

Eastchester Town Clerk
NOV 10 20 04:08:32

TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING

JULY 21, 2020

MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 time, and the rest of the Board had started
3 without me and that's perfectly fine.

4 THE CHAIRMAN: That hasn't happened
5 for a long time.

6 MR. NEMECEK: It hasn't happened for
7 awhile. At least four months.

8 THE CHAIRMAN: We're usually on the
9 same train.

10 MR. NEMECEK: That's true. Once or
11 twice I showed up and we've --

12 MS. UHLE: So we'll wait just a couple
13 of minutes. I sent him a couple of different
14 links now. If you get started, I can possibly
15 even give him a call.

16 THE CHAIRMAN: We'll give him a few
17 more minutes. Rob, can you see our viewing
18 audience right now?

19 MR. TUDISCO: I see the attendees.
20 There are 14 attendees. Some of them may be
21 part of future applications, I don't know.

22 MS. UHLE: I could see them as well.

23 THE CHAIRMAN: That's usually the
24 people that are presenting.

25 MS. UHLE: While we're waiting, I'll

DINA M. MORGAN, REPORTER

2

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 THE CHAIRMAN: So for the viewing

3 audience right now, this is the town of
4 Eastchester Planning Board meeting of
5 Wednesday, July 21, 2020, and we're currently
6 waiting for one other board member to log in to
7 the Zoom meeting. Once he's in, we'll let you
8 know and we'll begin the meeting.

9 MS. UHLE: I'm trying to see if I
10 could get Mark in.

11 MR. NEMECEK: Do we have a contingency
12 plan, at least, for moving forward while
13 Mark -- we'll give Mark a few minutes and we'll
14 give the public a few minutes, and the audience
15 members who are logging in right now. My
16 recommendation would be after a certain
17 point -- it's 7:09 now, maybe 7:15 --

18 MS. UHLE: The good news is, Mark can
19 get in -- we need him especially for the last
20 item on the agenda. Let me see if what I just
21 sent him is better.

22 THE CHAIRMAN: We have three people.

23 MR. NEMECEK: It's not like on those
24 several occasions where I pulled up the rear in
25 terms of a 7:20 appearance for a 7:00 start

DINA M. MORGAN, REPORTER

4

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 say something to the applicants that are
3 waiting as well because there's some confusion
4 about this as well. So we're not going to be
5 able to hear or see any of the applicants until
6 we get to their agenda item, and then I allow
7 them access to be seen and heard. So for those
8 that are wondering why they can't speak, that's
9 why.

10 THE CHAIRMAN: All right. Do you want
11 to get started, Margaret?

12 MS. UHLE: Sure, why don't you get
13 started. Hopefully, Mark can find his way into
14 the meeting before the last item.

15 THE CHAIRMAN: As you said, if you
16 want to break off and give him a call.

17 MS. UHLE: Sure.

18 THE CHAIRMAN: Great. So as I said
19 previously, this is the July 21st, 2020 town of
20 Eastchester Planning Board meeting. We'll
21 start with the roll call. Mr. Phil Nemecek.

22 MR. NEMECEK: Present.

23 THE CHAIRMAN: Mr. Mark Cunningham,
24 we're trying to get in touch with him, but he
25 will join the meeting at a later time.

DINA M. MORGAN, REPORTER

5

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 Mr. Louis Campana.
 3 MR. CAMPANA: Present.
 4 THE CHAIRMAN: Jim Bonanno is here.
 5 For the viewing audience, just a
 6 little note, if you haven't done this before,
 7 if you would like to make a comment and are
 8 participating via Zoom, use the raise hand
 9 feature on Zoom, or star nine if you're calling
 10 in from a phone. Mr. Tudisco will acknowledge
 11 you and invite you to speak. Please remember
 12 to un-mute your microphone and state your name
 13 and address and address your comments and
 14 questions to the board members.
 15 Just so everyone knows, the agenda
 16 items are: Agenda item 19-02, 249 Main Street;
 17 the next one is 20-11, 24 Hickory Hill; 20-09,
 18 124 Wilmot; and 20-19, 189-191 Brook; and the
 19 last project, which has already been in front
 20 of us, is 20-08, 291 Main Street. Two
 21 applications have been adjourned, that is 5 Ray
 22 Place and 10 Leewood Drive, Troublesome Brook
 23 Pump Station.
 24 So that being said, the first agenda
 25 item is Application 19-02, 249 Main Street.
DINA M. MORGAN, REPORTER

6

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 For this item, we've had the public hearing,
 3 we've gone over this, the public hearing has
 4 been closed since May 28, 2020. We're here
 5 mainly just to vote on a Resolution, which was
 6 prepared and provided to the board members. I
 7 assume we've all had a chance to review it. If
 8 there are no comments, I will make a motion to
 9 approve Application 19-02, 249 Main Street,
 10 subject to the conditions of approval noted in
 11 the Resolution.
 12 MR. NEMECEK: Second.
 13 THE CHAIRMAN: All in favor.
 14 (AYE)
 15 THE CHAIRMAN: So the next application
 16 is 20-11, 24 Hickory Hill.
 17 MS. UHLE: Just give me a minute to
 18 allow those people -- I don't see -- Kristin,
 19 you'll need to un-mute yourself.
 20 MRS. VINCENZO: Can you hear us now?
 21 MS. UHLE: Yes. I don't see James
 22 Coleman here.
 23 MR. VINCENZO: He's an attendant.
 24 MS. UHLE: Oh, I see him. I just saw
 25 him now. There you go.
DINA M. MORGAN, REPORTER

7

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 MR. COLEMAN: Scared me. Hi, Louis.
 3 It's nice to see you. We worked together on a
 4 project in Riverside a few years ago.
 5 MR. CAMPANA: Yes. How are you,
 6 James?
 7 MR. COLEMAN: Nice to see that you're
 8 here.
 9 MR. CAMPANA: How you been; busy?
 10 MR. COLEMAN: Yes.
 11 MS. UHLE: I think you're all set now.
 12 That's everybody.
 13 MR. COLEMAN: Should I share the
 14 screen and get going?
 15 THE CHAIRMAN: Yes, that would be
 16 great.
 17 MR. COLEMAN: Very brief presentation.
 18 So I'm here with the owners, Kristin and Nick
 19 Vincenzo. We've been through Zoning Board of
 20 Appeals, ARB, and now we're before you. There
 21 was a gross square footage requirement that we
 22 needed a variance for, but, otherwise, we're
 23 conforming. Thanks for meeting us on Zoom.
 24 It's been sort of a crazy time.
 25 This is the existing house from down
DINA M. MORGAN, REPORTER

8

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 Bruce Lane. I'll just quickly walk you through
 3 the context and then the drawings. This,
 4 again, is the view down Bruce lane. The
 5 existing house, it's a 1950 -- late 40's, 1950
 6 house. It looks very small. This is a the
 7 neighbor to the north. Another view of the
 8 neighbor to the north. The house to the south.
 9 Many of the houses in the neighborhood are
 10 being renovated. This is the view of the back
 11 yard. We're coming out to about this point.
 12 Not as far as the neighbor to the south because
 13 it is important to keep a large backyard for
 14 the Vincenzo's growing family. Here's an old
 15 ladder that the previous kids would, I guess,
 16 get to school that way.
 17 Back to the plans. So this is the
 18 existing house. An addition was added at some
 19 time. We're adding to the side and the back.
 20 We're just squaring off the driveway. We
 21 learned about the Town tree program, so we're
 22 going to put a tree here. We need four
 23 infiltrators in the back for this increased
 24 impervious area.
 25 Here's the floor plan. You see the
DINA M. MORGAN, REPORTER

9

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 original house was very small, small rooms, not

3 very open. This is a much more open plan with

4 bedrooms and, you know, larger closets and

5 master bath above.

6 This was what we presented to the ARB.

7 It's clapboard and shingles, with large

8 windows, white and black and gray seam metal

9 roofing accents. Here are the final

10 elevations. The ARB had questions about this

11 area being shingles, so it's now clapboard, and

12 we all agreed that that looks fine.

13 That's really it. I'm happy to

14 entertain questions or look at anything you

15 would like.

16 MR. NEMECEK: What was the variance

17 that was granted specifically with respect to

18 the square footage overage?

19 MR. COLEMAN: It was gross square

20 footage. We met lot coverage and development

21 coverage.

22 MR. NEMECEK: And all the setbacks

23 are --

24 MR. COLEMAN: All the setbacks were

25 conforming. I found, a little bit late in the

DINA M. MORGAN, REPORTER

10

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 game, buried in the code, the gross square

3 footage. This is what was allowed, this is

4 what was existing, so we needed a variance for

5 900 square feet, partly because we're building

6 over the garage. We've been very careful and

7 very concerned about being contextual, breaking

8 up the massing, etcetera.

9 MR. NEMECEK: Margaret, if you could

10 inform me, the storm water management, the

11 unit, etcetera, in the back, the CULTEX,

12 because this is just a -- this is not a

13 building from scratch or tear down, this is

14 just an addition, that requirement is

15 promulgated or is there a negotiation with the

16 Town?

17 MS. UHLE: No no. We require that all

18 applicants that are doing additions and

19 alterations, whether it's commercial or

20 residential, design so that there is no net

21 increase in runoff or up to a 50 year storm

22 event. We review those internally as part of

23 our plan review. The only difference is for

24 new construction and larger projects, we use

25 Joe Cermele mostly as a time factor. For

DINA M. MORGAN, REPORTER

11

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 additions and alterations, those are reviewed

3 by a plan reviewer who is also a consultant for

4 the Town, but he just doesn't present to the

5 Boards. They are required to meet the

6 requirements for a 50 year storm event.

7 MR. NEMECEK: Correct. Because there

8 was an increase in the impervious surface by

9 virtue of the addition, as well as the squaring

10 off of the driveway collectively, and this is

11 highlighted on the site plan here, all these

12 sort of gray areas are those that were

13 previously -- I don't know if that's a first

14 and second story, but certainly there was an

15 increase in the impervious surface, so by

16 virtue of the fact that there was an increase

17 in the impervious surface, the Town's

18 requirements have to be met?

19 MS. UHLE: That's correct.

20 MR. NEMECEK: And those have been met

21 by this system; correct?

22 MS. UHLE: Yes. Again, they're

23 subject to even more thorough review as part of

24 the building permitting process.

25 MR. NEMECEK: Good.

DINA M. MORGAN, REPORTER

12

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 THE CHAIRMAN: So there's a trench

3 drain across the driveway?

4 MR. COLEMAN: There is not. That's

5 something that we've heard may come up in the

6 permitting process. We also got a credit.

7 There was some impervious area that we built

8 over, so that was deducted and the hatched

9 areas is where we added.

10 THE CHAIRMAN: That gets reviewed

11 during the permit process.

12 MR. COLEMAN: Yes.

13 THE CHAIRMAN: Could you just go back

14 to the elevation -- actually, the sketch -- and

15 flip back and forth between the color and the

16 elevation? Yes, that.

17 MR. COLEMAN: This is sort of the

18 existing house right here.

19 THE CHAIRMAN: Right.

20 MR. COLEMAN: Do you want to see the

21 building elevations as well?

22 THE CHAIRMAN: No, just that. What's

23 the color. You had another sheet that just

24 showed the color.

25 MR. COLEMAN: The colors?

DINA M. MORGAN, REPORTER

13

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 THE CHAIRMAN: Yes.

3 MR. COLEMAN: So it's basically an

4 off-white scheme, gray asphalt shingle roof,

5 and then there are metal accents. The one

6 thing we added was a front porch for the

7 project, so this is the front porch. It's

8 metal roof accents. We have gables here, and

9 then we have sweep here that will be clapboard.

10 THE CHAIRMAN: And the shingles'

11 color.

12 MR. COLEMAN: Everything is white with

13 black sashes and white trim too. We have

14 oversized windows that were required to meet

15 the bedroom egress. We chose to kind of keep

16 that scale.

17 THE CHAIRMAN: It's beautiful. Okay,

18 I'm good. Any other questions from us, guys?

19 MR. CAMPANA: I think I'm good. I

20 like the sweep over the garage. I think that

21 was a nice touch there. Reminiscent of the New

22 England vernacular.

23 MR. COLEMAN: Yes. That was a nice

24 slip of the hand during the sketch.

25 MR. CAMPANA: That's how it works.

DINA M. MORGAN, REPORTER

14

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 MS. UHLE: I just wanted to clarify

3 something. The Architectural Review Board

4 recommended that they consider working with the

5 Highway Department to put a street tree in

6 front of the house, and they were perfectly

7 open to that. I contacted the Highway

8 Department, and they said they would add the

9 property to their list of sites to evaluate in

10 the spring. They need to see how close it

11 might be to other street trees and other

12 conditions. So they did add it to the list for

13 evaluation. That would not happen until the

14 Spring of next year. Of course the applicants,

15 if they wanted to plant a tree on their

16 property, they would be perfectly welcome to do

17 that. For a street tree, which is what the ARB

18 recommended in the Town right-of-way, that

19 would be evaluated by the Highway Department to

20 determine if that was appropriate.

21 THE CHAIRMAN: So that would be

22 anywhere in the town right-of-way on the road;

23 right?

24 MS. UHLE: That's correct.

25 THE CHAIRMAN: Right over there.

DINA M. MORGAN, REPORTER

15

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 Cool.

3 MR. NEMECEK: It's a great program

4 that the Town has. I don't know if everyone

5 knows about it, if the general public is

6 knowledgeable about it. It's certainly a very

7 good program and it fills a lot of needs. The

8 Town gets trees, and the trees suck up all that

9 extra water.

10 THE CHAIRMAN: So we have to do a

11 hearing. So for this application, I make a

12 motion to open the public hearing on

13 Application 20-11, 24 Hickory Hill Road.

14 MR. NEMECEK: Second.

15 THE CHAIRMAN: All in favor.

16 (AYE)

17 MR. TUDISCO: Okay, Mr. Chairman. If

18 there is anyone from the public who would like

19 to make a comment on this application, please

20 raise your hand and I will invite you to

21 un-mute your phone.

22 It appears that we have a member of

23 the public who wishes to be heard on this

24 application. I'm going to allow you to talk.

25 Please un-mute yourself and state your name and

DINA M. MORGAN, REPORTER

16

1 EASTCHESTER PLANNING BOARD - 7/21/20

2 address.

3 MR. EDELSTEIN: Hello. Can you hear

4 me?

5 MR. NEMECEK: Yes, we can.

6 MR. EDELSTEIN: Hi. This is Jeff

7 Edelstein, 22 Hickory Hill Road.

8 THE CHAIRMAN: Good evening.

9 MR. NEMECEK: Hello, Mr. Edelstein.

10 MR. EDELSTEIN: Overall, I would say

11 we're pretty happy with this. Actually, I

12 wasn't planning to say anything. We really

13 actually don't want to slow this down. The one

14 thing that occurred to me when you were talking

15 about the massing and breaking up the facade on

16 the front side of the house is that -- and I am

17 not looking at the view on our side -- I was

18 just wondering a couple of things; one, if you

19 could show us that, and is that really broken

20 up on the side facing us? So you're pointing

21 to that; right?

22 MR. COLEMAN: Are you the yellow house

23 to the north?

24 MR. EDELSTEIN: Yes.

25 MR. COLEMAN: This is your house right

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 here.

2 MR. EDELSTEIN: Actually, it says,
3 front elevation, but that's actually side;
4 right?

5 MR. COLEMAN: It may be true. Let me
6 see here. Yes, correct. So this is the
7 elevation facing your house. There is this
8 sweep that comes around the back. So there's a
9 shadow line right here. This projects slightly
10 over. It's broken up into sort of two
11 horizontals.

12 MR. EDELSTEIN: I'm sorry, can you say
13 that again?

14 MR. COLEMAN: We are planning some
15 planting to screen the front and probably this
16 view back here.

17 MR. EDELSTEIN: Okay. I apologize
18 that I didn't research this more. On our side,
19 is it shingle or clapboard?

20 MR. COLEMAN: Clapboard.

21 MR. EDELSTEIN: Okay.

22 THE CHAIRMAN: May I just ask one
23 question, Mr. Coleman. What is the relief on
24 there?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. COLEMAN: This is clapboard. It's
2 maybe a 3 inch projection where it sweeps out
3 here, and then there's trim board that divides
4 this in half. At one time, this was shakes.
5 We had shakes running all around the second
6 floor, but we moved away from that, and the ARB
7 also didn't like that much differentiation
8 between the two.

9 MR. EDELSTEIN: Because I think that
10 might have been what we had originally seen. I
11 guess I'm a little concerned that it's coming 8
12 feet closer to us now, that it feels fairly
13 monolithic even with that shadow line that
14 you're talking about. Given that it's all
15 horizontal clapboard, it feels like it's not
16 going to feel very broken up.

17 MR. COLEMAN: Right. One scheme we
18 had actually had this as clapboard, and then it
19 wrapped around.

20 MRS. VINCENZO: I don't think that was
21 ever submitted, James.

22 MR. COLEMAN: I could pull it up. Let
23 me look at the original ZBA hearing.

24 MR. VINCENZO: Another thing that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 would also give that north elevation some
2 dimension is, there are trim packages that are
3 going to go around those windows, and that
4 should give it some dimension against the flat
5 surface. So I think between the chimney
6 protruding from the roof, a combination of that
7 horizontal, it will almost look like a piece of
8 crown molding, the trim package for the window,
9 I think you will have dimension.

10 MR. COLEMAN: The ARB is comfortable
11 with this. Let me pull up the elevation again.

12 MR. CAMPANA: If I could say something
13 quickly. Louis Campana here. I think the
14 change actually made an improvement to the
15 structure. The issue is, once you introduce
16 that shingle to the side of the house there,
17 you have to almost run it around the entire
18 house again, which would then be opposing what
19 had been agreed upon by the ARB. The window
20 trim there, you have the head casing and side
21 casing, and then you have that window cap
22 there, which I think would be a nice relief and
23 shadow line.

24 MR. COLEMAN: They also are very large

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 windows too, really oversized. These are 5
2 feet windows. There is a lot of pattern and
3 interruption of the siding.

4 MR. EDELSTEIN: I'm little bit
5 confused because I thought that the elevation
6 you were just showing, the north elevation,
7 shows just the smaller windows, and you just a
8 second ago flashed on the larger window I
9 thought.

10 MR. COLEMAN: Yes. These windows
11 actually are 59 by 32 at the lower level and 49
12 by 32. So they're very large windows in
13 person.

14 MR. EDELSTEIN: I guess I'm thinking
15 back to what the ZBA -- I mean, has something
16 changed with the windows? Maybe I just didn't
17 realize it. I thought I remember larger, kind
18 of like those four side by side that you were
19 showing. I thought there was something larger
20 on our side. Those are all just double hungs?

21 MR. VINCENZO: They're all double
22 hungs. The only thing that may have been
23 different from the ZBA is that the actual trim
24 inside the window pane was only shown in the

DINA M. MORGAN, REPORTER

21

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 upper portion of the pane, so the top half of
3 the double hung. That's going to go in, you're
4 going to have that trim on both sides of the
5 window, the upper and lower portion of the
6 double hung.
7 MR. COLEMAN: I agree with Louis, the
8 ZBA proposal was worse because this is the
9 elevation, and the windows pattern wasn't as
10 good, and we didn't have that horizontal. We
11 actually added this ourselves. We moved on
12 from this one.
13 MR. EDELSTEIN: I see. You didn't
14 have that shadow line. To be honest, I hadn't
15 even been thinking of having any comments until
16 you showed the front elevation in a New England
17 vernacular, and I thought, wow, that looks so
18 nice, that it just felt it contrast to that
19 more, you know, like I said -- I hate to use
20 the word monolithic -- the side feels drab
21 compared to how nicely the front is done. I
22 realize you can't break up the side the same
23 way you can with those gables and everything
24 so.
25 MR. COLEMAN: Also, you know, this is
DINA M. MORGAN, REPORTER

22

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 receding, so I think the scale -- this is
3 taller and this is actually -- this you won't
4 be able to see but this is receding here. This
5 is the chimney. You will see some of that
6 pushing and pulling. You'll see this, and this
7 comes out and this steps back. Here's a little
8 bit more. There is actually division here.
9 THE CHAIRMAN: That doesn't do it
10 justice, that elevation. That elevation looks
11 like it's flat on that side where your cursor
12 is.
13 Just go back to the detail of the
14 window on the bottom left, 400 series. It
15 looks like the trim is higher above the window,
16 right, that piece of molding there?
17 MR. COLEMAN: It is.
18 THE CHAIRMAN: Is that the way it's
19 shown? It seems like there's a distance
20 between that trim and top of window. Is that
21 shown as such on your elevation?
22 MR. COLEMAN: It is, actually.
23 THE CHAIRMAN: There is a gap there.
24 MR. COLEMAN: This is a little bit
25 taller here. This is a standard -- that image
DINA M. MORGAN, REPORTER

23

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 is not really proportionally correct. This is
3 a standard Andersen trim package. So the
4 window is actually bigger than it appears. I
5 did adjust it, but this is actually thicker
6 than it appears.
7 THE CHAIRMAN: Okay. Right.
8 MR. COLEMAN: It's a four and a half
9 inch trim.
10 THE CHAIRMAN: All the way around?
11 MR. COLEMAN: Yes.
12 THE CHAIRMAN: What's the projection
13 from the top piece of trim? That's probably a
14 couple of inches; right?
15 MR. COLEMAN: Here.
16 THE CHAIRMAN: Yes.
17 MR. COLEMAN: I don't actually have
18 the section on that. I could can send you
19 that.
20 THE CHAIRMAN: It's not flat; right?
21 MR. COLEMAN: No, it's not. It's a
22 crown that wraps around both sides. It
23 projects out the front the same as it does on
24 the sides.
25 THE CHAIRMAN: So that adds some
DINA M. MORGAN, REPORTER

24

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 shade.
3 MR. COLEMAN: Some interest, yes.
4 Then there's a sill, which there's a shadow
5 here. This also is five quarter trim, so there
6 is some interest.
7 THE CHAIRMAN: Right. There's a sill
8 that projects.
9 MR. COLEMAN: Yes. Then a sill here.
10 THE CHAIRMAN: Got it. You wouldn't
11 see that on that elevation.
12 MR. COLEMAN: Then it's a double hung,
13 so this is proud. The upper sash is proud of
14 this.
15 THE CHAIRMAN: So there are some
16 details on the windows.
17 MR. COLEMAN: Yes.
18 THE CHAIRMAN: Go back to the side
19 elevation, please. All right, I see it.
20 MR. COLEMAN: Actually, let me just
21 pull up one other elevation quickly. I didn't
22 shade these. This shows it a little better,
23 the character. This is the first time I've
24 been before Eastchester, so I didn't realize
25 Planning looked as carefully as ARB does. I
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 thought we were just talking about drainage.
 2 THE CHAIRMAN: What you also don't see
 3 looking at that elevation, Mr. Edelstein, you
 4 don't see the roof texture. You put some
 5 texture on that, it's not as monolithic as it
 6 is here. It's a real roof. It's one of
 7 those -- what's the roof that has extra texture
 8 to it?

9 MR. COLEMAN: It's architectural
 10 grade.

11 THE CHAIRMAN: So you get some sort of
 12 shadows there too.

13 MR. EDELSTEIN: Okay. I like that you
 14 have that new shadow line in there. Honestly,
 15 I tend to think -- I could see what you're
 16 saying that if you were going with the shingles
 17 or shakes on the side, it doesn't really
 18 integrate with the front of the house now.
 19 Purely from a side view, I feel like it would
 20 kind of, to be honest, pop a lot nicer on the
 21 side with the shingles, but I don't want to
 22 push that issue. I just wanted to raise it so
 23 at least I put it out there.

24 THE CHAIRMAN: Thank you.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. EDELSTEIN: One other thing, if I
 2 could, Mr. Coleman. Can you still hear me?

3 MR. COLEMAN: Yes.

4 MR. EDELSTEIN: This may not be
 5 something that's under the purview of the
 6 Planning Board this hearing, but you mentioned
 7 the plantings, and, as you probably know, there
 8 is a very good solid sizable hedge that's
 9 already there between the two properties.

10 MR. COLEMAN: Yes. It's shown on that
 11 survey. Actually, Nick, maybe you could speak
 12 to that a little bit.

13 MR. VINCENZO: As we got further down
 14 the line of really closing out the
 15 construction, I was actually going to talk to
 16 you and see -- they're almost overgrown to the
 17 point where I think pruning might not the best
 18 way to go. Again, I would try to work
 19 something out with you, Mr. Edelstein, where we
 20 could put up arborvitae or another evergreen
 21 type bush there and just do a new planting down
 22 the side. You know, instead of having a brand
 23 new house with plantings that might not be able
 24 to be pruned well, if we went brand new, that's

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 not something I'm opposed to. I would
 2 certainly do that.

3 MR. EDELSTEIN: That sounds good. I
 4 appreciate that. I've been meaning to reach
 5 out to you for weeks now to talk about that.
 6 I'm sure we could operate on that and come up
 7 with something.

8 MR. VINCENZO: Next time we're over
 9 there, what I'll do, I'll leave my phone number
 10 in your mailbox. Feel free to reach out to me.
 11 Anything questions, anything like that, I'll
 12 get right back to you.

13 MR. EDELSTEIN: All right, that sounds
 14 good.

15 MR. NEMECEK: I have a question for
 16 Mr. Coleman. Is there an air conditioning
 17 condenser somewhere on the site plan, or is
 18 there one on the property?

19 MR. COLEMAN: I added that into the
 20 impervious area calculations because we'll need
 21 to, and I believe it needs to respect the set
 22 backs as well. We've been sort of discussing
 23 where we might put those, whether we go with
 24 units that mount on the house. That's

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 something we have to show on the site plan. We
 2 have taken it into account here.

3 THE CHAIRMAN: Right. But I guess the
 4 point is, does it go on the side of the house,
 5 back of the house, if possible?

6 MR. COLEMAN: I don't think we can put
 7 it on the side because of the setback
 8 requirement. I would have to double check
 9 that.

10 MS. UHLE: You would most likely be
 11 able to fit it. The condenser units have to
 12 meet the setbacks for accessory structures,
 13 which I think is 5 feet. Again, with additions
 14 and alterations, anyone in Town could come in
 15 and take out an application for condenser units
 16 as long as they meet setback requirements. I
 17 think when you're talking about new
 18 construction, sometimes you're little bit
 19 pickier about where those are going to go.

20 MR. COLEMAN: There will probably be
 21 two. I think we're talking about a two zone
 22 system, so it will be a 3 by 3. We'll probably
 23 place them where we had screening already from
 24 our neighbor to the north.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. VINCENZO: That's also something
2 we could add additional screening with regard
3 to noise they may make or to keep them out of
4 view. That's something we're also open to.

5 THE CHAIRMAN: Mr. Edelstein, any
6 other comments?

7 MR. EDELSTEIN: I'm good, thank you
8 very much.

9 THE CHAIRMAN: You're welcome. Thank
10 you for the comments.

11 So, Mr. Tudisco, anyone else?

12 MR. TUDISCO: If there is anyone else
13 from the public, please raise your hand and
14 I'll invite you to un-mute yourself with
15 respect to this application.

16 Mr. Chairman, at this time I don't see
17 any additional members of the public who want
18 to comment or ask a question about this
19 application.

20 THE CHAIRMAN: Thank you. So then I
21 make a motion to close the public hearing on
22 this application, 20-11, 24 Hickory Hill.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 7/21/20

1 (AYE)

2 THE CHAIRMAN: So I think we covered
3 it; right?

4 MS. UHLE: Yes. You just need to
5 vote.

6 THE CHAIRMAN: Don't want to forget
7 that. If there are no other comments from
8 here, I make a motion to approve this
9 application, 24 Hickory Hill, Application
10 20-11.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.

13 (AYE)

14 THE CHAIRMAN: Great. Thank you.

15 MR. COLEMAN: Thank you very much.

16 THE CHAIRMAN: Congratulations, guys.
17 It's going to look very nice.

18 MR. NEMECEK: Margaret, now that we've
19 finished two out of the five applications, any
20 update from our lost colleague?

21 MS. UHLE: No.

22 THE CHAIRMAN: I have to ask, how old
23 is the baby? Adorable.

24 MS. UHLE: They're muted.

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. NEMECEK: Give us hand signals. A
2 number of months.

3 MS. UHLE: That's why they were
4 anxious to get this moving along. They've been
5 delayed. Timing was not good.

6 THE CHAIRMAN: Congratulations.

7 MR. VINCENZO: Thank you very much.

8 MS. VINCENZO: Thank you.

9 THE CHAIRMAN: Let's get back to Mr.
10 Cunningham.

11 MS. UHLE: He has not been able to
12 join us yet, so we'll move on to the agenda
13 item.

14 THE CHAIRMAN: Next application is
15 20-09, 124 Wilmot Road.

16 MR. CROWLEY: Good evening.

17 THE CHAIRMAN: Good evening.

18 MR. CROWLEY: Should we just start?

19 MS. UHLE: Sure.

20 MR. CROWLEY: My name is Brian
21 Crowley, architect representing my clients,
22 Ciaran and Kara O'Brien. They're the
23 homeowners at 124 Wilmot Road. I'm here to
24 present to you guys the proposed addition on

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 7/21/20

1 the rear of the house. How do I share my
2 screen? Screen share.

3 THE CHAIRMAN: We'll tell you when
4 it's up. It's up.

5 MR. CROWLEY: Hopefully everybody
6 received their packages and had a chance to
7 review this prior to the meeting. I could walk
8 you through things.

9 Corner lot, so the address is Wilmot
10 Road. They are a corner lot, which is
11 primarily the reason why we're here. We went
12 through ARB last month. We received approval
13 with not much of any comment. The only comment
14 they had was with regard to the landscaping, so
15 I have some images of existing landscaping that
16 the homeowners planted over the last couple of
17 years that basically wraps around the entire
18 rear of the yard.

19 We were at the ARB last month and now
20 we're here in front of you, the Planning Board.
21 So the addition is essentially 400 square foot.
22 We're pushing the back of the house out about
23 14 foot on the right-hand side, 12 foot on the
24 left, providing about 400 square feet of

25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 7/21/20

additional living space, which is to accommodate a larger dining room and kitchen, great room on the back of the house, in addition to a new deck along the back of the house as well, overlooking the back yard.

The proposed addition respects all setbacks. No variances are required. We're simply here looking for the Planning Board approval because this addition is technically visible from Vernon Drive, as well as Echo.

Here are some basic square foot calculations. The other thing to mention, because of the 400 square foot increase in impervious, there are going to be a couple of chambers buried in the backyard. After looking at this, just, you know, in an effort to not completely destroy the entire backyard, we may locate the chambers up here because this is most likely where construction access will be coming into the property. So these chambers, graphically they're depicting the quantity of chambers, so there's two StormTech SC-740's, it makes more sense to put them up here. We will work that out as we kind of get more into the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

building package. They have a very nice backyard, so I don't want to rip apart any more than we have to.

You could see -- this is a better picture, actually. You could see this is the existing kitchen, partition wall separating the dining room. The proposed plan is putting this 407 square foot on the backside and just opening it up so they communicate directly with each other, leading on to an oversized deck overlooking the back yard.

The back of the house currently has -- I have a picture I could show you. This is the front of the house, the view from Wilmot. This is the rear of the house standing in their backyard looking towards the house. This is the existing deck that will be removed, and this is the existing kitchen, that's the existing dining room, with a very low slope hip roof that ties into the gable on the higher end. So the proposed addition would rip off the hip roof all together, and we would pull this side of the house out about 12 feet. There's a 2 foot setback between the dining and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

the kitchen, so we would just kind of flatten that off. So this addition would come out 12 feet, this side would come out 14 feet, square off the back of the house, and put a large gable on the back end. Again, just from the other corner. You could see where the house kind of jogs back. The roof line, eave line continues, but the house steps back 2 feet. These pictures were taken just the other day. This is the existing hedge line. So this is kind of standing from this perspective right here kind of on the corner of the street between Vernon and Echo. This is the existing hedge line that they have that kind of wraps around the entire back yard. Standing on Vernon looking at the back of the house. This here, the addition would be localized to this portion right here. That's a very low slope gable I was talking about. The proposed would be modified to a gable that will tie into this gable.

Then some elevations. So the existing. This is the deck that's going to be removed. This is the hip that's going to be

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

removed and modified. We're going to put a large gable on the back end and pull the house whole house out towards the backyard with a deck a new composite Trex deck that will go along the entire rear of the house.

Side elevation again. Deck to be removed. Hip roof to be removed. This is the gable roof that will tie into the existing with the new composite Trex deck off the back, and the bottom will be flagged with a lattice or some other kind of screening material, again composite screening material.

The other elevation. I heard a comment last presentation asking about condensing units. I don't show them here, but I can tell you that if you look at the front picture of the house, you could kind of see they're existing on the side of the house here. We would most likely be putting another unit, maybe one of those -- so it would be a smaller condenser. It would be located adjacent to this next to the house. It would service the additional 400 square foot that we're putting in.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 All the roofing materials will match
 2 existing; it's charcoal gray. All the siding
 3 materials will match existing, probably like a
 4 7 inch vinyl lapboard, and then the windows and
 5 doors will be a vinyl clad white as well, white
 6 trim, white everything. Everything would match
 7 what they currently have. One of these
 8 pictures is probably the materiality. Windows
 9 would be double hung. The large sliding doors
 10 off of the back deck will also be vinyl clad.
 11 Then all of the decking. The decking will be a
 12 like a light, cool gray. It was in the
 13 package. I believe they called it foggy wharf,
 14 which is a light gray. Railings will be white
 15 posts, white top and bottom rail, white
 16 balusters with a white lattice or some type of
 17 white composite screen on the underside of the
 18 deck.
 19 That is essentially the project. I am
 20 happy to answer any questions any board members
 21 may have. Like I said, last month at the ARB
 22 the only comment we received was in regards to
 23 the existing landscaping. We have the picture
 24 showing the existing hedge line on the back.
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 If you look at this picture here, you'll get an
 2 idea of -- these will obviously have to be
 3 removed for the constructions. Because the
 4 deck is going on the backside, they may put
 5 some light shrubbery around it, but more so
 6 they would probably put some plantings -- once
 7 this deck is removed, a little planting bed of
 8 come kind here in the corner to soften up the
 9 corner of the house. That was really the only
 10 comment that came from last month's ARB
 11 presentation.
 12 Again, I'm happy to answer any
 13 questions any board members may have.
 14 THE CHAIRMAN: Thank you for the
 15 presentation. It's very well done. I think
 16 it's going to be handsome. Comments, guys?
 17 Could you just put up the back elevation one
 18 more time, please?
 19 MR. CROWLEY: Sure.
 20 THE CHAIRMAN: I don't have any more
 21 comments. Thank you. Guys? Anyone?
 22 MR. CAMPANA: I have no comments.
 23 MR. NEMECEK: It makes a lot of sense.
 24 THE CHAIRMAN: We have to do a public
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 hearing, so standby. I make a motion to open
 2 the public hearing on this application, 20-09,
 3 124 Wilmot.
 4 MR. NEMECEK: Second.
 5 THE CHAIRMAN: All in favor.
 6 (AYE)
 7 MR. TUDISCO: If there any members of
 8 the public that wish to comment or ask
 9 questions about this application, please raise
 10 your hand and I will invite you to un-mute
 11 yourself.
 12 Mr. Chairman, at this time, I'm not
 13 seeing any raised hands from the public wishing
 14 to comment on this application.
 15 THE CHAIRMAN: So then I make a motion
 16 to close the public hearing on this
 17 application, 20-09, 124 Wilmot Road.
 18 MR. NEMECEK: Second.
 19 THE CHAIRMAN: All in favor.
 20 (AYE)
 21 THE CHAIRMAN: That's about it then;
 22 right? Any of the landscaping suggestions are
 23 purely at the owner's prerogative, right, so we
 24 don't make any recommendation about that on
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 this.
 2 That being said, I make a motion to
 3 approve this application, 124 Wilmot Road.
 4 MR. NEMECEK: Second.
 5 THE CHAIRMAN: All in favor.
 6 (AYE)
 7 THE CHAIRMAN: Thank you, Mr. Crowley.
 8 MR. CROWLEY: Thank you, board
 9 members. Have a good night. Thank you very
 10 much.
 11 THE CHAIRMAN: Next application is
 12 20-19, 189 Brook.
 13 MS. UHLE: They're all getting set up
 14 here. Ivy, you're muted still. Let me see.
 15 There you go. Okay.
 16 THE CHAIRMAN: There you are.
 17 Perfect. Good evening.
 18 DR. RENTZ: Good evening. Do you want
 19 me to start sharing my screen?
 20 THE CHAIRMAN: Yes.
 21 DR. RENTZ: Okay. Let me see if I've
 22 got it right. Hold on. How do I share my
 23 screen? Hold on. I'm sorry. I'm here now. I
 24 think I got it. No, that's not the right
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 thing. Hold on. Sorry. Let's try that.

2 There we go.

3 MS. UHLE: There you go.

4 DR. RENTZ: Okay. Good evening,
5 everybody. My name is Dr. Ivy Rentz. I am the
6 owner of Kidz Corner. We are currently located
7 at 777 White Plains Road in Scarsdale. The
8 project I have before you tonight is a proposes
9 project to demolish the existing building at
10 189-191 Brook Street, and construct a new
11 building for the purposes of day care.

12 We plan to service about 59 children,
13 which is a reduction from where we are
14 currently. Right now, it's 72. The ages of
15 the children will be between 6 weeks and
16 5 years old. We currently do a drop off
17 system, which is that all the parents -- well,
18 it changed a little bit because of Covid.
19 Parents must bring their children to the door.
20 We receive the child from the door. They must
21 park their cars. They drop off every couple
22 of -- in the morning starting from 7:00, every
23 5 to 10 minutes, and then at the end of the day
24 it starts again around 4:30 parents are picking
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 up every 10 to 15 minutes, approximately 3 to 4
2 parents at a time.

3 Right now, we have some pictures of
4 the existing site. The site is the house right
5 in the middle. You could see right here, this
6 is it. It's covered with a lot of ivy and
7 shrubbery. Here are some more adjacent
8 properties so you could see what's around it.
9 Alongside that same street, there are several
10 houses that I took pictures of. This is going
11 up towards White Plains Road. There's a
12 parking lot across the street, there's a CVS,
13 another residential apartment building, a
14 parking lot, and then there looks like a tile
15 store right directly across the street.

16 What we are proposing, it would be
17 like a lesser use than residential because
18 we're not opening on the weekends. We close at
19 6:30. Right now, we have 24 employees. That
20 number will change to 17 in the new location,
21 and approximately two thirds of my employees
22 take public transportation. They do not drive.
23 If you look around the area, there's quite a
24 few parking spaces, but I'll get to that. I'll
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 let the architect present first before I get to
2 the parking. Theresa?

3 MS. BEYER: Yes. Just to note that
4 the existing house, while quite charming, is
5 very dilapidated, and it is actually on city
6 property. It extends two and a half feet over
7 its lot line. So it really can't stay. We
8 couldn't possibly reuse it.

9 The day care center, we really have to
10 stick to two stories because the toddlers and
11 babies need to be able to be on the ground
12 floor so they could escape easily in an
13 emergency and only the big kids are upstairs.
14 So we ended up having to get a little closer to
15 the lot lines than we would have liked to, but
16 this house is really very -- I mean this
17 building is really very modest. Day cares
18 don't make a lot of money, so we tried to keep
19 it quite simple. A little bit residential
20 feel, but kind of a mix of that sort of, you
21 know, 19th Century commercial and somewhat
22 residential with a front porch.

23 The materials are HardiePlank,
24 actually very much like the first project you
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 saw, kind of all whitish, light gray Hardie
2 Board, possibly a darker gray, and we are going
3 to put white trim on and white metal coping on
4 the top that will be a little bigger than
5 what's minimal. There is a fire escape in the
6 back. That's required by code for us. Because
7 we were so tight for space, a lot of decisions
8 got made for us.

9 The building is just 21 feet high.
10 It's actually quite a bit smaller than some of
11 the surrounding buildings. I think later on
12 you'll see a 3D picture where we kind of pasted
13 it in with the two buildings on either side.

14 We're keeping the driveway pretty much
15 where it is, and we have three parking spaces.
16 Here's the plan, if you want to see how it
17 actually all works.

18 DR. RENTZ: I'll get to the parking
19 spaces.

20 MS. BEYER: You come in here, there's
21 the required handicap space with the drop off,
22 and then the three parking spaces here. We
23 have a whole bunch of CULTECs underneath the
24 parking lot. The engineer will talk more about
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

how that works. I was actually thinking of where we had the pictures with the photographs of the building on either side. It's back a bit.

DR. RENTZ: Like that one?

MS. BEYER: This one, yes. This house will end up actually quite a bit forward of this. We set this back because of the parking lot. That's pretty much in keeping with most of the new commercial buildings because parking is required. If you put parking in the rear, you end up with no space at all, and you have children have the playground on the street. We played around with it, but there was no way it would work. The parents can pull into one of free parking spaces. They have to get out of the car. If it's raining, they can stand on the porch 6 feet apart right now. The kids go in with their parents, or they get met at the door by people at the day care center.

DR. RENTZ: Are you done?

MS. BEYER: Yes.

DR. RENTZ: Okay. I'll go back to the engineering stuff. Louise, are you on?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

Louise?

MS. BEYER: It's muted right now.

DR. RENTZ: Un-mute her. She can un-mute herself. There she is.

MS. GRIGG: Hello, everyone. Good evening. This is Louise Grigg from Grigg & Davis Engineers. How you today?

THE CHAIRMAN: Good.

MS. GRIGG: Thank you for your service to the community. It's great to see people doing this for everyone's welfare. So thank you very much.

THE CHAIRMAN: Thank you for thanking us.

MS. GRIGG: Great introductions on the part of everybody. Thank you, Ivy, and also Theresa Beyer, our architect.

To take it from where they left off, with regard to storm water, I would like you, Ivy, if you could turn to sheet number 2 for me since you are sharing the documents. What I would like everybody to do, if they would like to -- just zoom in a little bit more, you know, get it to 150 or something like that. That

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

image is -- I apologize for the media quality of that.

DR. RENTZ: They should have a PDF as well as, and also the actual documents.

MS. GRIGG: Right. So maybe we'll zoom out since the quality is poor. Let's go to the next image over, the third one. Okay.

So this indicates where we have storm water retention units here. So what we're doing here is, we're draining all of the storm water runoff from the interior of the roof. It's a flat roof. So we're going to have drainage to the sides of the building. I guess we're going to go from right side, which is the east face, to the west face, and we're collecting all the storm water and bringing it into the front in order to not divert any water to the rear of the property or downhill from this property. So the parking lot will drain in within itself, and any overflow will then go to the curb line, if permitted. So that's what we conceived of it, and we are, I think, taking a 50 year storm. It's been about a year since I worked on this, so I apologize if my memory

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

is a little foggy.

THE CHAIRMAN: Sounds about right.

MS. GRIGG: That is essentially what we're doing here. We're putting a trench drain down the middle in order to collect and accumulate water runoff. Right now, we're flooding -- the existing structure is flooding the rear left corner of the properties. As it drains, it just overflows from uncontained runoff onto the back. So it's not a good neighbor. That essentially is where we are in terms of the storm water.

In terms of the grading of this property, there's quite a bit of a drop off from the east face to the west face and from the front face to the back left corner. So that is being addressed by -- why don't you go to the proposed site plan, which is sheet number 2 right there -- what we're calling for is a segmental stone precast concrete retaining wall be erected on the back of the property and also on the rear side, in order to retain -- in order to provide for a flattening yard for a playground, while also being able to marry the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 site and stop water runoff into that back
2 corner. So it accomplishes both those,
3 offering the kids a play area, as well as
4 stopping water runoff. You could see from the
5 drawings, that that retaining wall terminates
6 somewhere inboard of that back left corner in
7 order to make that grade transition. It is a
8 narrow site, and we've been able to try to
9 maximize the utility of the site by offering
10 that retaining wall to, you know, provide the
11 walkway access. Otherwise, it would not be
12 navigable.

13 THE CHAIRMAN: Could you just point
14 out the location of the that retaining wall on
15 plan?

16 MS. GRIGG: Right here. Thank you,
17 Ivy, you're able to point.

18 THE CHAIRMAN: Thank you.

19 MS. GRIGG: Okay, great. So that's
20 it. This is an image of that retaining wall.
21 The color will be determined. Right now, it's
22 showing as if it's what is called a willow
23 color, which is a very popular color.

24 With regard to landscaping, which Ivy

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 had asked me to address, the landscape
2 architect who had participated in the
3 preparation of these documents is MKM out of
4 New Rochelle. What they have proposed here is
5 using Boxwoods around the front perimeter just
6 to kind of give it a little green trim.

7 Keeping things clean and well manicured is
8 important to the overall safety of the

9 facility. They can't have anything growing.
10 There's a lot of allergic responses that young
11 children may have to a variety of different
12 types of plants. Ivy has --

13 DR. RENTZ: We had bees. Remember the
14 bee attack?

15 MS. GRIGG: Thank you for reminding me
16 of that. So keeping it simple, we have front
17 and back sodded grass areas. So that's the
18 approach that we got. Left and right, we are
19 going to plant grass as well.

20 All right. So I think that that
21 pretty well explains the civil approach, both
22 the civil in terms of the storm water runoff,
23 the grading, the retention of the land by using
24 retaining walls, as well as the landscaping.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 Does anyone have any questions?

2 MS. UHLE: I just have one comment.

3 Actually, for new construction the Town
4 requires that you design for a 100 year storm
5 event. For additions and alterations, it's the
6 50 year. For new construction, it's the 100
7 year. We will have you coordinate with our
8 Town's engineering consultant, which is Kellard
9 Sessions. Kellard Sessions reviews all the
10 plans for storm water management, and they'll
11 be coordinating that review with you.

12 MS. GRIGG: Okay. Thank you very
13 much.

14 THE CHAIRMAN: I had a question about
15 the pick up and the drop off. Who would be
16 able to describe that?

17 DR. RENTZ: Me. Ivy.

18 THE CHAIRMAN: I think not this plan
19 but the other site plan shows parking spaces a
20 little bit better.

21 MS. GRIGG: So sheet C2.

22 THE CHAIRMAN: The one after that one.
23 I guess you could use whichever one you want.

24 DR. RENTZ: The 3D rendering? This

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 one?

2 THE CHAIRMAN: Yes.

3 DR. RENTZ: What happens right now is,
4 a parent would come in through the driveway,
5 which is to your right here, and they would
6 pull in, they would get out, come to the doors
7 here, we would receive the child right at the
8 door, and walk out and get back in the car.

9 THE CHAIRMAN: So they pull in, they
10 pull up to that door entrance at the curb, they
11 get out, they bring the child to the door?

12 DR. RENTZ: Yes. So starting from
13 7:00, we have drop off between 7 to about 9:30,
14 children are dropped off. We have one parent
15 that drops off at 11:00 because they work a
16 little bit later. Typically, the hours of drop
17 off are between 7 and 9. So for approximately
18 two hours in the morning, every 10, 15 minutes
19 we have like 2 or 3 parents dropping off. The
20 pick up is little bit different. It's a little
21 bit easier because the parents call us ahead of
22 time. Now because of Covid, we have the
23 children ready. So they call us and tell me,
24 I'll be there within 5 minutes. So we have the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 children because we have to take their
2 temperature and record everything at the door
3 upon them leaving the facility.

4 THE CHAIRMAN: So, Margaret, as far as
5 the whole sequence of cars and spaces and all
6 that kind of stuff, that's covered by the
7 traffic consultant that reviews that?

8 MS. UHLE: Yes. So again, for new
9 construction like this, and especially for
10 something that requires area variances related
11 to for parking in this particular neighborhood,
12 you would have Maser Consulting involved in the
13 evaluation of the traffic and parking. Ivy,
14 you would probably have to get somebody on
15 board to prepare that traffic study for us. It
16 wouldn't be a full blown traffic study, but our
17 traffic consultant would work with your traffic
18 engineer to come up with something that's
19 appropriate for the size and scale.

20 DR. RENTZ: I've done this before for
21 my other site, so I'm familiar with the traffic
22 study.

23 MS. UHLE: It's very close to 5 Ray
24 Place.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. NEMECEK: I was just going to say,
2 this is literally, if you go down Ray Place,
3 the big hill, on the opposite side of the
4 street. If you went straight, I think you
5 would be on this property. There is a
6 significant application that is pending before
7 the Planning Board, I think it was referred to
8 the Zoning Board, and it's a fairly -- it's a
9 residential complex. I can't remember the
10 precise number of units.

11 MS. UHLE: 24 units.

12 MR. NEMECEK: Yes, 24. I know we've
13 actually looked at Brook Street and certain
14 parking and traffic issues at this exact spot,
15 where Ray intersects with Brook. So we have a
16 familiarity with this already. One other thing
17 I wanted to note -- that's just for your own
18 information. It might be helpful.

19 A second thing is, I know you're
20 quoting times when parents have drop off, but I
21 also heard you say that the range of ages that
22 you take care of is from 6 weeks to 5 years, so
23 I think by definition you're always cycling
24 with new parents. Some may be repeat parents.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 DR. RENTZ: Typically, we hold on
2 to -- we get a lot of infants, so typically we
3 hold on to a child anywhere from 3 to 4 years,
4 typically. That's the bulk of our kids. So we
5 don't recycle. A lot of them have siblings, so
6 you have parents that are dropping off more
7 than one child at a time. We also have repeat
8 parents.

9 MR. NEMECEK: Sure. That's a good
10 part of the business, I'm sure. I guess, like
11 you said, there's a particular parent who drops
12 off at a 11:00. I don't want to inquire about
13 this particular kid, but eventually, if they
14 have one child, that child will eventually age
15 out and go to public school instead of day
16 care. So for our planning purposes, you know,
17 while it's helpful to know what the current
18 situation is, we also have to anticipate what
19 the future is going to look like.

20 DR. RENTZ: I've been doing this about
21 20 years. I have different locations. We've
22 been in this location just about almost seven
23 years. It's very consistent. We never have
24 like a flood of people showing up. We don't

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 really do trips, any of those types of things.
2 We keep the children on site all the time.
3 It's just less of a liability for me.
4 Typically, we don't have a tremendous amount of
5 parents arriving at the same time. The
6 greatest number right now in terms of peak --
7 and I could go -- I have all the data, I could
8 go back like seven years because the track all
9 them times, the children are clocked in
10 automatically. There's a time clock that
11 clocks them in and clocks them out. When it
12 clocks them out, it sends the parents all the
13 information that the child did all day long.
14 All of that is archived and tracked.
15 Typically, we never have more than four parents
16 in any given 10 to 15 minute time span, that's
17 what I'm saying.

18 MR. NEMECEK: This is definitely --

19 DR. RENTZ: This would be less because
20 we have 72 now and we'll be going down to 59.

21 MR. NEMECEK: This is all information
22 that would have to be provided to the traffic
23 consultant.

24 DR. RENTZ: I have it.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

MR. NEMECEK: Okay. Very good.

THE CHAIRMAN: So that will be handled later. Any other comments, guys?

MR. CAMPANA: I just have a comment pertaining to the architecture of the structure. I'm Louis Campana, sorry.

Can you go to the rendering for me that has the building between the two structures on either side.

DR. RENTZ: The picture.

MR. CAMPANA: What are the ceiling heights; first floor; second floor? I don't know if the architect wants to discuss that.

DR. RENTZ: She can tell you that.

MS. BEYER: The height of the building is 21 feet. I think they were assumed to be about 8 feet.

MR. CAMPANA: This structure, is it at a lower elevation than the house next door?

MS. BEYER: I feel like the person who did the rendering might have done it a little small.

DR. RENTZ: When I looked at it --

MS. BEYER: It's further back, which

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

is why it looks too small.

DR. RENTZ: It almost lines up with their second floor. They have a third floor. The existing structure that's there now also has a third floor, and it's pinned right up against this right here. Theresa, am I correct?

MS. BEYER: What?

DR. RENTZ: This is between the two properties right here on the left.

MS. BEYER: On the left-hand side, it's going to be further away from the house than it is now.

DR. RENTZ: Right now it's so pinned up, you can barely walk through.

MS. BEYER: You can't walk on that side. It's like 6 inches.

MR. CAMPANA: I guess one of my comments would be just to talk about the architecture a little bit, to break up the facade, and also add some architectural interest to it as viewed from the street. Can you go to the rendering, the closer or zoomed in rendering of the front.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

DR. RENTZ: Okay.

MR. CAMPANA: Right here. This is perfect. After I looked at the plans and I looked at the elevation, I think what you can do to create sort of a massing here, is take those three columns, the center column and the two columns to the right, use that to your advantage, and then possibly add a window above the front door and create a gable roof that would cap those three windows. So you create a gable, maybe pop that portion of the building out about 18 inches because it looks like you have some space, and that will give it more of an in keeping feel with at least the structure next to it and some of the other residential structures, you know, in this area.

THE CHAIRMAN: Are you saying put the gable in the middle?

MR. CAMPANA: No, not in the middle. Not the gable on the porch. I'm talking about a gable that would be either storage space or a half story above.

THE CHAIRMAN: I see.

DR. RENTZ: At the top of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

building; right?

MR. CAMPANA: Correct.

MS. BEYER: I had considered putting a whole gable on. It's relatively big square, 40 by 40, that unless I do something pretty complicated with the roof, it was going to start to get pretty darn expensive for no reason because we can't really use that space.

MR. CAMPANA: You mean that half story that would be created above the second floor?

MS. BEYER: Yes. Yes. I don't disagree with you. I think it's a little --

MR. CAMPANA: It could be adding more of an intricate cornice rather than just the fascia and the gutter. That could also help.

MS. BEYER: Maybe some more built up kind of edge pieces on either side. I'll play around it. I'm certainly open to it. When we started this, you know, I didn't really think it was the Architectural Review Board. I thought it was making sure the parking lot was okay.

MR. CAMPANA: Where would the AC condensers and mechanicals be located for this

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 structure? I don't think I saw that.

2 DR. RENTZ: We set it on the plan, I
3 think.

4 MS. GRIGG: Let's go back to the plan.

5 DR. RENTZ: I think we have a spot in
6 the back of the building, if I'm correct,
7 Louise.

8 MS. GRIGG: Yes. Pull up the
9 proposed, which is C-2.

10 DR. RENTZ: It's to the back by the
11 staircase back here somewhere.

12 MS. GRIGG: Could you tuck them under
13 the staircase? You could probably. Under the
14 staircase would make sense.

15 MR. CAMPANA: I don't see them, that's
16 why I asked.

17 DR. RENTZ: They're somewhere. I
18 remember we had that discussion. I can't see
19 them on this.

20 MR. CAMPANA: That could just be added
21 to the plan.

22 THE CHAIRMAN: We don't need to see it
23 right now.

24 MR. CAMPANA: We don't need to see it
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 7/21/20

1 right now.

2 DR. RENTZ: In the back underneath the
3 staircase.

4 THE CHAIRMAN: Could you go back to
5 the rendering that shows the little building in
6 between the other two buildings? I don't quite
7 understand if that's real or if that's just an
8 illusion. That, yes. That's clearly not what
9 it looks like.

10 MS. UHLE: I think that the ARB
11 especially and the Boards are getting pretty
12 sophisticated 3D renderings these days because
13 there are programs out there now that are
14 fairly easy to do. If you look at the
15 proportions of the first floor and the second
16 floor on the adjacent building, I think that's
17 out of scale. That's something that not only
18 the Planning Board, but I think the ARB in
19 particular would want adjusted so they really
20 get an idea of the proportions of the building
21 relative to the adjacent.

22 DR. RENTZ: This is slightly off.
23 It's supposed to be aligned with the second
24 floor -- our second floor with their second
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 floor, the house that's on the right.

2 MS. UHLE: Your flat roof would be
3 aligned with the eave of the one that's on
4 the --

5 DR. RENTZ: Yes.

6 MS. UHLE: Okay. I do think, kind of
7 what Louis was saying, we have had some
8 applications recently, mostly for single family
9 homes, that are very simple but they still
10 somehow have a little more kind of style or
11 charm to them. I do think the ARB will -- I
12 understand what Theresa was saying, at this
13 point you're sort of more looking at the
14 footprint and you have a tight site plan, can
15 you fit that in, but I definitely think the
16 Architectural Review Board is going to want to
17 see more detailing and a little more charm,
18 even if you're keeping it simple.

19 DR. RENTZ: Okay.

20 THE CHAIRMAN: Right, because this is
21 the view we're most concerned with. This view
22 and the traffic and circulation. If that could
23 be expanded upon.

24 DR. RENTZ: I think we could do that.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 THE CHAIRMAN: Any other comments
2 here, guys? Do we have to open a public
3 hearing on this, Margaret?

4 MR. VARIAN: May I interrupt,
5 Margaret?

6 MS. UHLE: Yes.

7 MR. VARIAN: Gregory Varian. I'm not
8 here tonight to speak, but I just wanted you
9 guys to know who is this person on your screen.
10 I'm the attorney for the applicant.

11 Ivy is in this service, in this
12 business for the long haul. The last time I
13 appeared before you I think was on Ivy's behalf
14 seven years ago in connection with where she is
15 right now. It's very difficult to locate an
16 appropriate site, or rental for that matter,
17 where the zoning, the planning, the way the
18 Town is match up. She's been at this for years
19 in terms of trying to find a place that would
20 work. We know what an essential service she
21 provides, especially in a time like this in
22 this pandemic when there hasn't been enough day
23 care. So she's committed to making this work.
24 It's very difficult for a small business to
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 take the journey she's taken. She's been at
2 this site for over two years. She's making an
3 investment here, and she will continue to make
4 that investment, and she will continue to find
5 a place that works not only for day care but
6 for the community and for the town of
7 Eastchester.

8 I appreciate very much all the input
9 tonight because this is such a long process.
10 Whatever we can hear now to try to shorten it,
11 to try to make sure we're hearing what your
12 concerns are as we, you know, take this process
13 forward, and it's going to be along process, so
14 I appreciate any input you could provide
15 tonight. Thank you for what you've already
16 provided.

17 THE CHAIRMAN: You're welcome.

18 MR. NEMECEK: Where is the existing
19 location exactly?

20 DR. RENTZ: In the Eastchester
21 Shoppes.

22 THE CHAIRMAN: We did that awhile ago.

23 MS. UHLE: Below DeCicco's.

24 MR. NEMECEK: It's the one in the big

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 facility that used to have the Dress Barn, that
2 now has DeCicco's being built?

3 DR. RENTZ: Yes.

4 MR. NEMECEK: So you're just up the
5 hill?

6 DR. RENTZ: Yes. We wanted to stay in
7 this neighborhood. As Greg said, we are
8 considered an essential service. We have not
9 closed. Even during the whole pandemic, we
10 managed to keep everybody safe, all the
11 children safe, and the individuals who are
12 still working through the pandemic.

13 MR. NEMECEK: Perfect. A valuable
14 service. I was thinking in my mind that
15 that's -- I recall that application, I just
16 wanted to make sure.

17 MR. VARIAN: It's just that everybody
18 on the screen hasn't aged except for my client.

19 THE CHAIRMAN: It seems like it was
20 yesterday.

21 MS. BEYER: We've been back one more
22 time because we moved the playground.

23 THE CHAIRMAN: Oh, right. We have a
24 couple of things to discuss just points going

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 forward, but let's just see -- Margaret, we
2 could open the public hearing and just leave it
3 open?

4 MS. UHLE: Yes.

5 THE CHAIRMAN: Let's do that. So I
6 make a motion to open the public hearing on
7 this application, 20-19, 189 Brook Street.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 THE CHAIRMAN: That being said, Mr.
12 Tudisco, is there anybody with their hand
13 raised?

14 MR. TUDISCO: If there are any members
15 of the public, use the raise your hand feature,
16 and I will invite you to un-mute yourself if
17 you want to comment or ask a question about
18 this application.

19 Mr. Chairman, there appears to be no
20 hands raised, which would indicate that any
21 members of the public wish to comment on the
22 application.

23 THE CHAIRMAN: Right. So we will
24 leave the public hearing open then. Let's see,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 what do we have to do first here?

2 So, Margaret, as you said previously,
3 we're going to use our consultants, Kellard
4 Sessions and Maser to do the engineering review
5 and the traffic and parking review.

6 MS. UHLE: Yes. There are a couple of
7 things. I'll coordinate with Ivy with regard
8 to depositing some money into an escrow
9 account, which will allow us to pay our
10 engineering consultants. We have a civil
11 engineer that will be reviewing the plans and a
12 traffic engineer. We can do that just within
13 the next few days, get those people on board,
14 and they could start coordinating with your
15 professionals. So those are basically the
16 three things that I wanted to take care of.

17 I just wanted to reiterate one thing.
18 The good thing about the engineering and the
19 traffic engineer, the Planning Board typically
20 obviously are going to defer to their technical
21 expertise and a lot of times you could get
22 those things to work, and then if you just also
23 anticipate making some modifications to the
24 architecture, those seem like the three major

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 things.

2 DR. RENTZ: Okay.

3 THE CHAIRMAN: So, Margaret, I don't
4 know if we alluded to it enough times, but we
5 certainly appreciate the architectural drawings
6 and renderings being a little more developed
7 and maybe a little less freehand so we could
8 understand how everything fits together. I
9 think we made a point about the renderings,
10 that they be detailed enough for us to say,
11 wow, that looks great and we approve when we
12 get to that point.

13 Similarly, a landscape plan. We
14 typically on new construction ask for a
15 landscape plan prepared by a licensed
16 architect.

17 MS. UHLE: I don't think that was
18 immediately apparent on the plans because I
19 think it was designed by the engineer,
20 possibly, unless I missed that.

21 DR. RENTZ: We had an architect that
22 did the plan. We didn't add a lot of different
23 types of flowers and bushes because we had a
24 lot of trouble recently. The children were

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 attacked by bees that had dug down to the
2 ground. I ended up sending eight children and
3 four staff to the emergency room. We try to
4 keep anything that will attract anything away
5 from the day care.

6 MS. BEYER: So the landscape
7 architecture firm is MKM, who are located out
8 of New Rochelle. They took our base plan and
9 they added the landscaping information to it.
10 So that's why it seems like an extension of
11 Grigg & Davis' drawings because they're using
12 our base plan for that purpose and adding
13 planting schedules to it, as directed by Ivy.

14 MS. UHLE: That's fine. The Town
15 requires a licensed landscaped architect. We
16 would just need to see their stamp and seal it.

17 DR. RENTZ: It's on the plans that I
18 submitted. It should be sealed.

19 MS. BEYER: Ivy, can you turn to their
20 plan? It's the last sheet.

21 MS. UHLE: That's okay, I believe you.
22 I didn't notice that initially. That's fine.
23 That's something that could be addressed at the
24 next meeting as well.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 DR. RENTZ: What I was submitted was
2 actually stamped by them, not by you guys.

3 MS. BEYER: Ivy, if you wouldn't mind
4 turning to that last sheet so that isn't an
5 item that needs to be resolved later.

6 DR. RENTZ: That's their plans. The
7 ones you guys have is stamped.

8 MS. BEYER: So MKM is -- you see
9 they're right above Theresa Beyer?

10 THE CHAIRMAN: Yes.

11 MS. BEYER: That's their letterhead
12 right there.

13 THE CHAIRMAN: Okay. So what else,
14 Margaret? We expect they will come back with
15 their consultants and do the engineering and
16 parking review at the next meeting?

17 MS. UHLE: Yes. They'll come back to
18 you at the September 24th Planning Board
19 meeting with additional information. You just
20 want to make a motion to declare your intent to
21 be lead agency.

22 THE CHAIRMAN: Unless you have more
23 comments, we're going to wrap this up for
24 tonight. Guys, anything else?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MR. NEMECEK: I just wanted to
2 comment, and I think this is along the lines of
3 what the Chairman and Mr. Campana said, there
4 is something that's -- it's a little flat, the
5 building right now. I know there are several
6 different stages here, and you probably very
7 correctly were assuming we would be talking
8 more about massing and parking and stuff like
9 that. I think since Mr. Campana joined our
10 Board earlier this year, and he is an
11 architect, we've very fortunately been
12 approaching architectural issues at an earlier
13 staying. I think it's to the benefit of the
14 applicant that we do so. There are going to be
15 a number of different turns, the Architectural
16 Review Board being one them. I would
17 definitely give some thought to what Mr.
18 Campana said and just generally to see if there
19 are cost effective ways to give the building a
20 little more interest because that really is
21 something -- it's on a street that, we'll found
22 out, is quite well trafficked. So there are a
23 lot of people that are going to be coming down
24 Ray Place, coming down Brook Street, 22.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

MS. BEYER: I used to live there.

MR. NEMECEK: The nicer we could make it look, again, in a cost effective way -- we recognize you don't have all the money in the world to add every single trapping that you could possibly want, but I think there are probably cost effective ways to make this a little more interesting. We'll be working with you on that.

MS. BEYER: I did a little sketch while we were talking. I don't know if you could see it. I put shutters on, I beefed up the cornice, put some pilasters on the side. I think it gives it a little more scale.

THE CHAIRMAN: You did that just now?

MS. BEYER: Just now, yes.

THE CHAIRMAN: Very nice.

MS. BEYER: I think I have to stick with the flat roof. I think this is a start.

THE CHAIRMAN: Stick with the flat roof mainly for cost?

MS. BEYER: Yes.

THE CHAIRMAN: Okay. Let's see what the ARB has to say.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

MS. BEYER: It's a commercial building. I know it's sort of on the edge, but, nevertheless, I feel like we should be doing a commercial building in a commercial zone.

THE CHAIRMAN: That being said, I'm just going to do the motion. So, guys, I make a motion to declare the Planning Board lead agency for the SEQRA review of Application 20-19, 189-191 Brook Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So that's everything for tonight, guys. Thank you for the presentation. Thank you for pursuing this, as you have vehemently for a long time, Dr. Rentz.

DR. RENTZ: You could call me Ivy.

THE CHAIRMAN: Dr. Rentz.

DR. RENTZ: Okay.

THE CHAIRMAN: Thank you. Have a nice evening.

MS. BEYER: Thank you very much.

THE CHAIRMAN: Margaret, what do we do

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

now?

MS. UHLE: We have a problem because Mark Cunningham is not --

MR. TUDISCO: Have you heard from him, Margaret?

MS. UHLE: Just through email. He just indicated he is still trying to get on. I've given him all his options for joining the meeting.

MR. CAMPANA: He can't join by phone either?

MS. UHLE: I mean, I've given him all possible links.

MR. CAMPANA: All possible options, okay.

MR. NEMECEK: He hasn't been able to dial it in?

THE CHAIRMAN: Why can't we just get audio?

MS. UHLE: Again, I don't know exactly what the situation is here. I've emailed him the links that include dial in, log in. I've emailed him every possible link. I could try to give him a call right now. He's responding

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

from his phone.

MR. CAMPANA: Should we take a two minute break?

MS. UHLE: Everyone take a break.

MR. NEMECEK: Put yourself on mute so that you could really hear him out.

(Whereupon a short recess was taken.)

MS. UHLE: Mark, can you hear us?

MR. CUNNINGHAM: Yes.

MR. NEMECEK: What's your last name, Mark?

MR. CUNNINGHAM: Cunningham.

MR. NEMECEK: Okay, good, that's him.

THE CHAIRMAN: Mark Cunningham is now present.

MR. CUNNINGHAM: Sorry, guys. I did it about 12 times, and I couldn't get through.

MS. UHLE: I thought I had him.

MR. NEMECEK: He's here, Margaret. Margaret, we have him.

MS. UHLE: So you do have audio on him, and now you have audio on me. All right, so we're ready to go.

THE CHAIRMAN: The last application is

DINA M. MORGAN, REPORTER

77

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 Application 20-48, 291 Main Street. We're
3 switching to Mr. Campana.
4 MR. NEMECEK: As an applicant, yes.
5 THE CHAIRMAN: He is not a board
6 member now. You're in the capacity of
7 applicant.
8 MS. UHLE: Do you have anyone else?
9 MR. CAMPANA: So I have Mark Petraro,
10 Mark Benedict and Mike Stein.
11 MS. UHLE: I have you twice.
12 MALE SPEAKER: One is going to be the
13 one for display and one for audio.
14 MS. UHLE: Okay. Thank you for
15 clarifying that.
16 MR. CAMPANA: Good evening, Chair,
17 members of the board, Louis Campana, architect
18 for the mixed used development at 291 Main
19 Street, which would known as the BKB building
20 for BKB Eastchester, LLC.
21 We were last in front of this Board
22 back in April, but I'm not sure if there is
23 anyone from the public who is here. I'm going
24 run through the project briefly in terms of the
25 architecture, and we do have some consultants
DINA M. MORGAN, REPORTER

78

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 here tonight that will be speaking about their
3 portion of the project.
4 The existing site is situated in an RB
5 zone, a 150 feet from the residential 3 zone,
6 so there are some special regulations that we
7 are confronted with. Currently situated on
8 site -- I'm just going to share my screen.
9 Currently situated on site is a single story
10 brick building, which is legally
11 non-conforming. It's was built in 1984. As
12 part of its approvals, they were granted a zero
13 setback on the south side along Hall Avenue, a
14 zero setback along the eastern lot line or the
15 front lot line on Main Street, 5 feet on the
16 northern side yard, and also parking spots
17 within the 8 foot 9 width.
18 What we're proposing to do with the
19 building, as we discussed during our last
20 meeting, we are going to convert the first
21 floor into office space. It's currently being
22 used as a dance studio or was used as a dance
23 studio, and we're going to be adding two
24 stories of residential units to the second and
25 third floor. There will be three two bedroom
DINA M. MORGAN, REPORTER

79

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 units and two one bedroom units. We will be
3 improving the site as well with fencing and
4 landscaping, which will be discussed by Mark
5 Benedict. Although we're not increasing the
6 impervious coverage on site, we will be
7 installing a drainage system and addressing
8 current onsite water issues. That will be
9 reviewed by Mike Stein from Hudson Engineers.
10 Finally, the Board stressed a comment
11 or concern regarding the parking, and we have
12 been working with JMC, and Mark Petraro is here
13 to discuss his traffic impact study.
14 If there are any questions that I
15 could answer for you in terms of the
16 architecture, I will do so. If not, I will
17 turn this over to Mark Benedict so he could
18 share his screen and discuss the landscape
19 plan.
20 MR. NEMECEK: Louis, the architecture
21 is the same you presented a couple of months
22 ago; correct?
23 MR. CAMPANA: Correct. No change to
24 the architecture.
25 MR. NEMECEK: I recall that quite
DINA M. MORGAN, REPORTER

80

1 EASTCHESTER PLANNING BOARD - 7/21/20
2 well, although it was during the marathon
3 session, and it was toward the end of it, but I
4 do recall it was a very nicely conceived
5 architectural plan. I really have no
6 questions. It looks like a vast improvement
7 from what is there right now, at least from an
8 architectural standpoint.
9 THE CHAIRMAN: So we're ready to hear
10 from your landscape.
11 MR. CAMPANA: Okay. Mark, you could
12 share your screen whenever you're ready.
13 MR. BENEDICT: Hello, everyone.
14 THE CHAIRMAN: Good evening.
15 MR. BENEDICT: Are my pictures up
16 there? This is my first Zoom.
17 MR. CAMPANA: The landscape plan is
18 there, yes.
19 MR. BENEDICT: I don't see a picture,
20 so I can't quite see that. On the far left
21 hand side facing Main Street, we want to start
22 with low Boxwood. If I scroll up here, it's
23 just a simple Boxwood hedge along the sidewalk,
24 Green Mountain, something like that, just to
25 keep the mulch and the soil in the planting
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

bed. In the corners of the building up here at the top right-hand side on either side of the front door and then down here on Hall Avenue in this corner, we would like to put in four Carpinus, Hornbeam trees. Narrow, they are easily pruned. They have a great green color during the spring and summer and a beautiful yellow color in the fall.

Underneath those -- as you saw on Louis' pictures previously -- large windows, the windows go pretty much all the way down to the floor level there, I would like to put in some white Hydrangea, Tartiva Hydrangea, Paniculata. They would go underneath the windows, kind of soften the view from inside the building, as well as looking from the street. In between those windows at the corners, and in between here and here, just a Fastigiata Boxwood, again, to keep it green all year long. Same thing on this side on Hall Avenue, we have the Hornbeam tree in the corner by the front door under planted with the white Hydrangea and the Boxwood hedge with Fastigiata Boxwood in between each window, as well as here

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

going towards the parking lot.

If I go up here, you all know what white Hydrangea looks like. Shouldn't grow more than two and a half to 3 feet tall, so that shouldn't pose any problem with them looking out the windows. The Fastigiata Boxwood up here grows only about 6 to 6 and a half feet tall, but it's easily shaped, as well as the Boxwood hedge. The Carpinus, European Hornbeam, a very narrow tree, also gives it some color up there against the white brick facade, kind of break that up a little bit, and gives it some interest through at least three seasons.

Going back again on Hall Avenue, we've got one, two, three, four, five trees. We're suggesting the Yoshino Cherry tree. Nice light white flower during the spring, and then just a nice green leaf through the -- into the fall of course it would change colors to a yellowish orange.

We kind of want to make this parking area a little bit more welcoming, a little bit less commercial. It would also be under

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

planted with Boxwood. Inside the Boxwood hedges, we would put the white Hydrangea as well to keep that going all along Hall Avenue. To frame the parking area, we would like to do something like this picture here showing a Hornbeam hedge on top with a 4 foot fence underneath, this way it kind of blocks the commercial area next door, gives us something nice and soft to look at, makes it less commercial for the apartment people there, the tenants, and that would go along two sides, the back here, as well as where the school is along this property line here. Underneath those Hornbeams, just a simple ground cover like Japanese forest grass set back a little bit. That's probably where they're going to put a lot of snow during the winter, so we didn't want to get too complicated. Just something to keep it soft and keep the mulch and soil in place during the year.

That's pretty much it. Any questions?

MR. CAMPANA: One thing I want to add to that -- thank you for your presentation, Mark. Louis Campana here. We do plan on up

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

lighting a good amount of these trees and also providing the parking space with some ambient lighting just for safety reasons, and also for aesthetic purposes as well. Do you just want to point out where those are on your plan?

MR. BENEDICT: Yes. There's an existing light pole back here on the top left corner, and then we will probably add another one here in the bottom left-hand corner for equal coverage. Right now, there's an overgrown tree in this area. We'll probably take that down. It poses some kind of a hazard there. It's leaning over towards Hall Avenue. So we have to remove that anyway. As Louis said, the up lighting underneath these Cherry trees back here, as well as possibly doing some lighting along the fence on each side, possibly. Possibly. We'll have to see what the conditions are.

I also missed here. On either side of the parking entrance, there are two brick piers that will be whitewashed to match the building. Those would have a sign on it, the number of the building, name of the building if there is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

one, and it would also have lights, again, to help people enter the parking area.

THE CHAIRMAN: So the landscaping sounds intriguing. Is the landscaping depicted on any of your plans, Mr. Campana?

MR. CAMPANA: They're not depicted on the rendering themselves. The renderings could certainly be updated to show this. It was just done recently.

THE CHAIRMAN: It sounds very interesting, that's why I was asking. If we go to your plans, we'll see the extent of all of this?

MR. CAMPANA: Sure. Should I share my --

THE CHAIRMAN: Yes, let's go back to it. Now that I see what the landscaping actually looks like, I want to try and --

MR. CAMPANA: Put it together. Let me share my screen.

THE CHAIRMAN: Right. Your building with his landscaping.

MR. NEMECEK: You're making the very most out of a very limited space for the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

landscaping.

THE CHAIRMAN: I didn't really think there was that much room.

MR. CAMPANA: There isn't. A good thing about that is, the plants that are here and along the side of the building here, those are actually in Town property. So right now they're being, obviously, maintained or were maintained and used by the previous owner of the building. So our intent here is to clean up all of what's there now because it is a lot of overgrown material. We wanted to create a landscape plan, if you also recall, not only the color scheme of the building, but also give it a nice formal but soft base.

The trees that Mark has proposed, the Hornbeams that would sit here and here, this corner, and then here again, those would act as a nice feature to, again, soften I wouldn't say the height of the building, but give the residents from inside more of a green atmosphere as well so they're not just looking out over onto the street. It also would provide a sense of scale to the building as

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

viewed from the street. Now, the under planting, the Boxwoods and Limelight, would really enhance the views from inside the building, but I think, more importantly, from the exterior. That will all be here and here lined by the Boxwood hedge, which would be a manicured hedge, more like a rectilinear shape, but that low so that the Hydrangea would be viewed a bit higher than that. Then here, this is where we would have the Yoshino Cherries, and that would line the parking lot. It's hard to see it in this.

THE CHAIRMAN: It softens up that entrance over there.

MR. CAMPANA: It softens it. Right now it's basically -- I'll show you.

THE CHAIRMAN: It's a fence; right?

MR. CAMPANA: Yes. It's in the photos somewhere. It's a chain link fence, which is right here. We're proposing to soften that, give it more of a residential feel, even though it's a commercial property.

THE CHAIRMAN: Great. Thank you. I appreciate the landscaping now.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

MR. CAMPANA: Thank you.

THE CHAIRMAN: Thank you, Mr. Benedict.

MR. BENEDICT: You're very welcome.

THE CHAIRMAN: So next consultant.

MR. CAMPANA: My next consultant would be Mr. Stein from Hudson Engineers to review his drainage plans and improvements to the site.

UBADAH: Hi, this is Ubadah on behalf of Hudson Engineering. Margaret, would you mind adding the second computer?

MR. CAMPANA: Sorry, it's not Mike Stein.

MS. UHLE: Okay.

UBADAH: Thank you. Can everybody see the screen?

MR. CAMPANA: Yes.

UBADAH: Good evening, Ubadah from Hudson Engineering. With regards to the storm water design, we did testing at the rear of the site, the only real location that we could put storm water. We encountered ledge rock at a relatively shallow depth. With the required

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 separation from ground water and ledge rock,
 2 there isn't enough space to put an infiltration
 3 system. However, on the site regardless, the
 4 pre versus proposed there's actually a
 5 reduction of about 180 square feet of
 6 impervious area, so we're down in impervious
 7 area. There is an existing catch basin on the
 8 site in this area here that goes to an existing
 9 dry well. Unfortunately, the existing dry well
 10 has some standing water, so it's not fully
 11 functioning or fully infiltrating into the
 12 ground. So we're proposing a water attenuation
 13 gallery to control and slow the rate of runoff
 14 from the site, which would then overflow into
 15 the Town's existing catch basin here, which
 16 once we get an updated survey, we will fully
 17 update and design everything to the maximum
 18 extent with regard to elevations.

19 As far as storm water on the site, the
 20 existing building's roof leaders all connect to
 21 this catch basin, and all the runoff from the
 22 rear parking lot goes into this catch basin as
 23 well. Any questions?

24 THE CHAIRMAN: What does the detention
 25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 tank do?
 2 UBADAH: It's an attenuation gallery,
 3 so the water goes into it, and then there are
 4 smaller holes that control how fast the water
 5 flows out of it.

6 THE CHAIRMAN: Oh, into the storm
 7 water, into the Town water. Gotcha.

8 Ubadah: Yes.

9 THE CHAIRMAN: I see. So all of the
 10 water coming off the building goes there, stays
 11 there, it just controls the flow.

12 UBADAH: It actually goes into the
 13 catch basin, which has a dry well. Eventually
 14 any overflow from the existing dry well system
 15 would go into the attenuation gallery and
 16 overflow into the Town's system.

17 THE CHAIRMAN: At a predetermined rate
 18 to slow it down?

19 UBADAH: At a reduced rate, yes.

20 THE CHAIRMAN: So it doesn't surge.

21 UBADAH: Yes.

22 THE CHAIRMAN: Makes sense. So we'll
 23 have our consultants review all of this,
 24 Margaret?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 MS. UHLE: Yes. Joe actually did
 2 review it. I think he reviewed it based on the
 3 electronic version of the drawings that he was
 4 able to access. He did send me an email
 5 basically saying that the SWIFT appears
 6 adequate, the plan proposed is a closed system
 7 for storm water mitigation, the design appears
 8 adequate given the nature of the site. So he
 9 will give a more formal review when it returns
 10 to you, but he definitely indicated to me that
 11 he did not see any significant problems, for
 12 the most part it's complete, it's more minor
 13 details that he'll coordinate with Hudson
 14 Engineering.

15 THE CHAIRMAN: Sounds good to me. All
 16 right. Thank you for that presentation.

17 The last consultant is traffic.

18 MR. CAMPANA: Mark Petraro, yes.

19 MR. PETRORO: Yes, hello. I'm Mark
 20 Petraro from JMC, a professional licensed
 21 engineer in New York, as well as a professional
 22 traffic operations engineer.

23 I had provided two letters to the
 24 Board. One was dated June 26th, 2020, with a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 follow-up letter in response to a comment
 2 letter. Our letter was dated 7/14/2020.

3 In our initial letter, we provided a
 4 trip generation for the residential units, the
 5 five units. So based on Institute of
 6 Transportation Engineers, which is an industry
 7 standard publication, the residential units is
 8 projected to have three total trips in the
 9 weekday A.M. hour, four total trips in the
 10 weekday P.M. hour, and four total trips on a
 11 Saturday midday hour. Those are typically the
 12 hours that would be looked at in a full blown
 13 traffic study. Obviously, those are very minor
 14 volumes, not anticipated to be perceptible to
 15 normal traffic on the roadways.

16 In the initial letter, we also looked
 17 at the parking. Again, we looked at ITE
 18 publication for how much parking is projected
 19 for the residential use as well as the office
 20 use. With mixed use, you actually have a
 21 circumstance where you could use a shared
 22 parking concept, which is basically the use of
 23 a parking space by multiple uses. So since the
 24 residential is there, basically with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 residential you have people parking overnight
 2 on a weekday. That's when their peak parking
 3 demand would be there because, otherwise,
 4 during the day they're out at their job during
 5 the day. They also have, you know, peak
 6 parking demand on the weekend as well.
 7 Conversely, actually, the proposed office is
 8 basically the opposite, where the office you
 9 have the higher parking generation during the
 10 day when people are actually there working. In
 11 that case, the residential is very low, if any
 12 parking demand during that time period during
 13 the day. Actually, in most circumstances, the
 14 office is going to be closed on the weekend
 15 too, so all that parking on the weekend will be
 16 available to the residential uses on the
 17 parking.

18 So with the ITE parking generation,
 19 the residential use is shown to have a parking
 20 demand of seven spaces on a weekday and a
 21 Saturday, and then ITE for the office shows a
 22 parking demand of nine spaces on the weekday.
 23 That also projected one space on a Saturday for
 24 the office, but again, the office is going to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 be closed, so that one space on a Saturday
 2 doesn't apply. We did provide that in our
 3 letter.

4 So again, with the proposed parking of
 5 11 spaces on the property and with the use of
 6 the shared parking, it could be accommodated to
 7 accommodate the parking for the mixed use.
 8 It's because of the variation of the parking
 9 demand and times of the hours of the day and
 10 days of the week, it could be accommodated.

11 Lastly, in our initial letter we
 12 looked at the sight distance at the existing
 13 access that would be utilized as part of the
 14 proposed development. It was determined that
 15 looking at the available sight distances, it
 16 could accommodate the desirable stopping sight
 17 distance, which is based on 30 miles an hour in
 18 both directions on Hall Avenue. It's a little
 19 deceiving because just to the east of the
 20 property you're coming from the intersection,
 21 which you probably wouldn't be driving 30 miles
 22 an hour. You're coming either from a stop or
 23 you're turning. You're not doing 30 miles an
 24 hour through that intersection. It is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 accommodated. So again, that's our initial
 2 letter.

3 Then we got a comment letter from your
 4 consultant, Maser Consulting, Dr. Phil Greal. We
 5 updated our trip generation to include the
 6 proposed office use. When you include the
 7 office use and the residential together, the
 8 peak weekday A.M. hour the total trips is 10,
 9 the peak weekday P.M. hour the trips is 13, and
 10 during peak Saturday midday hour the trips is
 11 five. However, that five includes one trip for
 12 the office, which, again, would not be there,
 13 so it would really be four trips.

14 Then also in our second letter, we
 15 discussed the proximity to the Waverly School
 16 right behind the property, and we talked about
 17 the impact that the project would have with
 18 traffic related to the arrival and dismissal
 19 times of the school, and it's very minor trips
 20 to be anticipated during this time. Again,
 21 based on ITE data, during the arrival time of
 22 the school, which school hours are from 8:38
 23 a.m. to 3:00 p.m. on weekdays, the arrival time
 24 the project is anticipated to have six total

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 trips, and during the weekday afternoon
 2 dismissal time, it's predicted to have eight
 3 total trips during those times. So it
 4 represents one trip every 10 minutes during the
 5 morning, and one trip every seven and a half
 6 minutes during the afternoon dismissal time.

7 That was really it. We talked about
 8 some of the characteristics of the intersection
 9 of Hall Avenue and Main Street. We do have
 10 Hall Avenue being a stop control approaches to
 11 Main being an uncontrolled approaches, just a
 12 typical two way intersection. However, Hall
 13 does have that one way flow coming from 22.

14 After our second letter, we did
 15 receive a Maser review letter dated July 16th
 16 saying: We find the applicant's engineer has
 17 addressed all traffic and parking related items
 18 relative to the proposed development. That's
 19 really the synopsis of our two submissions, as
 20 well as the consultant's review.

21 THE CHAIRMAN: Okay. Thank you. I
 22 have one question, so hold on. I'm going to go
 23 with if the traffic consultant said that, he
 24 understands it much greater than I do right

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 now. As long as Dr. Grealy agrees, I'm okay
2 with that.

3 The one question I did have that I
4 wanted to ask you, if there was guest parking,
5 just in general, where do guests stay? That's
6 a condition that we don't currently have;
7 right? They do street parking, there's
8 available parking in the area?

9 MR. PETRORO: The ITE data that I had
10 mentioned, it includes all parking related to
11 that use, so it would include guest parking as
12 well. In the first letter, I did mention areas
13 of street parking is available as far as just
14 opportunities. We didn't do a parking study of
15 how much of on-street is available, but there
16 is nighttime street parking that is available
17 if there is a need for any other reserved
18 parking or extra surplus.

19 MS. UHLE: Can I just add to that very
20 quickly too? That question comes up every time
21 we have a multi-family residential application.
22 Our zoning, when it says you need 21 parking
23 spaces or 28 parking spaces, whatever it is,
24 that anticipates guest parking as well. Unless

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 you're having designated parking for residents
2 that exceed that, there's an anticipation that
3 what our zoning requires accommodates both our
4 residents and guests.

5 MR. CAMPANA: I just want to
6 interject. I did do an offsite parking
7 analysis as part of the initial presentation.
8 There are on Main Street -- I believe there's
9 21 spots on Main Street directly across from
10 the building that go from Hall Avenue basically
11 down to AMHAC -- I'm sorry, Main Street from
12 Hall Avenue all the way down to AMHAC. Then on
13 Hall Avenue in between Route 22 and Main
14 Street, there are an additional four spots.
15 They're limited in terms of time, but those
16 could be used throughout the day for whether it
17 be the insurance or accounting firm's clients
18 and/or guests during the evening hours.

19 MS. UHLE: Louis, even though your
20 traffic engineer and the Town's traffic
21 engineer said that they felt that the 11 shared
22 spaces was sufficient, the Zoning Board will
23 definitely want to see a graphic of where those
24 parking spaces are and what the restrictions

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 are on them. That's going to be probably one
2 of your arguments in favor of the area
3 variance.

4 MR. CAMPANA: Of course. Thank you.
5 Any questions from the Board?

6 THE CHAIRMAN: I think we covered
7 everything. So what next? This is still a
8 public hearing?

9 MR. CAMPANA: Yes.

10 MS. UHLE: Yes.

11 THE CHAIRMAN: Let's see if there are
12 any comments from the public.

13 MR. TUDISCO: If there are any members
14 of the public that wish to comment, just raise
15 your hand and I'll invite you to un-mute
16 yourself.

17 I don't see anyone.

18 THE CHAIRMAN: Okay. Thank you.

19 Good. I will go by your cheat sheet here,
20 Margaret, and figure out what to do next. I
21 think that, as you said, our consultants have
22 sort of addressed all of the SEQRA type issues.
23 So I'm going to make a motion that the Planning
24 Board serve as the lead agency for the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 7/21/20

1 environmental review of Application 20-08, 291
2 Main Street.

3 MR. NEMECEK: Second.

4 THE CHAIRMAN: All in favor.
5 (AYE)

6 THE CHAIRMAN: The next motion
7 addresses the SEQRA issues. So I'm going to
8 make a motion to adopt a Negative Declaration
9 for this Application, 20-08, 291 Main Street.

10 MR. NEMECEK: Second.

11 THE CHAIRMAN: All in favor.
12 (AYE)

13 THE CHAIRMAN: Unless we have any
14 other comments, I'm going to make a motion to
15 refer this application, 291 Main Street, to the
16 ZBA for consideration of the area variances.

17 MR. NEMECEK: Second.

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

20 THE CHAIRMAN: So then as we said,
21 when you -- actually, we didn't say this but
22 Margaret made a note for the Planning, that
23 when you come back, I would imagine all of the
24 other site elements, including fencing, and

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 lighting, and refuse inclosures, and all of
 3 those other site issues be further addressed
 4 when you come back.
 5 MR. CAMPANA: Correct.
 6 MR. CUNNINGHAM: I have a question. I
 7 can only see the landscape drawing and the
 8 drawing that I have here in front of me, which
 9 is very nice. Did you say there was a
 10 rendering of the building with the landscaping?
 11 MR. CAMPANA: We had the building
 12 rendered prior to the landscape plan being
 13 done. So what we can do is, we can update that
 14 with the specified plantings for the ARB and
 15 also --
 16 MR. CUNNINGHAM: When it comes back?
 17 MR. CAMPANA: Yes.
 18 MR. CUNNINGHAM: Okay. That would be
 19 great.
 20 MR. CAMPANA: Margaret, just for
 21 clarification, does that landscape plan need to
 22 be addressed prior to the Zoning hearings?
 23 MS. UHLE: You mean the renderings?
 24 MR. CAMPANA: The renderings, yes.
 25 MS. UHLE: No. I mean, it would be

DINA M. MORGAN, REPORTER

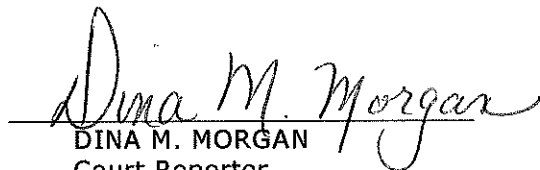
1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 helpful if they're as accurate as possible, but
 3 I don't think that's going to be important for
 4 their consideration of the area variances.
 5 MR. CAMPANA: Okay. Thank you.
 6 THE CHAIRMAN: So that being said, I
 7 think we're done with this application. Thank
 8 you.
 9 MR. CAMPANA: Thank you.
 10 THE CHAIRMAN: We'll see you when you
 11 come back. Good luck. We'll see you again.
 12 We don't have any minutes to approve,
 13 so we're done; right?
 14 MS. UHLE: That's right.
 15 THE CHAIRMAN: Until September. Enjoy
 16 the rest of the summer, guys.
 17 MR. TUDISCO: Mr. Chairman, I'm sorry,
 18 did you actually close the public hearing on
 19 that?
 20 THE CHAIRMAN: No.
 21 MS. UHLE: No. It's going to remain
 22 open because it's going to come back.
 23 MR. CUNNINGHAM: It will stay up open;
 24 right?
 25 MS. UHLE: Yes.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 THE CHAIRMAN: Mark, good to hear from
 3 you there. You hung in. I think Louis also
 4 thanks you tremendously.
 5 MR. CUNNINGHAM: Mission accomplished.
 6 THE CHAIRMAN: All right, guys, let's
 7 go out for a drink. So I make a motion to
 8 close the town of Eastchester Planning Board
 9 meeting of Tuesday, July 21, 2020.
 10 MR. NEMECEK: Second.
 11 THE CHAIRMAN: All in favor.
 12 (AYE)
 13 THE CHAIRMAN: Take care, guys.
 14 MS. UHLE: Goodnight.
 15 MR. CAMPANA: Thank you for your time,
 16 I appreciate it.
 17
 18 (MEETING ADJOURNED.)
 19
 20
 21
 22
 23
 24
 25

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 7/21/20
 2 C E R T I F I C A T I O N
 3
 4 STATE OF NEW YORK)
 5) Ss.
 6 COUNTY OF WESTCHESTER)
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a videotape of the actual hearing. I was not
 13 present for such hearing. The videotape was
 14 taken and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 6th day of November, 2020.
 22
 23
 24
 25


 DINA M. MORGAN
 Court Reporter

DINA M. MORGAN, REPORTER

- 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

CORRECTION SHEET

<u>PAGE</u>	<u>CORRECTION</u>
-------------	-------------------

DINA M. MORGAN, REPORTER