comments relative to that, in terms of just making sure we could get the vehicle off the road because it is a very heavy trafficked area there. So that's kind of a detail that could be worked out. It's pretty apparent, but I assume that that gate will be closed at all times except when either a delivery is there or the operator is visiting, because if it was kept open for any length of time, people may try to use it as a bypass of the light. I think it's pretty obvious that it will be closed at all times, other than when the operator enters, you know, for security reasons.

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

DINA M. MORGAN, REPORTER

THE CHAIRMAN: Avenue to get back up to 22, and we would just like to make sure that they could accommodate the turning movements at that intersection because it is very tightly constrained there.

Again, it's not a lot of vehicles over the course of the year, which is important, but I think we still need to have some demonstration or some conditions because, number 1, we don't want those deliveries to be occurring when people are rushing to get to Crestwood Station to get on a train, number one. There are certain times of the day, you know, 10:00 to 12:00 in the morning traffic is much, much lighter. Those are the post construction areas of our comments, and I'm sure the applicant will address all of these.

The during construction, and some of these were partially answered tonight relative to lane closures and routing of traffic during construction. Now, in one of the plans, there was actually a lane closure on the Jacobs plan drawing MPT 4 had shown an actual closure of Leewood Drive. I assume that's off the
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
1 EASTCHESTER PLANNING BOARD - 5/28/2020

2 Grealy. Some very interesting points, and I'm
3 sure you guys will work through them. I
4 appreciate you hanging with us. Have a nice
5 evening. Unless you guys have any comments
6 from --
7
8 MR. GREALY: Thank you. Anybody have
9 any questions or comments?
10
11 MR. MAFFIA: Just some quick
12 overviews, basically, of Mr. Grealy's comments
13 just now. Yes, we appreciate his heads up
14 about checking in with the Town Board regarding
15 the detour. Yes, the complete closure of
16 Leewood Drive is off the table. We are looking
17 at only an eastbound lane closure for a short
18 period of time. Five days I think was the
19 number that Mr. Bongiovanni had used. We
20 looked at Crosshill because it's the shortest
21 route to get around the site and back to
22 Leewood Drive.
23
24 In our observations of the field as
25 far as traffic is concerned, we noticed that
26 the one way sign and the do not enter signs
27 exist only at Dale Road and Crosshill. In
28 fact, we observed the residents from the two
29
30 DINA M. MORGAN, REPORTER

31 EASTCHESTER PLANNING BOARD - 5/28/2020

32 houses that are on Crosshill between Dale and
33 Oakland going in both directions when they use
34 that section at Crosshill. I think the sign is
35 there, as Mr. Grealy had mentioned, is there
36 only to keep people from using Crosshill to
37 avoid the light at Dale Road, keep traffic from
38 turning into Crosshill from Dale. We're going
39 to coordinate that with the Town Board. If we
40 pursue that particular detour route, we will
41 coordinate anything we do in terms of detours
42 with both the County and, of course, the Town
43 Highway Department, so they're aware of when
44 and what we're doing.
45
46 Also, in our approach to anything we
47 do in Leewood, we're making sure that we have
48 the proper work zone traffic control devices,
49 including traffic cones, barrels, flagmen, and
50 off duty police, Eastchester Police Department
51 personnel to help with detouring to make sure
52 that it's done in a safe manner, and that any
53 emergency traffic that's trying to get through
54 the area has priority. We'll make sure that
55 that happens.
56
57 There are times when work in Leewood
58
59 DINA M. MORGAN, REPORTER

60 EASTCHESTER PLANNING BOARD - 5/28/2020

61 Drive will not require a detour but will
62 require shifting of the lanes. We also have
63 that in the maintenance and protection of
64 traffic plans where we maintain two lanes of
65 traffic on Leewood and just shift it over
66 towards the golf course and away from the site
67 side of roadway to do work like rebuilding the
68 curb, and anything that's right up against the
69 edge of the pavement on that side of the road.
70
71 We know that we can fit two lanes of traffic.
72
73 I would also point out, again, just as
74 a kind of overview, that because of the one
75 lane tunnel, that section of Leewood Drive from
76 Oakland to Dale is essentially a one lane
77 roadway. You only have one lane of traffic
78 operating at a time because of the light,
79 because of the situation at the tunnel. So you
80 either have westbound traffic moving or
81 eastbound traffic moving past the site, but
82 rarely, if ever, do you have two way traffic on
83 Leewood Drive passing the site, again, because
84 of the way the signal operates and alternating
85 traffic is allowed through the tunnel eastbound
86 and then westbound. Again, that in a way makes
87
88 DINA M. MORGAN, REPORTER
Mr. Chairman, members of the Board.

MS. UHLE: Thank you all.

MR. BONGIOVANNI: Thank you.

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

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

MR. LEWIS: Shall we begin?

THE CHAIRMAN: Yes.

MR. NEMECEK: Yes, please.

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

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

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

There you go.

MR. LEWIS: This is the Grace Church and this is the proposed ramp. In looking into the various factors in designing this ramp, we considered a number of materials; masonry, wood, and aluminum in a couple of locations. There really are only two locations for entry. One is here, which obviously we used, or through the main entry on the east side of the church. After considering the functionality, protecting the existing trees, the visual characteristics, the code requirements, the cost, it was very clear to us that the aluminum ramp system seemed like the best approach.

Here is a larger view of it. Basically, there's the existing sidewalk now, a new portion of sidewalk, and this ramp system. We've put a small angle into it so that we can literally tuck it in along the east wing of the church. Along with the ramp, we're required to provide and accessible parking space, and we also need to provide mitigation for the increased runoff due to I think 260 feet of increased impervious area that this ramp...
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 represents.
3 Here's the elevation of it. It's an
4 aluminum ramp. By code you probably know
5 you're only allowed to come up so far without a
6 landing, so we've conformed to that. There are
7 support posts under the ramp. The Building
8 Department has asked us to install footings to
9 make sure that the ramp is secure under all
10 conditions, including a hurricane. The normal
11 ramp structure actually doesn't even include
12 these footings as it comes from the
13 manufacturer, but we've included them here, and
14 I think it makes a lot of sense.
15 One other thing is the Highway
16 Department allowed us to extend all the way to
17 the sidewalk through a little bit of the street
18 right-of-way, and then the sidewalk has dropped
19 curbs so it provides a good handicapped access
20 to the ramp and to the church.
21 Is that photograph coming up for you?
22 MR. NEMECEK: Yes.
23 MS. UHLE: Yes.
24 MR. LEWIS: Here you could see the
25 Grace Church. Looking west, this is the east
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 facade. Again, deciding where to put this
3 ramp, one alternative would have been to have a
4 several tier run compressed into this area in
5 the yard somewhere right on the street, and it
6 would have been hugely obtrusive visually. The
7 alternative was to come in to the door around
8 the side and bring the ramp in over here. So
9 that's what's proposed now, is to come in along
10 the side.
11 This is the side view of the east
12 wing. You can see that as the ramp comes up,
13 it increases in height about 48 inches or so
14 from this point to this point. As it comes up,
15 we'll need to prune these trees, but we looked
16 at them pretty carefully and we can prune them
17 while maintaining the canopy. These footings
18 needed to support the ramp could be dug by hand
19 in a way that we think we'll be able to
20 maintain and protect these trees without
21 damage. That was I think an important
22 consideration in terms of projecting the beauty
23 of the church because these really add a lot to
24 sort of nestle in that whole wing of the
25 church.
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 I guess the only other thing would be
3 that the proposed finish of the ramp is clear
4 anodized aluminum, and that's consistent with
5 the railing system at the front of the church
6 that runs along this raised porch, handrails at
7 the stairs, handrail at this stair, and
8 handrail at this stair that goes down to the
9 lower portion of the church which serves as a
10 nursery there. So we think that the finish
11 blends in fairly well. It also matches
12 these -- not matches -- pretty much matches, I
13 guess these are also clear anodized aluminum --
14 these lit fixtures which will remain. This
15 porch will get removed, and again, this is the
16 door that will be used for the entry. The ramp
17 will come up to the level of the threshold.
18 That is really about it. I'm happy to
19 answer any questions that you may have. We
20 also have Ann Tiermeyer here, she's the Pastor,
21 who I think would probably like to say a few
22 words about the mission of the church and the
23 importance of this ramp.
24 THE CHAIRMAN: Sure. Let's allow her
25 an opportunity to speak, and then we'll come
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 back and ask you more questions.
3 MR. LEWIS: Okay. I am off of the
4 screen share.
5 THE CHAIRMAN: Don't go too far.
6 REVEREND TIERMEYER: Hi. Good
7 evening. I'm the Reverend Ann Tiermeyer. I'm
8 the Pastor of Grace Lutheran Church at 59 Grand
9 Boulevard. I want to thank you for the
10 opportunity tonight to share a few brief words
11 on behalf of the members of Grace in support of
12 this application.
13 We met with the Architectural Review
14 Board back at the beginning of March and was on
15 the agenda for the Planning Board March 26th,
16 but that meeting obviously got postponed. In
17 preparation for these two March meetings, we
18 not only mailed out the required notifications
19 and posted the public notice in the newspaper,
20 but a small group of our church members also
21 back on Sunday, February 9th went out in the
22 neighborhood and hand delivered letters to all
23 the neighbors explaining the project and
24 letting them know how they could let us know
25 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

165

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

166

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

167

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
planned ramp would be an improvement for the
church members, as well as for our meeting.
Then Samantha Foster, who is currently
our Vice President at the Church, and she's
really been shepherding this process along for
a number of years, wrote this to me in an
e-mail of support to share with you:
The past few months of social
distancing due to the pandemic have brought to
the forefront our need to connect with others
and to share community. This isolation has
been forced on us by the potential deadly
virus, but there are people who are regularly
isolated by disabilities or inaccessibility.
Building a ramp will enable us to reach out to
those people in a dignified and welcoming way.
I want to thank you for giving me time
tonight to share why this is so important to
our congregation. The congregation really has
been working hard on this for quite some time,
and although things have shifted and changed
around us, we still really believe this is a
great way to offer a building that can be used
by the community and church in a more

DINA M. MORGAN, REPORTER

hospitalable and welcoming way. So thank you
very much. I'm glad to take any questions, as
I know Michael will as well.

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

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

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

MS. UHLE: Two things, very quickly.

Just to let anyone that's watching know, we did
receive letters previously, and I think the

DINA M. MORGAN, REPORTER
173

EASTCHESTER PLANNING BOARD - 5/28/2020

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
tree that sits further in the corner on the
property. You could see it in the upper
right-hand. There's a church sign and there
are some trees that also when you look at it,
it doesn't look quite that stark. I certainly
understand the desire and interest that it
doesn't look like --
17 THE CHAIRMAN: Like a temporary ramp.
18 Another question I was going to ask is, it's
anodized aluminum? I know you referenced that.
19 Is it going to look like an aluminum ramp? In
the way it's shown here, it's sort of passive

DINA M. MORGAN, REPORTER

174

EASTCHESTER PLANNING BOARD - 5/28/2020

because it's the color of the ink on the paper,
but it's not that color at all, right, it's
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

175

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. LEWIS: I understand your comment,
you know, you got this brick church, do you
want an anodized aluminum railing next to.
However, I think the fact that there is so much
of it on the front of the building, might make
it a little odd if all of a sudden that changed
instantaneously to a different railing material
just 20, 30 feet away. I think it would be
consistent.

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

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

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

DINA M. MORGAN, REPORTER

176

EASTCHESTER PLANNING BOARD - 5/28/2020

MR. CAMPANA: This is me doing this
right now. I wish I could render it right now.
THE CHAIRMAN: Louis, can you get on
that? Not you, the architect. Could the
architect do anything? I could certainly
extrapolate it, but is there some way you could
render it in 3D?

MR. LEWIS: Not during this meeting.
Sure, we could render it, if needed.
THE CHAIRMAN: Yes, because before I
saw this I was thinking it was just not going
to be acceptable or match everything, but maybe
it does match it more clearly than I can
envision right now.
MS. UHLE: Actually, initially you
were saying in the elevation it doesn't read so
strongly because of the ink, but actually when
you look at this in reality and you do see the
aluminum railings, I think it almost seems like
it's going to look lighter than it shows up in
the rendering.

THE CHAIRMAN: It sort of melds in.

MS. UHLE: Yes.

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
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
EASTCHESTER PLANNING BOARD - 5/28/2020

television saying, no, black wouldn't look
right there because in a lot of the pictures it
doesn't show the Grand Boulevard entrance. The
church, you really needed to take that into
context, and that's from 1964, it's
mid-century, it's all aluminum, which is what
you guys were saying, it will actually match
better than the black.

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

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

THE CHAIRMAN: I didn't realize that.

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

MR. DE MARCO: Yes. Okay.

THE CHAIRMAN: Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

condition of approval.

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

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

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

MR. NEMECEK: I think the good of
putting this ramp up outweighs -- recognizing
these are additional costs and delays, I don't
make it that much of a difference if we have a
good faith representation from the Pastor and
the architect as well, that they'll at least
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
26 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.
26 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
26 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 boofoo 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
26 DINA M. MORGAN, REPORTER
1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 added some pavement to the project. The
3 building size did not increase, with the
4 exception of he made the front portico a little
5 wider off the building, which necessitated a
6 zoning variance, which we received. We went to
7 the Zoning Board for, I believe, three or four
8 additional. One was impervious surface, and I
9 believe there was also a driveway width
10 variance that was received. So basically what
11 we did -- and then there were also some facade
12 treatments that I'll get into in a few minutes.
13 We prepared a plan that basically had
14 a hatched area, which was the original
15 approved. The stipple effect or cross hatched
16 that I have here was areas to be legalized. So
17 he created the sidewalk, widened the driveway,
18 as I mentioned, did a concrete pad for some air
19 conditioning, and enlarged a patio that we
20 originally had on the plan but he made it
21 bigger, and then he also installed a hot tub in
22 the backyard. There was also a small pad in
23 the back that he had a swing set, which we have
24 removed or it's slated to be removed under the
25 zoning, and there was a wider area of pavement

DINA M. MORGAN, REPORTER

---

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 at the driveway that we are scheduled to remove
3 as part of the approval as well.
4 That's pretty much it on the site
5 plan. He also installed a row of Arborvitae
6 along Dorchester Road and a small row of hedges
7 along Joyce.
8
9 Let me go to the elevations. On the
9 elevations -- so basically what happened was,
10 he took the liberty of not finishing the front
11 and sides of the house per the approved
12 elevations that was approved back in '16, '17.
13 What we had done as a redesign from the
14 Architectural Review Board was, we came back
15 with the shakes at the top gable ends, he had
16 eliminated the standing seam copper roof at the
17 front above the garage, he did not put the
18 pergola, and he did not do the stone water
19 table at the bottom. We went back, we
20 redesigned, put the stone water table back, did
21 the pergola, trimmed down all the windows, went
22 back with the shakes. He requested from me
23 that we keep the architectural shingles because
24 the stand seam copper would have been too
25 expensive. One of the other big points was he

DINA M. MORGAN, REPORTER

---

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 had installed a larger picture window at the
3 front entrance where the staircase is, and in
4 order to mitigate the large picture window that
5 really didn't match with the house, we're going
6 to install a few vertical mullions to create
7 the effect of a casement window, installing the
8 mullions as well.
9 I believe that's pretty much it. As I
10 said, you know, we're going back with the
11 shakes on the gable ends like we originally
12 had, and doing some, you know, picture frame
13 windows and some pediments above the windows
14 like we originally had.
15 MS. UHLE: David, do you have the
16 actual as-built drawings or the existing
17 conditions drawings?
18 MR. BARBUTI: Existing conditions.
19 MS. UHLE: So they could see what the
20 house looks like now.
21 MR. BARBUTI: I probably have some
22 photographs -- if you just bear with me -- of
23 what it looks like now. Bear with me on this.
24 That's the front of the house as it's
25 presently constructed. So the large picture

DINA M. MORGAN, REPORTER

---

1 EASTCHESTER PLANNING BOARD - 5/28/2020
2 window, there's plantings in the front, little
3 pergola, little water tables, things like that.
4 I can go around the house as well. Just trying
5 to get the side of the building. So Dorchester
6 side is very plain, no window treatment. I
7 don't even believe there were any mullions in
8 the windows.
9 THE CHAIRMAN: On none of the windows;
10 right? I don't see them anywhere.
11 MR. BARBUTI: Yes, right. That's the
12 rear of the house. So I basically did a quick
13 picture frame, no pediments above the windows.
14 There's the hot tub, the expanded patio in the
15 rear yard, the sidewalk along the Dorchester
16 side, and that's just the backyard to give you
17 a little bit of a better picture of what he
18 did.
19 MR. NEMECEK: Is there some
20 explanation as to why this was built so
21 differently from what was approved?
22 MR. BARBUTI: Honestly, I couldn't
23 tell you. I couldn't tell you. I'm just the
24 architect.
25 THE CHAIRMAN: I'm looking at the

DINA M. MORGAN, REPORTER
193

1 EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

13 MR. CAMPANA: This house was basically
14 just constructed?

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

DINA M. MORGAN, REPORTER

194

1 EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

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

DINA M. MORGAN, REPORTER

195

1 EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER

196

1 EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

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

20 THE CHAIRMAN: Yes, me too.
21 MR. CAMPANA: I would lower the vents
22 in the gable by about 13 and a half inches,
23 that's it.

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

DINA M. MORGAN, REPORTER
MR. BARBUTI: So presently there now is --
THE CHAIRMAN: It's scalloped; is that right?
MR. BARBUTI: It's a Serpentine shake or a -- I believe the manufacturer is Royal Crest, and it's a shake or a shingle, but it's a Perfection shingle. You know what, it kind of looks like it's a different material, but I don't think it is. I think is all Dutch lap siding, I believe, that he did.
THE CHAIRMAN: What's in the elevation you showed us?
MR. BARBUTI: It's Dutch lap we're going to keep here, and this is the Perfection vinyl shake.
MR. NEMECEK: He's changing it.
MR. BARBUTI: This is going to get changed. All the gable ends are going to get changed to shakes and shingle. The pediments above the windows are all going to be added, and I believe larger corner boards than what he has.

THE CHAIRMAN: Is the trim still going to be white? That's all going to be white?
MR. BARBUTI: It's all going to be white.
THE CHAIRMAN: And he is going to do the base too?
MR. BARBUTI: He's going to do the stone base at the front. I believe originally we had it on the Dorchester side as well.
THE CHAIRMAN: I don't have any more questions, guys; do you?
MR. CAMPANA: No.
MR. NEMECEK: No, I'm good.
THE CHAIRMAN: We're going to do the public hearing. Standby, Dave.
I make a motion to open the public hearing on Application 18-44, 51 Joyce Road.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.
(A all aye.)
THE CHAIRMAN: Thank you. Have a nice evening.
MR. BARBUTI: Gentlemen, thank you.
Have a nice evening.
THE CHAIRMAN: Next application is 65 Maple, Application 20-04.
MS. UHLE: That's John Innamocio, who should appear in a minute.
MR. IANNACITO: All right. Are we all ready? I don't see anybody on my screen except for my drawings.
MS. UHLE: That's the setting that you do. We all have ours set differently.
MR. IANNACITO: You guys could see...
EASTCHESTER PLANNING BOARD - 5/28/2020

THE CHAIRMAN: Yes.

MR. IANNACITO: Okay. Great. So good evening. My name is John Iannacito, I'm an architect, and I'm representing Golden Fields Estates this evening, the owners of the property. We are proposing the construction of a new single family residence located at the vacant lot located at 65 Maple Street. Here is the existing lot with the proposed residence. So at the front of the proposed residence, we have the driveway located at the left side, which is the lowest part of the site. Along the right side of the driveway, there will be a retaining wall with steps leading up a to a covered front porch. At the rear of the property, we are proposing a small patio on grade.

I'll show you the site section and street elevation. So this is the site section and street elevation showing the existing and proposed conditions. The site and the street slope down from right to left, and there's about an 8 foot drop on the site from right to left.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

These are the two existing residences on the left and right, and the proposed residence on the vacant lot at 65 Maple Street.

Here are the exterior elevations. So at the front, we have the driveway and garage located at the lowest portion of the lot, and then they'll be a retaining wall along the right side of the driveway, and then steps up to the covered front porch. On the right side, the property slopes towards the back of the house to the patio on grade, which is here on the rear, and then it slopes back down to the left side, and then back down to the front where the driveway is. So the lot basically is sloping from left to right and from front to back -- actually from back to front, making this left corner of the house the lowest portion on the property.

So here's a rendering of the house showing the exterior materials. The wall surfaces will be a HardiePlank siding in a gray finish, slate gray finish. It will also have a brick veneer along the base of the garage, the retaining walls, and the covered porch. The roof structures, the main roof will be asphalt shingle in a charcoal finish, and the roof over the porch will be a standing seam metal roof in a black finish. The windows will be vinyl clad in a white finish. The trim board will be AZEK in a white finish, the columns will be AZEK in a white finish. The railings will be composite in a white finish. The gutters and leaders will be aluminum in a white finish. The front door and overhead door will be fiberglass in a white finish.

This application was presented to the Architectural Review Board on March 5th, and it was approved with recommendations to add and enhance the architectural features on the front facade. Some of the changes that were made, we extended the eave at the gable end here and added a metal roof along the front gable. We added a crown molding on this window here above the garage door. We changed the overhead door from a standard door to a barn style door with glazing, and then we changed the -- we increased the widths of all the corner boards to 6 inches. The Architectural Review Board

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

also had some recommendations to add some windows here at the front porch and an extra window at the top here. We did take a look at that, and we didn't add it because it wasn't feasible with the stair right behind this wall. I'll show you that. So here's the front elevation showing the profile of the proposed stair behind this wall, and then with a minimal 18 inch clearance from the landing on the steps, this small square here is the allowable window size for that area. So we thought it was really not feasible having just a small window in this area, especially from an interior point of view having multiple windows at the upper part and a small window over the stair and another window here on the side of the stair. So we felt that it would be better to just leave it the way it is. We incorporated most of the comments that the Architectural Review Board wanted, just didn't do these windows at the porch and above the porch.

Next thing was the landscape plan. Here's the landscape plan that was prepared by

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

whitewash brick. That's basically it.

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

MR. IANNACITO: I didn't?

MS. UHLE: No.

THE CHAIRMAN: We haven't seen it.

Come on, that's what we're waiting for.

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

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

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

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

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

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

MS. UHLE: No.

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

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

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

THE CHAIRMAN: That's gray.

MR. IANNACITO: That picture was gray, but further into the catalogue here somewhere there is a black, charcoal black. There it is, charcoal black ultra dimensional asphalt shingle. The metal roof will be in a coal black, AZEK trim, aluminum gutters. I also had a brick here somewhere. This is the composite railing. Here it is, composite railing there.

There might be a better picture of it somewhere here. There it is, composite railing. Then the entry doors are a true fiberglass in a white finish, and the overhead doors will be a carriage door from Overhead Door Company. I did have a brick, but I can't find the brick for some reason. Let's see, where's the brick.

Here it is. There's the sample of the

DINA M. MORGAN, REPORTER
<table>
<thead>
<tr>
<th>Page 209</th>
<th>211</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>EASTCHESTER PLANNING BOARD - 5/28/2020</td>
</tr>
<tr>
<td>2</td>
<td>THE CHAIRMAN: All in favor.</td>
</tr>
<tr>
<td>3</td>
<td>(All aye.)</td>
</tr>
<tr>
<td>4</td>
<td>MR. IANNACITO: Thank you, guys.</td>
</tr>
<tr>
<td>5</td>
<td>THE CHAIRMAN: Sorry we kept you so late.</td>
</tr>
<tr>
<td>6</td>
<td>MR. IANNACITO: I wanted to say good morning.</td>
</tr>
<tr>
<td>7</td>
<td>THE CHAIRMAN: Almost. We're going to do be done by morning.</td>
</tr>
<tr>
<td>8</td>
<td>MR. IANNACITO: Thank you.</td>
</tr>
<tr>
<td>10</td>
<td>Application is 81 Clarence Road, 19-33. Are there still people in the audience?</td>
</tr>
<tr>
<td>11</td>
<td>MR. TUDISCO: There are applicants that are waiting to come in.</td>
</tr>
<tr>
<td>12</td>
<td>MR. NEMECEK: And a large viewing audience at home.</td>
</tr>
<tr>
<td>13</td>
<td>MS. UHLE: We just have a new panelist, so he's coming up, John Scaevelli.</td>
</tr>
<tr>
<td>14</td>
<td>MR. SCAVELLI: Hi, guys. How are you?</td>
</tr>
<tr>
<td>15</td>
<td>THE CHAIRMAN: We're doing well.</td>
</tr>
<tr>
<td>16</td>
<td>MR. SCAVELLI: You guys are ready to start?</td>
</tr>
</tbody>
</table>

| DINA M. MORGAN, REPORTER |
| 210 | 211 |
| 1 | EASTCHESTER PLANNING BOARD - 5/28/2020 |
| 2 | The Chairman, it does not appear that there's anyone that wants to offer a comment to the Board. |
| 3 | THE CHAIRMAN: Thank you. So any more comments from the Board? Hold on, I have to close the public hearing. |
| 4 | I make a motion to close the public hearing on this application, 20-04, 65 Maple. |
| 5 | MR. NEMECEK: Second. |
| 6 | THE CHAIRMAN: All in favor. |
| 7 | (All aye.) |
| 8 | THE CHAIRMAN: Any more comments or do you want to just go for the approval? |
| 9 | MS. UHLE: In this case, you will have the two standard conditions about the landscape plan and the storm water management plan. |
| 10 | THE CHAIRMAN: Thank you, Margaret. That's it. |
| 11 | So I make a motion to approve this application, 65 Maple, 20-04. |
| 12 | MR. NEMECEK: Subject to -- |
| 13 | THE CHAIRMAN: Subject to those two conditions. |
| 14 | MR. NEMECEK: Second. |

| DINA M. MORGAN, REPORTER |
the current footprint of the home, so there was
a variance that was needed for the existing 17
foot front yard setback.

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

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

DINA M. MORGAN, REPORTER

bedroom, and some proposed alterations to the
existing layout for a three bedroom, two
bathroom layout at the second floor.

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

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 5/28/2020

1. MR. NEMECEK: Okay.
2. 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.
3. So I make a motion to open the public hearing on Application 19-33, 81 Clarence.
4. MR. CUNNINGHAM: Second.
5. THE CHAIRMAN: All in favor.
6. (All aye.)
7. MR. TUDISCO: If there is anyone from the public that wants to offer a comment, raise your hand on the side, please.
8. Mr. Chairman, it does not appear that there is anyone who wishes to address the Board.
9. THE CHAIRMAN: Okay. Thank you. So I make a motion to close the public hearing on this application --
10. MR. NEMECEK: Second.
11. THE CHAIRMAN: -- 19-33, 81 Clarence.
12. All in favor.
14. (All aye.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 5/28/2020

1. 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.
2. So I make a motion to approve Application 19-33, 81 Clarence Road.
3. MR. NEMECEK: Second.
4. THE CHAIRMAN: All in favor.
5. (All aye.)
6. MR. SCAVETTI: Thank you very much.
7. MR. CUNNINGHAM: It looks very nice.
8. THE CHAIRMAN: Have a nice evening.
10. THE CHAIRMAN: Last application is 20-08, 291 Main Street.
11. 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
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

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
<table>
<thead>
<tr>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 5/28/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>a 5 foot setback here. We're going back to</td>
</tr>
<tr>
<td>3</td>
<td>zero in this corner.</td>
</tr>
<tr>
<td>4</td>
<td>In terms of the parking, we are</td>
</tr>
<tr>
<td>5</td>
<td>proposing to re-pave the parking area and also</td>
</tr>
<tr>
<td>6</td>
<td>make some improvements. The existing building</td>
</tr>
<tr>
<td>7</td>
<td>has 10 spots, inclusive of 1 handicapped spot.</td>
</tr>
<tr>
<td>8</td>
<td>We had proposed 11. There is something that I</td>
</tr>
<tr>
<td>9</td>
<td>want to touch upon about that 11, but I'll do</td>
</tr>
<tr>
<td>10</td>
<td>that in a few. The existing handicap space is</td>
</tr>
<tr>
<td>11</td>
<td>located here in that photo that you saw</td>
</tr>
<tr>
<td>12</td>
<td>previously. I thought it would be responsible</td>
</tr>
<tr>
<td>13</td>
<td>to relocate that to a safer location, here,</td>
</tr>
<tr>
<td>14</td>
<td>more towards the southern side of the parking</td>
</tr>
<tr>
<td>15</td>
<td>area with an accessible aisle and then a path</td>
</tr>
<tr>
<td>16</td>
<td>that will take you around to this ramp, which</td>
</tr>
<tr>
<td>17</td>
<td>will take you into the building.</td>
</tr>
<tr>
<td>18</td>
<td>Now, because we're within 150 feet and</td>
</tr>
<tr>
<td>19</td>
<td>adjacent to a residential zone, here being</td>
</tr>
<tr>
<td>20</td>
<td>Waverly School, there's a requirement that we</td>
</tr>
<tr>
<td>21</td>
<td>need a 20 foot setback to a paved area, parking</td>
</tr>
<tr>
<td>22</td>
<td>area. We are proposing to preserve that</td>
</tr>
<tr>
<td>23</td>
<td>existing legal non-conforming condition. We're</td>
</tr>
<tr>
<td>24</td>
<td>also proposing to remove the chain link fence</td>
</tr>
<tr>
<td>25</td>
<td>around the perimeter of the property and</td>
</tr>
</tbody>
</table>

**DINA M. MORGAN, REPORTER**

<table>
<thead>
<tr>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 5/28/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>install a new white vinyl fence, paneled vinyl</td>
</tr>
<tr>
<td>3</td>
<td>fence along the western and northern side,</td>
</tr>
<tr>
<td>4</td>
<td>which will terminate back into the building</td>
</tr>
<tr>
<td>5</td>
<td>here with a gate. We are adding 3 foot buffers</td>
</tr>
<tr>
<td>6</td>
<td>here and here. We are proposing to maintain</td>
</tr>
<tr>
<td>7</td>
<td>that existing curb cut and driveway net. We</td>
</tr>
<tr>
<td>8</td>
<td>are adding stop sign signage for the</td>
</tr>
<tr>
<td>9</td>
<td>handicapped parking, and also a stop sign here</td>
</tr>
<tr>
<td>10</td>
<td>for exiting the property.</td>
</tr>
<tr>
<td>11</td>
<td>On the northern side, we are adding a</td>
</tr>
<tr>
<td>12</td>
<td>buffer, but we are required to get a variance</td>
</tr>
<tr>
<td>13</td>
<td>because the buffer, instead of 3 feet, would be</td>
</tr>
<tr>
<td>14</td>
<td>2 foot 7 inches. The reason why is to maintain</td>
</tr>
<tr>
<td>15</td>
<td>that 8 foot 9 width on the existing parking</td>
</tr>
<tr>
<td>16</td>
<td>spots that are previously approved.</td>
</tr>
<tr>
<td>17</td>
<td>Now, there are 29 spots that are</td>
</tr>
<tr>
<td>18</td>
<td>required for this building because we have the</td>
</tr>
<tr>
<td>19</td>
<td>business use down below and the residential on</td>
</tr>
<tr>
<td>20</td>
<td>the upper two floors, and we are seeking a</td>
</tr>
<tr>
<td>21</td>
<td>variance to have 11. I did some analysis</td>
</tr>
<tr>
<td>22</td>
<td>regarding off-site or on-street parking. There</td>
</tr>
<tr>
<td>23</td>
<td>are a number of parking spots across the street</td>
</tr>
<tr>
<td>24</td>
<td>on the eastern side of Main Street, which is</td>
</tr>
<tr>
<td>25</td>
<td>located here. There are a total of 21, 2 hour</td>
</tr>
</tbody>
</table>

**DINA M. MORGAN, REPORTER**

<table>
<thead>
<tr>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 5/28/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>spots. Then on the northern side of Hall</td>
</tr>
<tr>
<td>3</td>
<td>Avenue on the side of Mavis, there are an</td>
</tr>
<tr>
<td>4</td>
<td>additional four. So if there was overflow</td>
</tr>
<tr>
<td>5</td>
<td>during the day for the business, I think these</td>
</tr>
<tr>
<td>6</td>
<td>spots here would suffice.</td>
</tr>
<tr>
<td>7</td>
<td>Now, one thing to take into</td>
</tr>
<tr>
<td>8</td>
<td>consideration regarding the parking, the</td>
</tr>
<tr>
<td>9</td>
<td>building will be occupied by two different</td>
</tr>
<tr>
<td>10</td>
<td>uses, uses of which will be occupying the</td>
</tr>
<tr>
<td>11</td>
<td>building at staggering times. The first floor</td>
</tr>
<tr>
<td>12</td>
<td>will be used during working hours, and then the</td>
</tr>
<tr>
<td>13</td>
<td>two floors above that the majority of the time</td>
</tr>
<tr>
<td>14</td>
<td>would be occupied after working hours, after</td>
</tr>
<tr>
<td>15</td>
<td>and before working hours.</td>
</tr>
<tr>
<td>16</td>
<td>I just want to go to the plan here.</td>
</tr>
<tr>
<td>17</td>
<td>Just very quickly, the office will be</td>
</tr>
<tr>
<td>18</td>
<td>accessible from the corner of the intersection</td>
</tr>
<tr>
<td>19</td>
<td>as it is existing, and also from the parking</td>
</tr>
<tr>
<td>20</td>
<td>lot via the stair here and the ramp to the back</td>
</tr>
<tr>
<td>21</td>
<td>door. The residents would come in through this</td>
</tr>
<tr>
<td>22</td>
<td>area closest to the parking lot, into the lobby</td>
</tr>
<tr>
<td>23</td>
<td>where you can access the second and third floor</td>
</tr>
<tr>
<td>24</td>
<td>by stair or elevator. Again, like I said</td>
</tr>
<tr>
<td>25</td>
<td>previously, a one bedroom unit here, and two</td>
</tr>
</tbody>
</table>

**DINA M. MORGAN, REPORTER**

<table>
<thead>
<tr>
<th>1</th>
<th>EASTCHESTER PLANNING BOARD - 5/28/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>two bedrooms on this side. Third floor, two,</td>
</tr>
<tr>
<td>3</td>
<td>two bedrooms with a communal roof terrace here.</td>
</tr>
<tr>
<td>4</td>
<td>Before I get into the materials,</td>
</tr>
<tr>
<td>5</td>
<td>because, again, we're within 150 feet of that</td>
</tr>
<tr>
<td>6</td>
<td>residential zone, there is a height</td>
</tr>
<tr>
<td>7</td>
<td>requirement, 30 foot maximum building and two</td>
</tr>
<tr>
<td>8</td>
<td>and a half stories. We're proposing a three</td>
</tr>
<tr>
<td>9</td>
<td>story, so the ask is a half. The tallest</td>
</tr>
<tr>
<td>10</td>
<td>parapet is 10 feet taller than the maximum</td>
</tr>
<tr>
<td>11</td>
<td>allowable. The elevator has a minimal</td>
</tr>
<tr>
<td>12</td>
<td>bulkhead, which will be concealed by the</td>
</tr>
<tr>
<td>13</td>
<td>parapet. There would also be mechanical</td>
</tr>
<tr>
<td>14</td>
<td>equipment and exhaust fans on the roof as well.</td>
</tr>
<tr>
<td>15</td>
<td>In terms of materials and</td>
</tr>
<tr>
<td>16</td>
<td>architectural features, the cornice here is a</td>
</tr>
<tr>
<td>17</td>
<td>simple federal style cornice, which would be</td>
</tr>
<tr>
<td>18</td>
<td>painted in Farrow &amp; Ball off black. The brick</td>
</tr>
<tr>
<td>19</td>
<td>veneer would be lime washed or white washed. I</td>
</tr>
<tr>
<td>20</td>
<td>did incorporate -- I'll show you an example of</td>
</tr>
<tr>
<td>21</td>
<td>this -- this is a corbel brick surround, which</td>
</tr>
<tr>
<td>22</td>
<td>goes from the second floor above the windows on</td>
</tr>
<tr>
<td>23</td>
<td>the third and back down. I did that to</td>
</tr>
<tr>
<td>24</td>
<td>visually enhance the verticality of these</td>
</tr>
<tr>
<td>25</td>
<td>sections here, these bays I like to call them,</td>
</tr>
</tbody>
</table>

**DINA M. MORGAN, REPORTER**
although windows and patio doors would be aluminum clad black. These panels here connecting the doors from the second floor to the third floor would also be painted in that Farrow & Ball black, and then simple iron railing. Those iron railings would also be here in between these pilasters. These awnings would be that same black color as well. We have a coping on top of the first floor parapet, and that coping would be a precast concrete with a tan color.

We also want to incorporate some of the existing detailing from the old building into the new, and you could see where we have this double soldier course band here. We wanted to repeat that on some of the openings that you see on the exterior as well. I’ve also incorporated copper scuppers and leaders, which I think also are a nice architectural feature and detail, and then light fixtures which are shown throughout that will just create a nice glow during the evening. The storefront windows used to be up high, and what we’re proposing to do is bring them back down to the

DINA M. MORGAN, REPORTER

floor elevation just to enhance the verticality and transparency of that level.

So this was the view from Main Street. This is the elevation on Hall Avenue. This is the rear of the building where the garage is. This is the garbage enclosure. This is the northern side, which is adjacent to the neighboring three story mixed use building.

These are just some examples of what I was referring to before. This is the garbage enclosure, white vinyl fence, recessed flat panels. Same thing with the perimeter fence. This is an example of the white wash brick, and surprisingly enough I was able to find similar detail to what I wanted to incorporate around the windows on the elevation. So you could see the texture that the building has, and also the shadow lines that this will create. This is an example of the light fixtures that will be on the building. It's Restoration Hardware Delorme box cuts.

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

DINA M. MORGAN, REPORTER

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

With that being said, if you have any questions.

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

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

MR. NEMECEK: Pardon my reference to

DINA M. MORGAN, REPORTER

Nigel from Spinal Tap, now you’re going to 11?

MR. CAMPANA: Yes, we were proposing 11. However, I did receive some comments from Westchester County, and they were asking to potentially provide bike racks. So I think it would be advantageous to remove maybe one of the parking spots, number 11, move the garbage along the planter here, and then a bike rack along the wall of the building. I think that could potentially work.

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

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

MR. NEMECEK: Because you have a three story building right next to it as well. I don't think it's out of place in terms of massing. I do like the setback on the second and third floors, it really makes a big difference in your illustration. It's obviously a very well conceived, well rendered building, and certainly a vast improvement, I
EASTCHESTER PLANNING BOARD - 5/28/2020

1. had 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. 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. net increase in runoff, but lately the Board
25. is asking for more.

DINA M. MORGAN, REPORTER
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

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
With that said, it's been fun. It's 12:30. I'm going to close this. 
MR. NEMECEK: It's only 12:25, come on.
THE CHAIRMAN: We did a lot. We had some big applications. It's late, but we got a lot done. Thank you. We're done.
MR. NEMECEK: We had a backlog.
Margaret, one last thing. My copy of -- I didn't finish reading it, but my copy of the minutes from the February meeting is two sided.
MS. UHLE: Mine wasn't. We discovered it depends on what printer we send them to.
MR. NEMECEK: Mine is two sided. I will try to look at it before the next meeting so we can get that done. I am not looking forward to reading the five and a half hour minutes of this meeting.
THE CHAIRMAN: I'll let you read it and fill me in on the details.
That being said, thanks, everyone.
Goodnight. Have a nice weekend.
I make a motion to close the Planning

DINA M. MORGAN, REPORTER

Board meeting of May 28th, 2020.
MR. NEMECEK: Slash May 29th.
THE CHAIRMAN: Oh, yes.
MR. NEMECEK: It's still the 28th meeting. Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Have a good evening, everyone. Goodnight.
MS. UHLE: Goodnight.
MR. NEMECEK: Goodnight.
(Meeting adjourned.)