

TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING

JUNE 22, 2017

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
PHILIP NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter
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which has been adjourned for Zoning Board determination; and also Application 16-14, which is 600 White Plains Road, the gas station, which has also been adjourned for Zoning Board determination. Okay.

THE CHAIRMAN: Thank you.

MR. IANNACITO: Good evening. My name is John Iannacito. I'm an architect, and I'm representing Mike Hynes and Stephen Carty, the owners of Mickey Spillane's.

Based on the comments that we received at the last Planning Board meeting, we submitted a cost estimate that was prepared by the owner's contractor for replacing the second story windows with 6 inch taller units to better match or to match the previously approved windows. We also submitted an alternate facade design with a crown molding at the top of the smaller windows to further minimize the wall space between the top of the windows and the bottom of the expanded cornice.

Here we have the previous elevation that was submitted at the previous meeting showing the approved front elevation and the

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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of June 22, 2017. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: The first application is a continued public hearing on Application 17-02, 429 White Plains Road.

MR. NEMECEK: There are two adjourned items that are not going to be heard today. I know last month in your absence Margaret preferred that I actually read these into the record. Also, since we have such a sizeable viewing audience, there may be people who are waiting to hear about 760 White Plains Road, the Keller Williams application. They're going to be sorely disappointed if they watch this entire scintillating episode of Planning Board meeting and don't get to see the Keller Williams. So these are the two adjourned items that will not be heard at this hearing: They are Application 16-30, which is 760 White Plains Road, the Keller Williams application,

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proposed where we were proposing an expanded cornice but not the crowns above the windows, and here is the new elevation showing the previously approved and our new proposal where we're going to keep the expanded cornice and also add crown moldings at the top of the windows in order to minimize the space above and better match the existing condition.

We also reviewed several other options with the Planning Department and Margaret Uhle, and some of the proposals that we put in front of her were to add an awning at the top of these windows and also try to add a wall trellis above the windows, but at the end of the meeting, we all agreed this was the option that was closest to the proportions of the previously approved application.

Thank you for your time, and I'm happy to answer any questions you have.

THE CHAIRMAN: I wasn't here last time. I read something in the minutes about everything below the railings and -- was there any discussion of the railings?

MR. IANNACITO: Yes. The railings

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1 that were installed were different than what
2 was previously approved that had that little
3 kick out and curb on it, so we're going to back
4 to the original railings that were approved on
5 the first application. We're also going back
6 to the original lighting that was approved, and
7 we're adding the divided lights to all the
8 windows, and then we've expanded the height of
9 the cornice in order to minimize the wall
10 height above those windows.

11 MR. NEMECEK: John, there was one
12 other thing, by the way, that we discussed
13 at -- I guess not at great length -- I think
14 the Board at the May meeting was accepting of
15 the variation from the approved plan with
16 respect to the first floor placement of the
17 door. There was an explanation that you had
18 given a couple of times --

19 MR. IANNACITO: Yes. The reason we
20 couldn't move the door to the center was during
21 the course of construction, we discovered that
22 the actual waste pipe and water main come right
23 through this portion here. If we had the door
24 there, it would create a conflict with the

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1 egress an ingress of the building. So it just
2 didn't work out.

3 MR. NEMECEK: I think the Board at the
4 last --

5 MR. IANNACITO: It's actually
6 underneath one of the tables now where you have
7 to move the table out, lift up the bottom, and
8 then get into that pit.

9 MR. NEMECEK: I think the way that we
10 left it was we were in agreement with the
11 application that had been submitted to us with
12 respect to the second floor down.

13 MR. IANNACITO: From the top of the
14 doors down, right.

15 MR. NEMECEK: And your homework
16 assignment, which you appear to have sought the
17 assistance of none other than Margaret Uhle on,
18 is to come up with alternatives for the third
19 floor because -- I think I could speak for
20 certainly the Board as its constituted last
21 month and probably for the Board as it sits
22 here today, that nobody likes the little
23 windows and the way that they -- the big space,
24 the big empty space. I know you understand the

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1 goal here is to get us -- there are basically
2 two options: To tear the windows out and build
3 it as approved because we all like that one, or
4 to attempt to minimize the effect of the
5 smaller windows by, you know, various
6 aesthetics.

7 MR. IANNACITO: Right. I think even
8 if the option was to rip out the smaller
9 windows and put in the windows to match what
10 was previous approved, I think that 6 inches
11 probably wouldn't make as much a difference
12 because the building height did get taller. So
13 we would still have to do other things.

14 MR. NEMECEK: Remind us again, the
15 building height got taller because it was --

16 MR. IANNACITO: Originally we were
17 going to have all the mechanical equipment at
18 the back of the building and feed from
19 underneath and then up. They decided to put
20 the equipment at the top of the building and
21 feed down. We maintained the height of the
22 space and then added the space for the duct
23 work, and that's the reason the building got a
24 little higher.

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1 THE CHAIRMAN: So what we have here
2 for the approved elevation, isn't what would be
3 built if we went back to the approved
4 elevation?

5 MR. IANNACITO: Not as far as the
6 overall height of the building.

7 THE CHAIRMAN: So could we see what it
8 would look like?

9 MR. IANNACITO: Here's the original
10 height of the building and that's the existing
11 height right now.

12 MR. NEMECEK: What's the difference;
13 it's a couple of feet?

14 MR. IANNACITO: It went from 32.6 to
15 34.7. 2 feet.

16 MR. NEMECEK: 2 feet.

17 THE CHAIRMAN: Okay.

18 MR. NEMECEK: Which as built makes it
19 look even that much --

20 MR. IANNACITO: I think that's one of
21 the reasons the space above the windows got
22 even larger than original because the height of
23 the building did get increased. I think we
24 talked about that at the first meeting way

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1 back, and we discussed the options of, you
2 know, trying to fix other things, but that was
3 one of the things that probably could never be
4 fixed without slicing 2 feet off the entire
5 building. That would be pretty difficult.

6 MR. NEMECEK: I don't think this Board
7 had a serious issue with that because I think
8 the circumstances, as explained, seem to be
9 acceptable.

10 THE CHAIRMAN: So if we were to go
11 back to the approved, the best way to visualize
12 this would be that elevation stretched from the
13 windows to the cornice by 2 feet?

14 MR. IANNACITO: Correct. We would
15 basically have the additional 2 feet here,
16 which is essentially what we have if we look
17 back at the photo that was submitted --

18 MR. NEMECEK: If you look, what would
19 you call that sort of like --

20 MR. IANNACITO: Essentially it's this
21 without the cornice. So this extra height here
22 is that extra 2 feet plus the --

23 MR. NEMECEK: 6 inches for the
24 windows.

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1 MR. IANNACITO: If the cornice didn't
2 get built and the windows are six inches
3 shorter.

4 MR. NEMECEK: Has that been confirmed
5 that the windows are 6 inches shorter?

6 MR. IANNACITO: Yes. We had a meeting
7 the other day and we did measure the windows.
8 They're 30 inches. The drawings had 36 inches
9 specified.

10 THE CHAIRMAN: But if you're going to
11 put windows back, I mean, there's room to put a
12 bigger window, isn't there?

13 MR. IANNACITO: Yes. We could go back
14 to the 6 inches if we had to.

15 THE CHAIRMAN: I mean even bigger than
16 that.

17 MR. IANNACITO: Bigger than that would
18 probably be a difficult thing because when
19 you're inside the building, the ceiling right
20 now is about 8 inches above the existing
21 windows. So to go higher than 6 inches, we
22 would have to open up the ceiling and try to
23 get the windows to work within the cavity up
24 there. Actually, over the bar it's even lower.

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1 It's almost at the top of the window now from
2 the interior point of view.

3 MR. NEMECEK: I think -- just to move
4 this along -- and, Jim, stop me any time you
5 want -- I think we're in agreement as to the
6 lower two floors. I think that's the way we
7 left it at the end of the May meeting, and I
8 don't -- unless, Jim -- Bob was at the May
9 meeting. Basically the second floor is being
10 built as approved -- it's being -- the further
11 steps are taken to basically bring it to
12 exactly what we approved a couple of years ago,
13 and we're in agreement that the first floor
14 door issue is not -- it's not an issue. We
15 understand why it was built as built. So that
16 leave us, I think, with the third floor, and
17 that's where we basically --

18 MR. IANNACITO: It's really not the
19 third floor because it's all one big, open
20 space.

21 THE CHAIRMAN: Well, I think from the
22 railings down we're good or maybe from those
23 windows down we're good. It's everything above
24 those windows. Like from the lights down;

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1 right?

2 MR. NEMECEK: Let's just call it the
3 third floor because it's just easier
4 conceptually. It looks like a third floor from
5 the outside because it's got a separate set of
6 windows.

7 THE CHAIRMAN: Everything else we're
8 okay with. It's everything above those lights
9 that are changed.

10 MR. IANNACITO: I think at this point
11 we have an option to either put windows that
12 are 6 inches taller and add more trim to
13 minimize that height, I think going with 18
14 inch taller windows -- I mean, we can look at
15 it, but I don't know if that's going to look
16 right that big.

17 THE CHAIRMAN: Right now the two
18 options we have in front of us are the two that
19 you presented that we asked you to do, and then
20 there's another option that we don't know what
21 it looks like, which is go back to the
22 original.

23 MR. IANNACITO: This is the original.

24 MR. NEMECEK: Except it's a little

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1 higher.

2 THE CHAIRMAN: No, it's not the
3 original. There is no original anymore because
4 it's actually bigger, so it's stretched. So we
5 don't really know what it looks like. If we
6 were to say, go back to the original, there is
7 nothing that you're showing us that would tell
8 us what it looks like.

9 MR. PULASKI: Do you have some
10 scissors and some tape? We could cut the
11 corners and pull it over.

12 MR. NEMECEK: John, what do you call
13 that area in the middle, the very top piece?

14 MR. IANNACITO: This piece.

15 MR. NEMECEK: Yes.

16 MR. IANNACITO: The clear story? The
17 clear story.

18 MR. NEMECEK: Okay. Whatever it is,
19 that's shorter on the version that you're
20 proposing now because it appears -- you see
21 less of it.

22 MR. IANNACITO: Also, these windows
23 got -- these were taller windows. These are
24 the same size windows here.

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1 MR. NEMECEK: That was built exactly
2 as -- except the wall in front of it went a
3 little higher, like 2 feet. Okay.

4 So I think our options are as -- I
5 think we could -- I think any one of us could
6 effectively nullify this. I don't like this
7 building.

8 MR. IANNACITO: I can draw another
9 version showing more space above here. It's
10 just going --

11 MR. NEMECEK: I think we can
12 conceptualize it. Jim, if you're insistent --

13 MR. IANNACITO: I can draw a new
14 version showing an extra 2 feet here and just
15 stretch the building up 2 more feet.

16 THE CHAIRMAN: So the cornice would
17 stay the same as the one on the left.

18 MR. IANNACITO: If you want to see
19 exactly built as approved but only the 2 foot
20 higher, it basically would add 2 feet from the
21 top of this window to the bottom of the
22 cornice.

23 THE CHAIRMAN: Right. We would be
24 looking at the same --

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1 MR. IANNACITO: It would basically
2 be -- it would be actually exactly this without
3 the expanded cornice. So you would just take a
4 couple of lines off of this. The windows would
5 have to be taller.

6 THE CHAIRMAN: But the windows would
7 be bigger?

8 MR. IANNACITO: Right. I think even
9 if the windows were 6 inches taller, we would
10 still have the problem with having too much
11 wall space above the previously approved
12 cornice and the top of the previously approved
13 windows. We would still have to deal with that
14 space, that 2 foot space.

15 MR. NEMECEK: Because there would
16 still be 18 additional inches that we weren't
17 counting on.

18 MR. IANNACITO: Right. It would
19 pretty much look like this.

20 MR. NEMECEK: I'm sorry, it's 2 feet
21 more than we were expecting and right now it's
22 2 and a half feet more because of the window.

23 MR. IANNACITO: Correct, because the
24 windows are 6 inches shorter. Right.

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1 THE CHAIRMAN: Okay. Can you tell us
2 how many feet of wall that is?

3 MR. IANNACITO: The exact dimension?
4 I don't know if I have that.

5 THE CHAIRMAN: You must have the
6 original drawing; right?

7 MR. IANNACITO: I have the original
8 dimensions here. We measured this. When I
9 drew this elevation here, we did measure from
10 the top of the window to the bottom this trim.
11 I don't have that number with me. Mike says
12 it's 38 inches.

13 THE CHAIRMAN: So are you saying that
14 on the elevation on the left, the existing, the
15 same space, it would be the same 30 inches
16 except the cornice would move up; correct?

17 MR. IANNACITO: I'm sorry.

18 THE CHAIRMAN: It's the stretching.
19 You're going to stretch that, it's going to be
20 30 inches?

21 MR. IANNACITO: I would take this line
22 right here and bring it up to this point and
23 leave these windows exactly where they are.
24 The difference between here and here would end

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up --

THE CHAIRMAN: What is that difference?

MR. IANNACITO: 2 feet. That's the 2 foot difference.

MR. PULASKI: That 2 foot is necessary because air conditioning units were moved to the front of the --

MR. IANNACITO: To the top of this roof instead of to the back.

MR. NEMECEK: Look, we have -- there are --

MR. IANNACITO: We also had the structure. So when the duct work came down, it had to go underneath the structure.

MR. HYNES: This is the finished product the way it's going to look.

MR. TUDISCO: Just for the record, identified yourself.

MR. HYNES: I'm sorry, Mike Hynes, 429 White Plains Road. That's the finished look completely finished as proposed by John with the cornice over the window, everything is in proportion, everything is in scale relative to

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the original drawing. So everything is back in scale and in proportion, which is the key thing that everybody was looking for. The 6 inches in the windows -- which, John, we did measure?

MR. IANNACITO: Yes.

MR. HYNES: That 6 inches with the crown molding on top and bringing down the cornice has corrected the difference in the 2 feet over the original. So it's a matter of whether you like something at 1 foot 4 or whether you like it at 3 foot 6. It just gives it girth on top of the building.

MR. NEMECEK: If I could summarize. We have that photo that you have there. That's as built right now. That has no cornice on it. We're all in agreement we don't like that one, all right. That one is out.

The next one is A4, okay. It's the one that has A4 on the bottom. That is the proposal that you came to us with last month, right, which has the beefed up cornice to try to mitigate that empty space, the height. I can tell you, that's the one we sent you back to get more options. We didn't like it last

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month. I think this one is out.

So what we have is this one, A4A, which is the one Mr. Hynes is pointing to now, which I do believe looks proportional and looks -- it's not exactly what we approved. In some ways I actually like it a little better, but that's me. Okay.

You know, certainly -- you know -- and I think we've given you a healthy degree of grief, as has the town through penalties, for failing to build as it was supposed to have been built.

The question is, for this Board, you know, are we going to insist that it be built with the 36 inch windows, and presumably there might even have to be some additional effect, or are we going to approve A4A? With the understanding that this was, as you explained last month, Mr. Hynes, a mistake that was made by your contractor that wasn't noticed until it was put in, it wasn't something that was deliberate, which was a -- I don't know why you would do it deliberately because you would somewhat predictably in such a conspicuous spot

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would have brought upon the grief that you have. I, for one, am satisfied that this was an innocent mistake. That it would be -- I had asked for the cost for putting in -- for installing the 36 inch windows. I believe it to be a significant expense. I think you gave us an estimate of about \$60,000. I don't think that the difference in the appearance from A4A to what we would -- what we would make you build if you had to tear out the 30 inch windows and put in the windows we originally approved, I don't think the difference is worth \$60,000. I think you and Mr. Iannacito have worked with us in good faith to attempt to resolve this. I'm okay with A4A. I think it addresses the proportionality issues. I think the message has been sent to anyone who would be -- who would think that somehow you could get away with not building as is, that there is a stiff penalty and a significant penalty to be paid if you do so and you're found out.

So I'm okay with A4A, but I defer to the other two members of this Board whose approval you need in order to move forward with

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 2 that.
 3 MR. IANNACITO: I'm just not sure --
 4 if we're not in agreement that this solves the
 5 issue where we're getting back to the
 6 proportions of the original, what else do we do
 7 to this? I don't think there are any other
 8 steps.
 9 MR. NEMECEK: I think this is the best
 10 option. I think awnings aren't good.
 11 THE CHAIRMAN: That's what I was
 12 asking. If we go back to the original -- could
 13 you take that down -- and we visualize what the
 14 final product may be since we don't have a
 15 drawing, it's that -- it's that with everything
 16 raised 2 feet, 2 feet, correct, the cornice
 17 raised 2 feet, thereby --
 18 MR. NEMECEK: Just, Jim, conceptualize
 19 this being pushed over to here and this not
 20 being here.
 21 MR. IANNACITO: You'll have a bigger
 22 blank space between the top of the windows
 23 and the --
 24 THE CHAIRMAN: Right, with the same --
 25 well, is that 30 inches?

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 2 MR. IANNACITO: If we put the approved
 3 cornice on here, it would just be a little less
 4 than this. It wouldn't be as much wall
 5 surface, but you would still see a good amount
 6 of wall surface. I think you would still have
 7 to do something. I don't think you could just
 8 put the original cornice on this and make it
 9 look right. The proportions still won't be
 10 there.
 11 THE CHAIRMAN: Right, because it's too
 12 small.
 13 MR. IANNACITO: I think this new
 14 option here brings it really close to the
 15 proportions of the old.
 16 THE CHAIRMAN: I really think that's
 17 very heavy, that's very busy.
 18 MR. IANNACITO: The cornice?
 19 THE CHAIRMAN: Yes, absolutely. I
 20 know it hides the proportions but it's a lot.
 21 This is very clean. This is clean, a lot less
 22 gingerbread up there. That's a lot of stuff at
 23 the top of the building.
 24 MR. IANNACITO: It got increased by
 25 18 inches.

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 2 THE CHAIRMAN: You could see that
 3 looking at the building. It definitely gives a
 4 presence at the top of the building.
 5 MR. IANNACITO: I mean, if you look at
 6 older buildings on Main Street buildings,
 7 you'll see some big cornices.
 8 THE CHAIRMAN: And if you like it,
 9 then you agree. I like what you did
 10 originally. I think, as I said, that's a lot
 11 of cornice.
 12 MR. NEMECEK: I'm a big fan of like
 13 that 1870's style buildings with the giant
 14 cornices on top of it.
 15 MR. PULASKI: One of the problems is
 16 that -- if I understand the issues correctly --
 17 to go back to what was originally submitted and
 18 approved, is that we now have some air
 19 conditioning units that need to be hidden. So
 20 if we lowered that cornice, we wouldn't hide
 21 the air conditioning units. If we raised that
 22 narrower cornice so as to hide the air
 23 conditioning units, then we create this blank
 24 space that we already don't like. So I'm
 25 looking at it from a standpoint of these

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 2 various different factors, and there is a level
 3 of proportionality that has been restored in
 4 the heavier design, as you point out.
 5 MR. IANNACITO: I think when we're
 6 building the cornice, we could easily have them
 7 put up a sample up at the top exactly like this
 8 cornice here. If it seems a little heavy, we
 9 could always shrink it a little bit or make it
 10 a little bigger depending on what it looks
 11 like. I think that would be the way I would
 12 advise Mike to do it any way, because I would
 13 like to see it before it goes up to make sure
 14 that it isn't too heavy. So we could build a
 15 small piece of it, look at, and if it looks
 16 good, we keep going. If we have to shrink it a
 17 little bit or make it a little larger to make
 18 it work, we do. At the end of the day, I think
 19 the proportions will still look the same.
 20 THE CHAIRMAN: So back to the original
 21 and the windows. If you were to move it up and
 22 try and get larger windows -- where is the
 23 ceiling? You said that there --
 24 MR. IANNACITO: Right now the ceiling
 25 is about 8 inches above this window head.

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1 MR. NEMECEK: So it would be 2 inches
2 above the 30 inch window.
3 MR. PULASKI: One of the things that
4 they're saying is they moved the air
5 conditioning units to the front and they're
6 blowing down. So immediately below that roof
7 deck, you have your big, massive duct work that
8 is bending and distributing and has to be
9 covered with ceiling.

10 MR. IANNACITO: We also had 12 inches
11 of structure, steel beams to support the roof.
12 So all the duct work came down below those
13 steel beams instead of having a lot of soffits.

14 MR. PULASKI: That's also why I don't
15 think that this change is so innocent, but
16 we're not here to talk about innocence. We're
17 here to resolve a design and make it attractive
18 for the town, as well as Mickey Spillane's.

19 THE CHAIRMAN: Right, because from day
20 one you needed air conditioning and you needed
21 that piece of steel.

22 MR. IANNACITO: The steel was always
23 there. It was just the duct work wasn't there.

24 THE CHAIRMAN: But you needed HVAC in
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1 the building.

2 MR. IANNACITO: We had it feeding from
3 the floor. In this building, there is a
4 concealed space between the first floor and the
5 second floor where duct work currently runs
6 that supplies the first floor. So we were
7 going to run into the same space to feed up
8 into the second floor.

9 THE CHAIRMAN: And that didn't occur.

10 MR. IANNACITO: It didn't work out,
11 no.

12 MR. HYNES: We have no room because of
13 the fire sprinklers.

14 MR. IANNACITO: We had to put a lot of
15 fire sprinklers. The building was not
16 sprinklered before they started this project.
17 Now the building is completely fire
18 sprinklered. It got tight with a lot of stuff
19 in there.

20 MR. HYNES: We had to sprinkler the
21 first floor, and then we had to fire sprinkler
22 the concealed area.

23 MR. IANNACITO: The concealed space
24 had to be sprinklered and the second floor.

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1 MR. PULASKI: I know.

2 MR. IANNACITO: Things happen during
3 construction where, you know.

4 THE CHAIRMAN: Usually during
5 construction you figure out problems before
6 they occur and you don't come in front of a
7 board because you changed your design.

8 MR. IANNACITO: You're right.

9 THE CHAIRMAN: If there are
10 sprinklers, you knew you had to go up, you had
11 to go down. Usually when we build jobs, we
12 know what's happening before we go there. We
13 don't go at the end and ask for changes like
14 this.

15 MR. IANNACITO: Well, I think we
16 probably looked at all this duct work -- a lot
17 of the existing duct work that was feeding the
18 downstairs probably would have had to be
19 completely removed in order to try to make it
20 all fit in that space, and they were keeping a
21 bar running while this whole thing was
22 constructed. The bar didn't close for one day.
23 So we had to keep the system running, so then
24 there were other things that don't normally

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1 come up on every construction job. This one
2 is, you know, unique. Most of the times, you
3 could rip everything out, rework all the duct
4 work, and try to make it fit within that space.
5 Here it was just to keep the bar running
6 full-time it was easier to just --

7 THE CHAIRMAN: Well, I mean, that was
8 a decision the owner made to keep the bar
9 running. I would want to keep the bar running
10 too if I was the owner. I'm not responsible
11 for the bar, I'm responsible for the
12 elevations.

13 I'm sitting here trying to think of an
14 option, and as we're talking it's becoming more
15 and more apparent that there is no option,
16 especially since you said if you were to put
17 the bigger windows, everything has to move up
18 for the same reason it moved up on this
19 elevation to cover --

20 MR. IANNACITO: I think if you want to
21 visualize the space, if you just got rid of
22 this part of the expanding cornice with the
23 taller windows, this dimension and this
24 dimension is almost the same. If you get rid

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of these lines, that's how much space you would be left with if we were just to raise the windows and put the previously approved cornice.

THE CHAIRMAN: You got a pen? There you go.

MR. IANNACITO: If you got rid of all of that, you would have this space right here as wall space.

THE CHAIRMAN: That's much less --

MR. IANNACITO: That would basically be exactly what --

THE CHAIRMAN: But that's much less. Looking here, is that less than that?

MR. HYNES: I'm sorry, can I just say the trim above the window, is this all flat trim?

MR. IANNACITO: No, it's a crown.

MR. HYNES: It's flat in the back.

All this can be decreased.

MR. PULASKI: That's one of the things that I think John was mentioning, that we could try some samples.

MR. IANNACITO: Right.

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MR. HYNES: We can reduce this heaviness.

MR. IANNACITO: I think the comment from the previous meeting was to try to minimize that space to make it look more like the original approval where that space was much smaller. So the crown accomplishes that. The crown -- the cornice does get larger, but I think we're going to have to look at that as we go along. I mean, it's going to be -- at this scale, it's going to be hard to see exactly what it's going to look like out there in the field. We'll have to mock it up and then take a look at it. We do that for living rooms and dining rooms all the time.

MR. NEMECEK: Sure. Would you be prepared to include Margaret or Michael or Jay or someone from -- in making that decision?

MR. IANNACITO: Yes, that's not a problem.

MR. PULASKI: How does the corner end?

MR. IANNACITO: It stops. It doesn't turn the corner. We really can't, because we built it right on top of the property line.

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MR. PULASKI: I understand. I think, if anything, it brings an older style cornice, terra cotta type of look back.

THE CHAIRMAN: This is Eastchester.

MR. PULASKI: I get that.

MR. NEMECEK: It's an Irish bar.

THE CHAIRMAN: I don't think there's much more you can do.

MR. PULASKI: This comes from the days when you had the metal ceiling.

MR. NEMECEK: Actually, one of the things that most struck me about the building as built is it didn't have the cornice on it, and that was something that I kind of noticed immediately. It took me a moment, but, I'm like, something is not right. I kind of like the cornice, and I don't have as much of a problem. I agree it's a little heavy, but I certainly like that heavy look a whole lot better than what you have right now. I think under the circumstances, it's an acceptable solution. Obviously, we would have preferred that it be built as we approved it because that was really quite a nice plan, but, you know,

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circumstances intervene and right now we're talking about 2 feet more of wall. So it's not going to be built unless we -- without terrific hardship tearing everything up. I don't think the difference in the appearance is worth those measures.

MR. IANNACITO: I think once all this trim goes on the building, it's definitely going to bring the scale down and bring the proportion down.

MR. NEMECEK: I think that, you know, maybe you do experiment a little bit and you find that happy medium, you know, and get a few different sets of eyes looking at it.

MR. IANNACITO: Right. And you're looking at this straight on. You're never going to look at an elevation like this, straight on. You're going to be looking up at it. So if that dimension between the top of the crown and the bottom of the cornice right now is 8 inches, it may look better as 13 inches once you're standing on the ground. So we'll play with that.

MR. NEMECEK: You do see the top of

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the building from right out here on Mill Road.

THE CHAIRMAN: Because we're elevated.

MR. IANNACITO: From town hall you see it.

MR. NEMECEK: Yes. Yes. And I do see it -- you know, I go up to the track quite a bit and I'm coming down Mill Road and I live right over here, I do see that top of this building quite a bit from almost a level.

MR. IANNACITO: I think that band coming across is going to minimize the wall height, and it's going to make the building look better.

MR. NEMECEK: I happen to be in agreement.

THE CHAIRMAN: Let's work with what we have here. As I said, I don't think there's very much you could do because my options don't seem to work. I'm sure if we looked at it for a long time maybe we could, but I think we have something that's workable. If you can work with the planning guys to come up with something there with this that maybe is a little bit lighter, I think that would probably

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suffice.

MR. IANNACITO: We'll start with this detail and we'll modify it to make it work.

MR. NEMECEK: But don't modify anything without the Planning Board -- not the Planning Board but the Planning Department.

MR. IANNACITO: They'll come out. Margaret does that for landscape plans.

THE CHAIRMAN: But you can draw it first.

MR. IANNACITO: Well, I drew this one.

THE CHAIRMAN: You could take off some of the bottom.

MR. IANNACITO: Tweaking it like two inches here, two inches there, I don't know if on paper it's really going to show up.

THE CHAIRMAN: But I'm thinking of removing an entire band at the bottom.

MR. IANNACITO: Oh, yes, that we could definitely look at on paper.

THE CHAIRMAN: Just to get a little bit more space, because that one looks like they're sort of crowded. It goes from too much to too little. It looks like they're intruding

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on each other and you can't really see any definition.

MR. IANNACITO: The crown is also going to stick out a little bit, so when you look at it from below, you know, if we increase it that 5 inches, you know, maybe that's a better view.

THE CHAIRMAN: I think they run into each other. They're too close.

MR. IANNACITO: We could do that, yes.

MR. HYNES: Sorry. All through the process, we worked diligently with Margaret, and proportions and everything like that was so important to her and that's why we gave her four or five options.

THE CHAIRMAN: Yes, and she's going to give them to us.

MR. IANNACITO: We worked with Margaret after the issue came up. When I reviewed everything with Margaret, Margaret seemed it would be better to just come with one option tonight instead of four options, because we didn't want to have four board members each liking one different one. Then where do we go

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from there?

The other proposals had awnings and wall trellises which were protruding out even further than the cornice. To have the cornice and something else protrude, it was going to compete against each other and I don't think it would have looked right.

THE CHAIRMAN: You knew we wouldn't like that; right?

MR. IANNACITO: No.

THE CHAIRMAN: All right. So we're going to work on 4A on you guys. So then I guess we're going to -- we have a public hearing still. So standby, we still have a public hearing.

Any comments from the public?
(No comments.)

THE CHAIRMAN: No. So then I make a motion to close the public hearing on Application 17-02, 429 White Plains Road.

MR. NEMECEK: Second.

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

MR. NEMECEK: I would like to approve

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it subject to working with the --

THE CHAIRMAN: I was about to get to that.

MR. NEMECEK: Okay. I wasn't sure if you were going to ask to get another set of drawings, which wouldn't be until September.

THE CHAIRMAN: I think we could keep going. So I'm going to make a motion to approve this application, 17-02, with the front elevation as shown on drawing A4A dated 11/15 but revised several times, subject to revisions to the top cornice, alternates being drawn, given to Planning Director to be circulated and looked at by other members of the Board.

MR. IANNACITO: Right. We could also add to that we could do a mock up and we'll have the Planning Department come out and look at the mock up before we do the entire cornice.

MR. NEMECEK: I like that idea a lot.

MR. IANNACITO: Let's just make sure everyone's happy before we put the whole cornice up there.

THE CHAIRMAN: Date on the drawing was June 6th, 2017. So that motion.

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MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. IANNACITO: Thank you.

THE CHAIRMAN: Thank you. The next application is 16-13, 22 and 24 Water Street.

MR. ANDERSON: Good evening. Steve Anderson from Gabriel Senor, PC, land surveyors and engineers. This has been before you before.

We went to the Zoning Board due to the situation where the property is like in two zones, an R-5 and an R-10. So it has two existing houses now in the R-5 zone, but we're tearing down both those houses and putting a house and a roadway and putting in lots 2, 3, and 4, which would be conforming somewhat to an R-5 with the zoning variances that we attained. Stewart Place would be the -- there is an existing house on Stewart Place and that would be conforming to the R-10 zone.

Also, after the zoning, we got the area variances, we met with the DPW, the village consulting engineer, planning and

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building inspector, Building Department, and we worked out all the details for the roadway, you know, what type of materials, plus the storm water. We submitted a storm water protection plan and a report for the drainage. I believe it's been reviewed. So we've taken care of the all the issues that were engineering items and drainage.

So if you have any questions about architectural, we have Mike Finelli here who has provided the architectural design manual.

THE CHAIRMAN: Do you have any comments on any of the sites at all? Is there anything outstanding?

MR. CERMELE: Good evening, Joe Cermele from Kellard Sessions.

As you know, we reviewed several iterations of the plan. Since the applicant was last before your Board, we had a staff meeting, as Steve mentioned. We had a number of details that we worked through with Highway, such as lighting and street trees, a lot of the infrastructure details, sewer water services, the public main extensions, storm water. We

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still have some technical details or some comments rather, some of the finer points of the construction details. We have some questions on the storm water model that was developed. We had some group discussion with their office today, actually, but I don't think any of it will rise to the level of something that's -- it's all resolvable. I don't think anything is really significant at this point. We could certainly work through it with the applicant. I don't expect any of it to have any kind of significant impact at all, if any, to the layout that you see before you with the road and the geometry. It may just mean some additional infiltrators or some modifications to the collection system, but certainly something that can be worked into the plan.

THE CHAIRMAN: Thank you. So do you have any comments from up here, guys?

(No comments.)

THE CHAIRMAN: This is an open public hearing; any comments from the public regarding this?

(No comments.)

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THE CHAIRMAN: So now I'm going to close the public hearing. So I make a motion to close the public hearing on Application 16-13, 22 and 24 Water Street and 42 Stewart Place.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. NEMECEK: I notice one thing that has been submitted, and I think it was at the request of the Planning Department, is an architectural design manual which sort of gives us a sense of where the development is going.

MR. FINELLI: Yes.

MR. NEMECEK: Can you give us an overview of that?

MR. FINELLI: Sure. Good evening, Michael Finelli. I'm an architect. I prepared the architectural design manual, as you stated.

The way it was explained to me, this was being requested in case the current owners were to sell off each lot separately and the next owner would come in and at least try to design a house similar to our original intent.

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I'll go forward and let you know that the owners are planning on building all four houses, and they actually retained me to do the design work. I've actually started the design work, but I didn't bring anything with me this evening because I wasn't sure how far this process was along yet and I didn't want to be presumptive.

If you want, I'll just give you the quick highlights, I guess, for the design manual. The homes that we're proposing, they're going to be either colonials or modern Tudors we're calling them, which is basically the style of home that's going up in most of Eastchester right now. It's not a traditional Tudor in the sense that it's the true three cut stucco and the timbering and all of that. It's going to have more of a modern flare. So a little less on some of that detailing, just a little cleaner design, simpler as far as the overall forms of the house.

One of the intents of the design manual is to show that we do not plan on just creating a rectangular box. All of the forms

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and volumes that we plan on designing for the house are going to be designed, in my opinion, in such a way to actually bring the scale down, have it a little more pedestrian friendly. Again, it is a cul-de-sac. There are three houses that are side by side and one as you come in on the left.

If you look at the design manual, I actually put some photographs in there just to show intent. I wasn't sure as far as presenting what exactly I was going to present tonight or how to present the information. I'm more than happy to hold up my photographs, I guess, for the public.

MR. PULASKI: That would be the purpose of it, yes. That's Phil's public. That's Philip's public.

THE CHAIRMAN: The large viewing audience.

MR. NEMECEK: Our large viewing audience at home.

MR. PULASKI: They tune in.

MR. FINELLI: I'm happy to hear that.

MR. NEMECEK: The NBA draft is on

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today, so it's pretty stiff competition. I still think we're going to emerge, at least in the town of Eastchester, number one in the ratings. We always do.

MR. FINELLI: Right. From the diagrams that I put in the design manual, you're not necessarily looking at just a simple A frame, you know, four squares. I do plan on having some turn gables, maybe some lower roof pitches. One of the big things that I'm going to try to do is incorporate the garages in such a way that it's more of a feature rather than something just slapped on to the house. Typically, because they are a large piece of the facade, they tend to look just like two port holes kind of just sitting on the side somewhere. My intention is to try to do something more like the upper left-hand photograph, you know, have a gable sitting over it, and just having it tie more into the architecture than just being a garage.

That being said, most of our homes -- one of the photographs does not show a garage in the front. The reason is, two of the homes

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1 actually have garages that are going to enter
2 from underneath and one of them specifically
3 from the side. So I did want to show that
4 there is intent, we're still layering gables
5 and layering the architecture across the front
6 even though the garage is going to be from the
7 side and bottom, and I plan on using that as a
8 second facade, second street facade. So when
9 you're looking at it, again, the garages will
10 have some kind of architectural element over it
11 to tie it together.

12 MR. NEMECEK: And the massing of each
13 of the homes is going to be --

14 MR. FINELLI: If you look at the
15 footprints, actually, that were prepared for
16 the site plan, you'll actually see that the
17 massing was something that I had created which
18 basically staggers and jogs a little more than
19 just your plain rectangular box. So the intent
20 again is to have something a little bit more
21 street friendly, pedestrian friendly is what
22 I'm calling it, just kind of building as you go
23 up the house and further away from it.

24 THE CHAIRMAN: Is there going to be an
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1 opportunity to put the garages on the sides?

2 MR. FINELLI: No, there's not because
3 the properties do not allow us. We actually
4 asked for side yards that are a little bit
5 larger than the R-5. Instead of 9, we actually
6 proposed 10 for the Zoning Board, and we got
7 approved for that. That being said, there
8 really isn't a way to get the driveways in on
9 the side and come in from the side. You would
10 need 30 feet I think at a minimum. 25 I think
11 is acceptable but it's just kind of tight.

12 There's just not a way to come in from the
13 side. So unfortunately, except for the first
14 lot right on the left-hand corner right off
15 Water Street, that one does have the ability
16 and the access to come directly in on the side
17 and I'm going to take advantage of that. That
18 street is also lower. So again, it's just a
19 more natural flow. Instead of having a hill
20 building up to the house, I think it's a nice
21 way to just kind of nice and easy go right into
22 the garage, you know, break down the facade a
23 little bit more, and just kind of layer it back
24 again as I was explaining earlier from the

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1 facade.

2 That being said, as far as the
3 materials, I've called out materials in here as
4 well. No vinyl siding. We're planning
5 HardiePlank, stucco, no more than two different
6 types of materials on a facade. You know,
7 we're going to use -- I plan on having double
8 hungs. I might throw some casement windows in
9 on the Tudors depending on how the design
10 starts to lay out. As far as the windows, it's
11 going to be pretty simple, a simple pallet.

12 I'm not proposing dormers on any of the houses
13 because of our height limitations. If there is
14 a dormer that's required, obviously I have to
15 come to you guys, as well as ARB, so I'll
16 explain it at that point, and we'll talk about
17 that a little further. If we do have any
18 shutters, I've also included photographs of
19 different shutter styles that I would feel
20 would probably be acceptable depending on the
21 style of the house. Also, I don't really like
22 the look of windows without grill patterns in
23 them of some kind, so I am going to again
24 propose one of these styles of grill patterns

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1 in the house, whether it's a six over six, a
2 three over one -- I'm sorry, six over one, but
3 there will be something there. We would prefer
4 SDL's as far as the windows go. Snap-in grills
5 I guess are acceptable as long as the look is
6 there. We'll talk about that I guess more
7 during ARB. Again, HardiePlank, 30 year
8 architectural roofs. We don't plan on doing
9 any concrete or blacktop on any of the
10 driveways and walkways. It will be bluestone
11 and pavers if we decide to go forward with it.
12 So definitely a step up. Better materials.
13 Not necessarily your lower end. Middle grade,
14 I would say. Not necessarily high end but
15 definitely middle of the road.

16 Unless there's any other questions, I
17 don't really have anything else as far as the
18 overview, but I'm happy to answer any
19 questions.

20 MR. NEMECEK: Our concern with this
21 type of -- you know, it's four homes and our
22 concern is that we don't want an architectural
23 miss mash. Hearing that you're going to be
24 designing all four is some comfort, but

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ultimately you'll have to go before the ARB and then us. So through that vetting process I expect we'll end up with a very nice product.

THE CHAIRMAN: As you can tell from the last application, we pay attention to all the details, particularly the cornices.

MR. FINELLI: Well, I've been before you before, so I know you'll be fair.

THE CHAIRMAN: Thank you. Thank you for the presentation.

MR. FINELLI: Thank you very much.

THE CHAIRMAN: So I think there's only one thing we have to do. I think we're ready to vote on this guys?

MR. NEMECEK: Yes.

MR. PULASKI: Yes, we are.

THE CHAIRMAN: So I make a motion to approve Application 16-13, 22 and 24 Water Street and 42 Stewart Place.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. PULASKI: Do we have to add that the subdivision is subject to recommendations,

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approval of the town's consulting engineer and highway superintendent with regard to final storm management, utilities, and work within the town right-of-way, and that the design guidelines be deferred to the ARB?

THE CHAIRMAN: So that the approval of the application is subject to the text that Mr. Pulaski just mentioned.

MR. PULASKI: I'll second that.

THE CHAIRMAN: Second. All in favor.
(All aye.)

MR. NEMECEK: Did you get that?
You're going to pay the fee.

THE CHAIRMAN: I'm getting to that.
So then there's a fee --

MR. NEMECEK: Sorry.

THE CHAIRMAN: So we got Rob's text, and then the only other thing is there is a recreation fee. So should I make a motion to that?

MR. TUDISCO: I think, yes, you have to make a motion for it to be adjourned for the applicant to make an application for the town attorney to determine what the recreation fee

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would be.

THE CHAIRMAN: Oh, okay. That's sort of the text that Margaret gave me.

So the text is: Since the Planning Board and applicant have determined that a suitable park site could not be properly located within the subdivision plot, I make a motion to refer Application 16-13 to the Town Attorney for assessment of a recreation fee in accordance with Section 9.H.2 of the zoning law.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I think that's everything.

MR. PULASKI: Wow, it's taking awhile.

MR. NEMECEK: See when we don't have Margaret. Michael is doing a fine job, but Margaret would have been all over us.

MR. ANDERSON: Thank you.

MR. PULASKI: Congratulation.

MR. NEMECEK: Next application is 17-31, 76 Webster Road.

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MR. MAIORANO: Good evening, Board Members and Chairman. My name is Adamo Maiorano from Community Designs and Engineering.

On behalf of the applicant, Alfred Delicata, we are proposing a two lot subdivision located at 76 Webster Road. As it currently is situated, the existing site is improved with a two family dwelling, driveway, various decks, and other impervious surfaces. The current site has roughly 3100 square feet of existing impervious surfaces, which will all be removed from the site.

In our proposed design, there will be two single family dwellings. As we design preliminary storm water design, each lot will consist of around 2300 square feet of newly created impervious surfaces. We did do deep hole tests and percolation tests, and the town engineer was there to witness it. There are suitable soils at certain heights to allow for onsite storm water management of each dwelling.

As far as the overall situation of the buildings, we are going to comply with all of

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the zoning requirements in the R-5 zoning district, which it's located in.

As far as what I've recently done -- not the exact drawing that you have -- I know this is more in the design of when we go next steps, if that's the case, for planning wise, I know there's a concern of street parking, because we are across from the ball field -- I do live just about two blocks away from the current site -- and I did propose maybe smaller curb cuts to allow for -- as it's situated right now, there's about six -- five on-street parking spots, which one would essential be lost and there would be a total of four parking spots -- to situate the driveway so we could have certain parking in between the neighboring curb cuts of their driveways.

Other than that, any questions and whatnot I would be happy to answer anything.

MR. NEMECEK: The total impervious surface once the contemplated new homes go up, is about 50 percent more than the existing impervious surface; it goes from 31 to 46?

MR. MAIORANO: Yes, 4600 square feet

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versus the 3100 square.

MR. NEMECEK: Okay.

MR. MAIORANO: We don't know if there is any storm drainage for the existing dwelling that was built back in the 1950's.

MR. PULASKI: But right now it's just the subdivision that's in front of us.

MR. MAIORANO: Exactly.

MR. PULASKI: I have a note here about asking Joe, are there any outstanding issues on this application?

THE CHAIRMAN: Has the report been prepared and submitted?

MR. MAIORANO: What's that?

THE CHAIRMAN: Has the report regarding the site been prepared?

MR. CERMELE: It went out there --

THE CHAIRMAN: Why don't you come up.

MR. CERMELE: As far as the subdivision itself goes, it's fairly straightforward. It meets all the bulk zoning criteria. The comments you have before you are probably more suitable for the final subdivision and/or site plan review.

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As Adamo mentioned, we did witness the soil testing out there. There's suitable soils on the site. They tested four locations for both the front and rear yards of each of the homes. One thing that wasn't mentioned, and typical of their design, they were always somewhat conservative in that they don't take credit for the existing impervious surface. Right now there's an existing home, drive, patio, and their design assumes that none of that is there today. So their design mitigation for the storm water only accounts for -- accounts for all of the proposed improvements as if there was nothing there today. So their net increase that they're sizing it for is much larger than what, in reality, will be the case. There's about, I think, maybe 600 -- what did we say it went from?

MR. NEMECEK: 31 to 46.

MR. CERMELE: 3100 square feet now to 46. Instead of sizing their mitigation system for that delta, they've designed it for the entire 4600 square feet. So you'll see when

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you read through it, there's a lot of detail comments that they know will be coming such as the grading and utilities and alike. As far as the subdivision goes, it's fine.

MR. NEMECEK: There's nothing here that should alarm us with respect to building two homes where currently there is one?

MR. CERMELE: Nothing we saw at all. Very straightforward.

THE CHAIRMAN: Site lines is going to be handled the same way as the other sites here in Eastchester?

MR. CERMELE: Site lines?

THE CHAIRMAN: Yes.

MR. CERMELE: Yes. You know, it's a narrow lot to begin with. There is already a driveway there, very similar to everyone else on the street. I drove by there tonight, actually, on the way here, and there seems to be adequate site lines along that. It's a busy street congested with parking, but this won't be anything unlike everything else on the street.

THE CHAIRMAN: Okay. Thank you. I

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1 think that's everything. Thank you for your
2 comments.

3 MR. NEMECEK: Thank you.

4 THE CHAIRMAN: We have to open a
5 public hearing on this, so let me do that. So
6 I make a motion to open the public hearing on
7 Application 17-31, 76 Webster Road.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.
10 (All aye.)

11 THE CHAIRMAN: Comments? Please.

12 MR. CORREALE: Good evening. Paul
13 Correale, 70 Webster Road.

14 I'm under the impression that there is
15 going to be another Planning Board meeting
16 after this one; when would that be?

17 THE CHAIRMAN: Right now we are just
18 talking about the subdivision that is taking
19 the 10,000 square foot and dividing it into two
20 different lots. If we approve that, they go
21 and continue and design the buildings or design
22 the houses, do site plan, do all of that, and
23 then come back with those applications, either
24 together or separately, in which case they will

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1 come in front of us. After they go to go
2 Architectural Review Board, then they come back
3 to us with those final designs, as well as any
4 site CULTEC's or any of the water management
5 systems for the sites.

6 MR. CORREALE: The one other question
7 I have, the existing house that's there, could
8 that be torn down prior to the next meeting?

9 THE CHAIRMAN: I don't have any idea.

10 MR. NEMECEK: Jay? Yes, I think so.

11 MR. CORREALE: So it could come down.
12 Okay. Would I have notice of the demolition
13 about to take place?

14 MR. KING: He wouldn't be notified.

15 MR. CORREALE: But I will be notified
16 of the next Planning Board meeting?

17 THE CHAIRMAN: Yes. Right. So he has
18 to do the 200 foot radius thing. Yes, you
19 would be told that there's a public hearing on
20 this.

21 MR. NEMECEK: And you would hear about
22 the ARB meeting too. The Architectural Review
23 Board meeting is focused principally on
24 aesthetics and landscaping and alike. Our

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1 concern is sort of how it fits into the overall
2 town plan and to generally address concerns of
3 the neighborhood, of the town, parking,
4 traffic, storm water management, a whole host
5 of different issues.

6 MR. CORREALE: And that would all be
7 at the next meeting?

8 MR. PULASKI: Not necessarily. It
9 depends on whether they are ready to come
10 before us at the next meeting. We're about to
11 go into a summer recess. Aside from all of the
12 things that are said, the town maintains a
13 website and the calendars are on that website.
14 Usually we meet like the third week in the
15 month, but that sometimes changes. Depending
16 on whether the applicant has a design and wants
17 to move forward depends on whether or not he's
18 on a schedule for the next meeting. So I would
19 suggest you check that.

20 THE CHAIRMAN: So what exactly can we
21 help you with?

22 MR. CORREALE: I had e-mailed
23 Margaret. I got most of the answers to my
24 questions, so I'm satisfied.

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1 THE CHAIRMAN: Okay.

2 MR. CORREALE: So I think that this is
3 going to be an improvement for Webster Road.
4 Although, I am concerned about the parking and
5 losing the one spot is a problem. When the
6 games are going on with people double parking,
7 people parking in my driveway, my neighbor's
8 driveway, it's an ongoing problem. So I'm
9 sorry to lose the one parking space, but I
10 cannot do anything about it.

11 MR. NEMECEK: Correct.

12 MR. PULASKI: What was your concern
13 about demolition?

14 MR. CORREALE: Nothing in particular.
15 I just wanted to be aware of it, when it was
16 going to happen.

17 THE CHAIRMAN: It's not something
18 that's noticed. It's not something that's
19 noticed. I think contractors just get permits.

20 MR. NEMECEK: But I think there are
21 restrictions on what hours demolition can be
22 done. I think the Building and Planning
23 Department would be able to advise you of that.
24 As Mr. Pulaski said, it's probably helpful

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1 to -- the Building and Planning Department has
 2 its own link on the town of Eastchester website
 3 that you can look at agendas for Architectural
 4 Review Board and Planning Board meetings. I
 5 don't think there are any zoning issues here.
 6 I think everything is compliant with zoning.
 7 You should also be receiving notice of any --
 8 and I'm sure you will -- you should have
 9 several methods of keeping yourself apprised of
 10 what's going on, but right now what we're
 11 voting for is to subdivide the property. Once
 12 that's subdivided, it really gets the ball
 13 rolling for what's ultimately going -- what the
 14 owner ultimately envisions, which is building
 15 two homes where there is currently one. So
 16 what would happen next is the demolition, and
 17 then the architect would design and present
 18 that design to the ARB first and then to us at
 19 the Planning Board, and you would have
 20 opportunity to comment at both hearings. They
 21 both have open -- they both have public
 22 hearings. So I would just stay in touch.

23 MR. CORREALE: All right. I
 24 appreciate that. Thank you. Good evening.

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1 THE CHAIRMAN: Have a nice evening.
 2 Any other comments from the public?
 3 (No comments.)
 4 THE CHAIRMAN: No. So then I make a
 5 motion to close the public hearing on the same
 6 application, 17-31, 76 Webster Road.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: All in favor.
 9 (All aye.)

10 MR. PULASKI: We have to adopt a
 11 Negative Declaration?

12 THE CHAIRMAN: Yes.

13 MR. TUDISCO: I believe on this
 14 application also there has to be an application
 15 to give the applicant the opportunity to make
 16 an application to the Town Attorney for
 17 assessing rec fees.

18 THE CHAIRMAN: Right. I'm going to do
 19 the same thing I did on the other one.

20 MR. PULASKI: We'll get to you.

21 THE CHAIRMAN: Between the four of us,
 22 we'll get this done. Between all of us,
 23 somehow we'll get through this without
 24 Margaret. It's five, I'm sorry.

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1 So I make a motion to adopt a Negative
 2 Declaration regarding the SEQRA status of this
 3 application, 17-31, 76 Webster.

4 MR. PULASKI: Second.

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

7 THE CHAIRMAN: So then I'm good with
 8 approving the application. So subject to -- am
 9 I doing subject to again?

10 MR. PULASKI: Subject to the final
 11 review and approval of the town's engineering
 12 consultant.

13 THE CHAIRMAN: Okay. Subject to the
 14 final review and approval of the town's
 15 engineering consultant, I make a motion to
 16 approve Application 17-31, 76 Webster Road.

17 MR. PULASKI: Second.

18 THE CHAIRMAN: All in favor.
 19 (All aye.)

20 THE CHAIRMAN: I make another motion
 21 at this time about recreation fees. I'll read
 22 it again. This motion says: Since the
 23 Planning Board and the applicant have
 24 determined that a suitable park site could not

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1 be properly located within the proposed
 2 subdivision plot, I make a motion to refer
 3 Application 17-31, 76 Webster Road, to the Town
 4 Attorney for assessment of the recreation fees
 5 in accordance with Section 9.H.2 of the zoning
 6 law.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: All in favor.
 9 (All aye.)

10 MR. MAIORANO: Thank you.

11 THE CHAIRMAN: You're welcome.

12 MR. MAIORANO: Enjoy the summer.

13 THE CHAIRMAN: Thank you. You too.

14 Next application is 17-23, 30 Stebbins Avenue.

15 MR. IANNACITO: Good evening, again.
 16 My name is John Iannacito. I'm an architect,
 17 and I'm representing Mr. and Mrs. Reichelt this
 18 evening, the owners of the subject property.
 19 We are proposing additions and alterations to
 20 the existing single family residence located at
 21 30 Stebbins Avenue.

22 The proposed scope of work will
 23 include the removal of a one story garage and
 24 the construction of a two story addition at the

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side of the existing residence; the construction of a one story addition at the rear, which is highlighted here in red; and the construction of a new entry portico at the front. Here is a rendering of the proposed front facade.

On the proposed materials, the wall surfaces will be a vinyl siding to match existing. The stone veneer at the portico is existing and will remain. The roof surfaces will be asphalt shingles in a slate finish. The windows will be vinyl clad in a white finish. The trim will be vinyl to match existing in a white finish. The columns will be painted AZEK in a white finish. The gutters and leaders will be aluminum in a white finish. The front entrance door will be fiberglass in white finish, and the overhead door will also be fiberglass in a white finish. I have samples of all the materials which I can present.

The application was presented to the Architectural Review Board on June 1st, and it was approved with a couple of recommendations.

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On the rendering that we submitted at the Architectural Review Board, the stone veneer that was shown at the porch was different than the existing. So the Board had mentioned whether we were going to change that to match what was on the rendering, and we did say we weren't going to do, we were going to try to keep the existing because it was recently put on and it wasn't really in the budget to try to change all the veneer. So we had the rendering revised to show the existing stone and the existing condition.

The second recommendation was to take a look at the portion above the garage and whether or not it needed a roof or a wall trellis. Just in the conversations with the Board and also with my client, we decided we don't really want to have anything over the garage door. We would like to have the extra height at the end of the building just to anchor the building, because everything else is pretty low on the building on the cape, and we also wanted to add a light fixture in a location. So we are proposing a light fixture

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with a decorative scroll, so it takes up a little more room than just a small fixture.

The third recommendation was to show light fixtures on the elevation, and we did show the two fixtures at the front door and the one fixture over the garage.

That's basically it. Thank you. I'm happy to answer any questions you have.

MR. NEMECEK: Is there any change being made at all to the right portion of the --

MR. IANNACITO: This is exactly existing. The dormer here right now is a little further over, but because we're putting in a new portico, we are sliding the dormer over a bit to actually align with the bay window, which is also a new bay window to match the existing.

MR. NEMECEK: I see that.

MR. IANNACITO: Then this will be a new mudroom entrance. So you can enter here and get either into the garage or walk into the family room/kitchen area without going through the front door.

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THE CHAIRMAN: Do you have the siding and the roofing?

MR. IANNACITO: Yes. This is the existing siding.

MR. PULASKI: The vinyl sample is the color that we see up there?

MR. IANNACITO: Yes. I think the vinyl is a little bit darker there than what it is on the rendering. The rendering, sometimes when they print them, they don't come out exactly the same color. That's the existing vinyl siding that's on the rear of the building right now, so that's what we're going to match.

THE CHAIRMAN: But in the front of the building is also existing vinyl siding?

MR. IANNACITO: Yes. This is all going to get replaced. The whole front is going to be new.

THE CHAIRMAN: It's probably faded a little bit. Okay. Again, very handsome. So on the existing building, there is a difference in the roof line on the right-hand side?

MR. IANNACITO: Here?

THE CHAIRMAN: No, in the upper right.

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MR. IANNACITO: It's set back.

THE CHAIRMAN: You could see that line there.

MR. IANNACITO: So if we look at the floor plan, this portion of the building is set back. So the roof is actually lower.

THE CHAIRMAN: That's what you see in the roof.

MR. IANNACITO: So the ridge -- because it's not as deep as the rest of the house, the ridge actually is shorter here. So you actually do see a little bit of the side, which is here.

THE CHAIRMAN: I got it. You could see it in the picture.

MR. IANNACITO: If the rendering had been taken on the other side, you would see a little more siding on that side. That's an existing condition. We're not proposing to change anything there.

MR. NEMECEK: I see despite increasing the square footage of the house by like a thousand square feet, you're only increasing the impervious surface by about 250 square

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feet, which is good. There's an existing garage there; right?

MR. IANNACITO: Yes, there's an existing garage, and it's currently paved in between the house and the garage, there's also the driveway. The paved area here on the side we're going to get rid off. We will be adding a dry well at the rear of the property to pick up the increased impervious surface.

MR. NEMECEK: It looks like a terrific renovation and one that's going to give the homeowner quite a bit more bang for their buck. They're going to have a lot bigger house, a lot better looking house, and I always like when we keep the increase in impervious surfaces to a minimum.

MR. IANNACITO: To a minimum, yes. We try. Some people like pavers.

MR. NEMECEK: We haven't had -- knock on wood -- we had that run where we had so many heavy, heavy storms within a short period of time, and it really has been a number of years since we've had that, thankfully. So people aren't quite as concerned.

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MR. IANNACITO: More people are adding dry wells with additions, so they're kind of keeping it on their property. People who have water problems still tend to have them, but they have pumps that help out these days too.

THE CHAIRMAN: Let me just do the public hearing on this. I make a motion to open the public hearing on Application 17-23, 30 Stebbins Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: I make a motion to close the public hearing on Application 17-23, 30 Stebbins Avenue.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Where are Margaret's cheat notes? I know she had something here.

MR. PULASKI: No, that was the other development.

THE CHAIRMAN: So then I make a motion

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to approve Application 17-23, 30 Stebbins Avenue.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. IANNACITO: Thank you.

MR. NEMECEK: I think we've gotten rid of John Iannacito.

MR. IANNACITO: No, I have one more.

MR. NEMECEK: I knew that, John.

THE CHAIRMAN: Next and last application before the summer break is 17-24, 132 Lake Shore Drive North.

MR. IANNACITO: Good evening, again. John Iannacito, architect. I'm representing Mr. and Mrs. Lugo evening, and I have Carmen Lugo with me tonight.

We are proposing a one story garage addition at the existing single family residence located at 132 Lake Shore Drive North. A permit for an addition at the front and the rear of this residence was issued about six weeks ago. The approved addition at the

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1 front represented a change of less than
2 30 percent, so we didn't need Architectural
3 Review Board or Planning Board approval for
4 that application.

5 During the course of construction, it
6 was discovered that the foundations for the
7 existing garage that was there was not adequate
8 and the footings weren't deep enough, so a
9 decision was made to remove the garage and
10 reconstruct. So that's what we're here for
11 this evening, because when we add the new
12 garage plus the previous addition, it's more
13 than 30 percent of a change on the front
14 facade.

15 MR. PULASKI: You tried to get past
16 seeing us --

17 MR. IANNACITO: I tried.

18 MR. PULASKI: But you have all these
19 applications that bring you back.

20 MR. IANNACITO: Here is a rendering of
21 the proposed garage along with the previously
22 approved front portico and two story addition
23 which ran right through the building. So the
24 concept here was basically to have this tall
25

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1 tower divide the old and new, and the new
2 portion of the house would be a more
3 contemporary look, and then here is the new one
4 story a garage. We will at some point be
5 proposing a second story addition over the one
6 story garage, and it's not part of this
7 application tonight because that addition will
8 require an area variance. So it would have to
9 go in front of the Zoning Board before we could
10 move on with that part of the building. But I
11 did provide a rendering showing that second
12 story addition and what the building would
13 ultimately look like if approved by the Zoning
14 Board.

15 This is basically what was approved
16 previously, the one story garage and then the
17 second story addition over the garage.

18 MR. NEMECEK: That second story, the
19 color would match up with the color on the left
20 side but that's just shaded on the left side?
21

22 MR. IANNACITO: I'm sorry, say that
23 again.

24 MR. NEMECEK: The color scheme would
25 presumably match up, right, with the opposite

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1 corner?

2 MR. IANNACITO: You mean this here?

3 MR. NEMECEK: Yes.

4 MR. IANNACITO: This is existing brick
5 which will remain.

6 MR. NEMECEK: Oh, that's brick.

7 MR. IANNACITO: This is going to be
8 cedar siding.

9 MR. NEMECEK: Oh, okay. Got it.

10 MR. IANNACITO: It's a cedar siding
11 that has a stain on it. So the brick is going
12 to remain. The existing house is a ranch house
13 that's pretty low in profile, and then the roof
14 is also a low profile. The brick portion of
15 the house and the asphalt shingles will all
16 come in and die into the side of that tower
17 that cuts the house in half, which will be
18 stone running from the front to the back.

19 MR. NEMECEK: I guess the color scheme
20 is similar though?

21 MR. IANNACITO: Yes. I have a sample
22 of the color, so we could look at that also.

23 MR. NEMECEK: But that's not before us
24 right now.

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1 MR. IANNACITO: It's not. Right now
2 we're just here for the garage. I wanted to
3 show you what our vision for the final product
4 is tonight also.

5 MR. PULASKI: He's only giving us half
6 of it so that he could come back again.

7 MR. NEMECEK: That's because of the
8 need for a variance; right? You'll have to go
9 to the --

10 MR. IANNACITO: We have to go to the
11 Zoning Board. I think the rule is if you do it
12 within six months, we'll have to come back
13 because then it's still the 30 percent rule.
14 If they wait two years, then we probably may
15 not have to come back depending on the
16 calculation. We're going to be moving forward
17 with the second story -- we'll probably try to
18 get on the September Zoning Board meeting. So
19 we might be back in front of you in October for
20 the second story.

21 THE CHAIRMAN: So if we approve this,
22 you can begin --

23 MR. IANNACITO: Only the one story
24 garage. So it would be --
25

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 2 THE CHAIRMAN: Right, what you showed
 3 us there.
 4 MR. IANNACITO: Basically when we
 5 started looking at this with the one story, the
 6 tower is a taller element, and just to make
 7 sense of that taller element today and having
 8 the second story addition die into that space,
 9 it's going to bring the scale back down.
 10 THE CHAIRMAN: Right. So the garage
 11 doors are those actual garage doors that we
 12 see?
 13 MR. IANNACITO: Yes. They're going to
 14 be garage doors with aluminum frame and glass
 15 panels.
 16 THE CHAIRMAN: How do you access the
 17 garage; it looks like there's -- you go around
 18 the side?
 19 MR. IANNACITO: This is the existing
 20 front entrance door. These three columns here
 21 represent the three new columns for the covered
 22 entrance. So there would be a door here that
 23 leads to a mudroom or you could come into the
 24 house through the main entrance. This is a
 25 mudroom with a staircase that will take you up

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 2 to the second floor or you could go directly
 3 into the garage or back into the house through
 4 the kitchen. This is the addition that was
 5 previously approved which did not require the
 6 approval from the Planning Board or the
 7 Architectural Review Board. This space back
 8 here is going to be a spa area with an endless
 9 pool, a spa, a sauna, massage rooms, and a gym
 10 overlooking the pool in the backyard and a
 11 continuation of the wraparound deck at the
 12 back.
 13 MR. NEMECEK: I can assure you had
 14 that come before us, Mr. Bonanno would have
 15 approved the massage area and the sauna and
 16 probably the gym and bath as well. Endless
 17 pool, I'm not so sure.
 18 THE CHAIRMAN: The garage doors we're
 19 looking at are on the right-hand side; right?
 20 MR. IANNACITO: Right here, yes. So
 21 the street is on this end here. So if we look
 22 back at the -- here's a key plan. So this is
 23 the existing house with the addition right here
 24 and on the hatched piece here is the garage.
 25 So if we go back to the survey, this is the

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 2 garage here. It doesn't have a very large
 3 street frontage on this property, but it's a
 4 very deep lot. This is the pool.
 5 MR. NEMECEK: So, John, you're going
 6 to take down the existing garage?
 7 MR. IANNACITO: The existing garage
 8 has already been --
 9 MR. NEMECEK: It's already gone, okay.
 10 MR. IANNACITO: Once we found out the
 11 foundation was no good, we just got rid of it
 12 so that we could access the back. Construction
 13 on the back has already started. The
 14 foundation is already done there. If we do get
 15 approval on this, we'll just continue with the
 16 foundation work and then on to the framing.
 17 MR. NEMECEK: I really like what
 18 you've done with the house, because I think
 19 it's a tremendous improvement aesthetically.
 20 MR. IANNACITO: We did present this to
 21 the Architectural Review Board on June 1st.
 22 They had one minor comment. They wanted us to
 23 look at the trim detail at the windows within
 24 the stone. On the previous rendering, the
 25 detail was shown incorrectly where the trim was

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 2 on top of the stone. So we revised the
 3 rendering to show the trim set back from the
 4 stone. It's a very small detail.
 5 MR. NEMECEK: It's recessed.
 6 MR. IANNACITO: It's hard to see, but
 7 the stone will be in front of the trim, which
 8 is the typical way you would do it.
 9 THE CHAIRMAN: So once we approve
 10 this, you can begin construction of the one
 11 story --
 12 MR. IANNACITO: One story garage.
 13 THE CHAIRMAN: Only as far as -- you
 14 really can't even do all this white on the top,
 15 right, because you're going to come back later?
 16 MR. IANNACITO: We can do this. This
 17 rendering here. Everything here.
 18 THE CHAIRMAN: Right, but to go and
 19 continue the second story, you have to start --
 20 MR. IANNACITO: First we have to go in
 21 front of the Zoning Board, get a variance, and
 22 then we would have to go in front of
 23 Architectural Review Board, and then come back
 24 to you guys.
 25 THE CHAIRMAN: So finish it, then come

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back later.

MR. IANNACITO: The construction is really just getting geared up here. We're thinking we'll get all of this done hopefully by September, and then the only framing that will be left is the portion above the garage, which can be done without major equipment because everything will be regraded, and then we could just frame above, and we'll have the staircase already in this area here. The plumbing is actually in this area. So this space won't have any plumbing. It will just be a multi purpose room, some offices, and maybe a bedroom up there. We'll be able to frame that without too much disturbance to the rest of the property. If by chance we don't get a variance, then our alternate will be to put a green roof on that flat area. We are going to do a green roof behind the garage, second story of the garage any way, but if we don't get the front portion, we'll just extend it right up to the front. We have designed the roof to accept the loads for the dirt and the plantings and the pavers.

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THE CHAIRMAN: Sounds very nice. Let me just quickly do the public hearing on this, John. So I make a motion to open the public hearing on Application 17-24, 132 Lake Shore Drive North.

MR. NEMECEK: Second.

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

THE CHAIRMAN: I make a motion to close the public hearing on 17-24, 132 Lake Shore Drive North.

MR. NEMECEK: Second.

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

THE CHAIRMAN: Let's just keep going. I make a motion to approve Application 17-24, 132 Lake Shore Drive North.

MR. NEMECEK: Second.

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

THE CHAIRMAN: Very nice job. Thank you.

MR. IANNACITO: Thank you. Have a great summer.

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EASTCHESTER PLANNING BOARD - 6/22/17

THE CHAIRMAN: Thank you. See you in September. Congratulations. Beautiful house. John, don't forget your samples on the way out.

I make a motion to close the town of Eastchester Planning Board meeting of June 22, 2017.

MR. NEMECEK: Second.

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

MR. NEMECEK: Have a wonderful summer, everyone.

MEETING ADJOURNED.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/22/17

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

STATE OF NEW YORK)
) Ss.

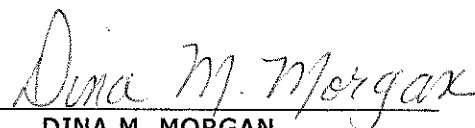
COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of July, 2017.



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

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CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER