EASTCHESTER PLANNING BOARD - 7/21/20

THE CHAIRMAN: So for the viewing audience right now, this is the town of Eastchester Planning Board meeting of Wednesday, July 21, 2020, and we're currently waiting for one other board member to log in to the Zoom meeting. Once he's in, we'll let you know and we'll begin the meeting.

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

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

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

THE CHAIRMAN: We have three people.

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

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

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

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original house was very small, small rooms, not very open. This is a much more open plan with bedrooms and, you know, larger closets and master bath above.

This was what we presented to the ARB. It's clapboard and shingles, with large windows, white and black and gray seam metal roofing accents. Here are the final elevations. The ARB had questions about this area being shingles, so it's now clapboard, and we all agreed that that looks fine.

That's really it. I'm happy to entertain questions or look at anything you would like.

MR. NEMECEK: What was the variance that was granted specifically with respect to the square footage overage?

MR. COLEMAN: It was gross square footage. We met lot coverage and development coverage.

MR. NEMECEK: And all the setbacks are --

MR. COLEMAN: All the setbacks were conforming. I found, a little bit late in the

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game, buried in the code, the gross square footage. This is what was allowed, this is what was existing, so we needed a variance for 900 square feet, partly because we're building over the garage. We've been very careful and very concerned about being contextual, breaking up the massing, etcetera.

MR. NEMECEK: Margaret, if you could inform me, the storm water management, the unit, etcetera, in the back, the CULTEX, because this is just a -- this is not a building from scratch or tear down, this is just an addition, that requirement is promulgated or is there a negotiation with the Town?

MS. UHLE: No no. We require that all applicants that are doing additions and alterations, whether it's commercial or residential, design so that there is no net increase in runoff or up to a 50 year storm event. We review those internally as part of our plan review. The only difference is for new construction and larger projects, we use Joe Cermele mostly as a time factor. For

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THE CHAIRMAN: Yes.

MR. COLEMAN: So it's basically an off-white scheme, gray asphalt shingle roof, and then there are metal accents. The one thing we added was a front porch for the project, so this is the front porch. It's metal roof accents. We have gables here, and then we have sweep here that will be clapboard.

THE CHAIRMAN: And the shingles' color.

MR. COLEMAN: Everything is white with black sashes and white trim too. We have oversized windows that were required to meet the bedroom egress. We chose to kind of keep that scale.

THE CHAIRMAN: It's beautiful. Okay, I'm good. Any other questions from us, guys?

MR. CAMPANA: I think I'm good. I like the sweep over the garage. I think that was a nice touch there. Reminiscent of the New England vernacular.

MR. COLEMAN: Yes. That was a nice slip of the hand during the sketch.

MR. CAMPANA: That's how it works.

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MS. UHLE: I just wanted to clarify something. The Architectural Review Board recommended that they consider working with the Highway Department to put a street tree in front of the house, and they were perfectly open to that. I contacted the Highway Department, and they said they would add the property to their list of sites to evaluate in the spring. They need to see how close it might be to other street trees and other conditions. So they did add it to the list for evaluation. That would not happen until the Spring of next year. Of course the applicants, if they wanted to plant a tree on their property, they would be perfectly welcome to do that. For a street tree, which is what the ARB recommended in the Town right-of-way, that would be evaluated by the Highway Department to determine if that was appropriate.

THE CHAIRMAN: So that would be anywhere in the town right-of-way on the road; right?

MS. UHLE: That's correct.

THE CHAIRMAN: Right over there.

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Cool.

MR. NEMECK: It's a great program that the Town has. I don't know if everyone knows about it, if the general public is knowledgeable about it. It's certainly a very good program and it fills a lot of needs. The Town gets trees, and the trees suck up all that extra water.

THE CHAIRMAN: So we have to do a hearing. So for this application, I make a motion to open the public hearing on Application 20-11, 24 Hickory Hill Road.

MR. NEMECK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. TUDISCO: Okay, Mr. Chairman. If there is anyone from the public who would like to make a comment on this application, please raise your hand and I will invite you to un-mute your phone.

It appears that we have a member of the public who wishes to be heard on this application. I'm going to allow you to talk. Please un-mute yourself and state your name and address.

MR. EDELSTEIN: Hello. Can you hear me?

MR. NEMECK: Yes, we can.

MR. EDELSTEIN: Hi. This is Jeff Edelstein, 22 Hickory Hill Road.

THE CHAIRMAN: Good evening.

MR. NEMECK: Hello, Mr. Edelstein.

MR. EDELSTEIN: Overall, I would say we're pretty happy with this. Actually, I wasn't planning to say anything. We really actually don't want to slow this down. The one thing that occurred to me when you were talking about the massing and breaking up the facade on the front side of the house is that -- and I am not looking at the view on our side -- I was just wondering a couple of things; one, if you could show us that, and is that really broken up on the side facing us? So you're pointing to that; right?

MR. COLEMAN: Are you the yellow house to the north?

MR. EDELSTEIN: Yes.

MR. COLEMAN: This is your house right

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MR. EDELSTEIN: Actually, it says, front elevation, but that's actually side; right?
MR. COLEMAN: It may be true. Let me see here. Yes, correct. So this is the elevation facing your house. There is this sweep that comes around the back. So there's a shadow line right here. This projects slightly over. It's broken up into sort of two horizontals.
MR. EDELSTEIN: I'm sorry, can you say that again?
MR. COLEMAN: We are planning some planting to screen the front and probably this view back here.
MR. EDELSTEIN: Okay. I apologize that I didn't research this more. On our side, is it shingle or clapboard?
MR. COLEMAN: Clapboard.
MR. EDELSTEIN: Okay.
THE CHAIRMAN: May I just ask one question, Mr. Coleman. What is the relief on there?
MR. COLEMAN: They also are very large.

MR. COLEMAN: This is clapboard. It's maybe a 3 inch projection where it sweeps out here, and then there's trim board that divides this in half. At one time, this was shakes. We had shakes running all around the second floor, but we moved away from that, and the ARB also didn't like that much differentiation between the two.
MR. EDELSTEIN: Because I think that might have been what we had originally seen. I guess I'm a little concerned that it's coming 8 feet closer to us now, that it feels fairly monolithic even with that shadow line that you're talking about. Given that it's all horizontal clapboard, if feels like it's not going to feel very broken up.
MR. COLEMAN: Right. One scheme we had actually had this as clapboard, and then it wrapped around.
MRS. VINCENZO: I don't think that was ever submitted, James.
MR. COLEMAN: I could pull it up. Let me look at the original ZBA hearing.
MRS. VINCENZO: Another thing that
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upper portion of the pane, so the top half of the double hung. That's going to go in, you're going to have that trim on both sides of the window, the upper and lower portion of the double hung.

MR. COLEMAN: I agree with Louis, the ZBA proposal was worse because this is the elevation, and the windows pattern wasn't as good, and we didn't have that horizontal. We actually added this ourselves. We moved on from this one.

MR. EDELSTEIN: I see. You didn't have that shadow line. To be honest, I hadn't even been thinking of having any comments until you showed the front elevation in a New England vernacular, and I thought, wow, that looks so nice, that it just felt it contrast to that more, you know, like I said -- I hate to use the word monolithic -- the side feels drab compared to how nicely the front is done. I realize you can't break up the side the same way you can with those gables and everything so.

MR. COLEMAN: Also, you know, this is

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receding, so I think the scale -- this is taller and this is actually -- this you won't be able to see but this is receding here. This is the chimney. You will see some of that pushing and pulling. You'll see this, and this comes out and this steps back. Here's a little bit more. There is actually division here.

THE CHAIRMAN: That doesn't do it justice, that elevation. That elevation looks like it's flat on that side where your cursor is.

Just go back to the detail of the window on the bottom left, 400 series. It looks like the trim is higher above the window, right, that piece of molding there?

MR. COLEMAN: It is.

THE CHAIRMAN: Is that the way it's shown? It seems like there's a distance between that trim and top of window. Is that shown such on your elevation?

MR. COLEMAN: It is, actually.

THE CHAIRMAN: There is a gap there.

MR. COLEMAN: This is a little bit taller here. This is a standard -- that image

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is not really proportionally correct. This is a standard Andersen trim package. So the window is actually bigger than it appears. I did adjust it, but this is actually thicker than it appears.

THE CHAIRMAN: Okay. Right.

MR. COLEMAN: It's a four and a half inch trim.

THE CHAIRMAN: All the way around?

MR. COLEMAN: Yes.

THE CHAIRMAN: What's the projection from the top piece of trim? That's probably a couple of inches; right?

MR. COLEMAN: Here.

THE CHAIRMAN: Yes.

MR. COLEMAN: I don't actually have the section on that. I could can send you that.

THE CHAIRMAN: It's not flat; right?

MR. COLEMAN: No, it's not. It's a crown that wraps around both sides. It projects out the front the same as it does on the sides.

THE CHAIRMAN: So that adds some

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shade.

MR. COLEMAN: Some interest, yes.

Then there's a sill, which there's a shadow here. This also is five quarter trim, so there is some interest.

THE CHAIRMAN: Right. There's a sill that projects.

MR. COLEMAN: Yes. Then a sill here.

THE CHAIRMAN: Got it. You wouldn't see that on that elevation.

MR. COLEMAN: Then it's a double hung, so this is proud. The upper sash is proud of this.

THE CHAIRMAN: So there are some details on the windows.

MR. COLEMAN: Yes.

THE CHAIRMAN: Go back to the side elevation, please. All right, I see it.

MR. COLEMAN: Actually, let me just pull up one other elevation quickly. I didn't shade these. This shows it a little better, the character. This is the first time I've been before Eastchester, so I didn't realize Planning looked as carefully as ARB does. I

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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.

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2 MR. EDELSTEIN: One other thing, if I
3 could, Mr. Coleman. Can you still hear me?
4 MR. COLEMAN: Yes.
5 MR. EDELSTEIN: This may not be
6 something that’s under the purview of the
7 Planning Board this hearing, but you mentioned
8 the plantings, and, as you probably know, there
9 is a very good solid sizable hedge that’s
10 already there between the two properties.
11 MR. COLEMAN: Yes. It’s shown on that
12 survey. Actually, Nick, maybe you could speak
13 to that a little bit.
14 MR. VINCENZO: As we got further down
15 the line of really closing out the
16 construction, I was actually going to talk to
17 you and see -- they’re almost overgrown to the
18 point where I think pruning might not be the best
19 way to go. Again, I would try to work
20 something out with you, Mr. Edelstein, where we
21 could put up arborvitae or another evergreen
22 type bush there and just do a new planting down
23 the side. You know, instead of having a brand
24 new house with plantings that might not be able
25 to be pruned well, if we went brand new, that’s

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2 not something I’m opposed to. I would
3 certainly do that.
4 MR. EDELSTEIN: That sounds good. I
5 appreciate that. I’ve been meaning to reach
6 out to you for weeks now to talk about that.
7 I’m sure we could operate on that and come up
8 with something.
9 MR. VINCENZO: Next time we’re over
10 there, what I’ll do, I’ll leave my phone number
11 in your mailbox. Feel free to reach out to me.
12 Anything questions, anything like that, I’ll
13 get right back to you.
14 MR. EDELSTEIN: All right, that sounds
15 good.
16 MR. NEMECZEK: I have a question for
17 Mr. Coleman. Is there an air conditioning
18 condenser somewhere on the site plan, or is
19 there one on the property?
20 MR. COLEMAN: I added that into the
21 impervious area calculations because we’ll need
22 to, and I believe it needs to respect the set
23 backs as well. We’ve been sort of discussing
24 where we might put those, whether we go with
25 units that mount on the house. That’s

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

2. THE CHAIRMAN: Mr. Edelstein, any other comments?

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

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

5. So, Mr. Tudisco, anyone else?

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

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

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


10. THE CHAIRMAN: All in favor.

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2. (AYE)

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

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

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

6. MR. NEMECEK: Second.

7. THE CHAIRMAN: All in favor.

8. (AYE)


10. MR. COLEMAN: Thank you very much.

11. THE CHAIRMAN: Congratulations, guys.

12. It's going to look very nice.

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

14. MS. UHLE: No.

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

16. MS. UHLE: They're muted.

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

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

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

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

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thing. Hold on. Sorry. Let's try that.
There we go.
MS. UHLE: There you go.
DR. RENTZ: Okay. Good evening,
everybody. My name is Dr. Ivy Rentz. I am the
owner of Kidz Corner. We are currently located
at 777 White Plains Road in Scarsdale. The
project I have before you tonight is a proposes
project to demolish the existing building at
189-191 Brook Street, and construct a new
building for the purposes of day care.
We plan to service about 59 children,
which is a reduction from where we are
currently. Right now, it's 72. The ages of
the children will be between 6 weeks and
5 years old. We currently do a drop off
system, which is that all the parents -- well,
it changed a little bit because of Covid.
Parents must bring their children to the door.
We receive the child from the door. They must
park their cars. They drop off every couple
of -- in the morning starting from 7:00, every
5 to 10 minutes, and then at the end of the day
it starts again around 4:30 parents are picking

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up every 10 to 15 minutes, approximately 3 to 4
parents at a time.
Right now, we have some pictures of
the existing site. The site is the house right
in the middle. You could see right here, this
is it. It's covered with a lot of ivy and
shrubbery. Here are some more adjacent
properties so you could see what's around it.
Alongside that same street, there are several
houses that I took pictures of. This is going
up towards White Plains Road. There's a
parking lot across the street, there's a CVS,
another residential apartment building, a
parking lot, and then there looks like a tile
store right directly across the street.
What we are proposing, it would be
like a lesser use than residential because
we're not opening on the weekends. We close at
6:30. Right now, we have 24 employees. That
number will change to 17 in the new location,
and approximately two thirds of my employees
take public transportation. They do not drive.
If you look around the area, there's quite a
few parking spaces, but I'll get to that. I'll

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let the architect present first before I get to
the parking. Theresa?
MS. BEYER: Yes. Just to note that
the existing house, while quite charming, is
very dilapidated, and it is actually on city
property. It extends two and a half feet over
its lot line. So it really can't stay. We
couldn't possibly reuse it.
The day care center, we really have to
stick to two stories because the toddlers and
babies need to be able to be on the ground
floor so they could escape easily in an
emergency and only the big kids are upstairs.
So we ended up having to get a little closer to
the lot lines than we would have liked to, but
this house is really very -- I mean this
building is really very modest. Day cares
don't make a lot of money, so we tried to keep
it quite simple. A little bit residential
feel, but kind of a mix of that sort of, you
know, 19th Century commercial and somewhat
residential with a front porch.
The materials are HardiePlank,
actually very much like the first project you

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saw, kind of all whitish, light gray Hardie
Board, possibly a darker gray, and we are going
to put white trim on and white metal coping on
the top that will be a little bigger than
what's minimal. There is a fire escape in the
back. That's required by code for us. Because
we were so tight for space, a lot of decisions
got made for us.
The building is just 21 feet high.
It's actually quite a bit smaller than some of
the surrounding buildings. I think later on
you'll see a 3D picture where we kind of pasted
it in with the two buildings on either side.
We're keeping the driveway pretty much
where it is, and we have three parking spaces.
Here's the plan, if you want to see how it
actually all works.
DR. RENTZ: I'll get to the parking
spaces.
MS. BEYER: You come in here, there's
the required handicap space with the drop off,
and then the three parking spaces here. We
have a whole bunch of CULTECs underneath the
parking lot. The engineer will talk more about

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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?

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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

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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

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2 site and stop water runoff into that back
3 corner. So it accomplishes both those,
4 offering the kids a play area, as well as
5 stopping water runoff. You could see from the
6 drawings, that that retaining wall terminates
7 somewhere inboard of that back left corner in
8 order to make that grade transition. It is a
9 narrow site, and we've been able to try to
10 maximize the utility of the site by offering
11 that retaining wall to, you know, provide the
12 walkway access. Otherwise, it would not be
13 navigable.
14 THE CHAIRMAN: Could you just point
15 out the location of the that retaining wall on
16 plan?
17 MS. GRIGG: Right here. Thank you,
18 Ivy, you're able to point.
19 THE CHAIRMAN: Thank you.
20 MS. GRIGG: Okay, great. So that's
21 it. This is an image of that retaining wall.
22 The color will be determined. Right now, it's
23 showing as if it's what is called a willow
24 color, which is a very popular color.
25 With regard to landscaping, which Ivy

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2 had asked me to address, the landscape
3 architect who had participated in the
4 preparation of these documents is MKM out of
5 New Rochelle. What they have proposed here is
6 using Boxwoods around the front perimeter just
7 to kind of give it a little green trim.
8 Keeping things clean and well manicured is
9 important to the overall safety of the
10 facility. They can't have anything growing.
11 There's a lot of allergic responses that young
12 children may have to a variety of different
13 types of plants. Ivy has --
14 DR. RENTZ: We had bees. Remember the
15 bee attack?
16 MS. GRIGG: Thank you for reminding me
17 of that. So keeping it simple, we have front
18 and back sodded grass areas. So that's the
19 approach that we got. Left and right, we are
20 going to plant grass as well.
21 All right. So I think that that
22 pretty well explains the civil approach, both
23 the civil in terms of the storm water runoff,
24 the grading, the retention of the land by using
25 retaining walls, as well as the landscaping.

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

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

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

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

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

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

12. MS. UHLE: 24 units.

13. MR. NEMECEK: Yes, 24. I know we've actually looked at Brook Street and certain parking and traffic issues at this exact spot, where Ray intersects with Brook. So we have a familiarity with this already. One other thing I wanted to note -- that's just for your own information. It might be helpful. A second thing is, I know you're quoting times when parents have drop off, but I also heard you say that the range of ages that you take care of is from 6 weeks to 5 years, so I think by definition you're always cycling with new parents. Some may be repeat parents.

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

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

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

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2. DR. RENTZ: I have. Really do trips, any of those types of things.

3. We keep the children on site all the time.

4. It's just less of a liability for me.

5. Typically, we don't have a tremendous amount of parents arriving at the same time. The greatest number right now in terms of peak and I could go -- I have all the data, I could go back like seven years because the track all them times, the children are clocked in automatically. There's a time clock that clocks them in and clocks them out. When it clocks them out, it sends the parents all the information that the child did all day long. All of that is archived and tracked.

16. Typically, we never have more than four parents in any given 10 to 15 minute time span, that's what I'm saying.

19. MR. NEMECEK: This is definitely --

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

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

24. DR. RENTZ: I have it.

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2  MR. NEMECEK: Okay. Very good.
3  THE CHAIRMAN: So that will be handled
4  later. Any other comments, guys?
5  MR. CAMPANA: I just have a comment
6  pertaining to the architecture of the
7  structure. I'm Louis Campana, sorry.
8  Can you go to the rendering for me
9  that has the building between the two
10 structures on either side.
11  DR. RENTZ: The picture.
12  MR. CAMPANA: What are the ceiling
13 heights; first floor; second floor? I don't
14 know if the architect wants to discuss that.
15  DR. RENTZ: She can tell you that.
16  MS. BEYER: The height of the building
17 is 21 feet. I think they were assumed to be
18 about 8 feet.
19  MR. CAMPANA: This structure, is it at
20 a lower elevation than the house next door?
21  MS. BEYER: I feel like the person who
22 did the rendering might have done it a little
23 small.
24  DR. RENTZ: When I looked at it --
25  MS. BEYER: It's further back, which

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1  is why it looks too small.
2  DR. RENTZ: It almost lines up with
3 their second floor. They have a third floor.
4 The existing structure that's there now also
5 has a third floor, and it's pinned right up
6 against this right here. Theresa, am I
7 correct?
8  MS. BEYER: What?
9  DR. RENTZ: This is between the two
10 properties right here on the left.
11  MS. BEYER: On the left-hand side,
12 it's going to be further away from the house
13 than it is now.
14  DR. RENTZ: Right now it's so pinned
15 up, you can barely walk through.
16  MS. BEYER: You can't walk on that
17 side. It's like 6 inches.
18  MR. CAMPANA: I guess one of my
19 comments would be just to talk about the
20 architecture a little bit, to break up the
21 facade, and also add some architectural
22 interest to it as viewed from the street. Can
23 you go to the rendering, the closer or zoomed
24 in rendering of the front.

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1  DR. RENTZ: Okay.
2  MR. CAMPANA: Right here. This is
3 perfect. After I looked at the plans and I
4 looked at the elevation, I think what you can
5 do to create sort of a massing here, is take
6 those three columns, the center column and the
7 two columns to the right, use that to your
8 advantage, and then possibly add a window above
9 the front door and create a gable roof that
10 would cap those three windows. So you create a
11 gable, maybe pop that portion of the building
12 out about 18 inches because it looks like you
13 have some space, and that will give it more of
14 an in keeping feel with at least the structure
15 next to it and some of the other residential
16 structures, you know, in this area.
17  THE CHAIRMAN: Are you saying put the
18 gable in the middle?
19  MR. CAMPANA: No, not in the middle.
20 Not the gable on the porch. I'm talking about
21 a gable that would be either storage space or a
22 1/2 story above.
23  THE CHAIRMAN: I see.
24  DR. RENTZ: At the top of the

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1  building; right?
2  MR. CAMPANA: Correct.
3  MS. BEYER: I had considered putting a
4 whole gable on. It's relatively big square, 40
5 by 40, that unless I do something pretty
6 complicated with the roof, it was going to
7 start to get pretty darn expensive for no
8 reason because we can't really use that space.
9  MR. CAMPANA: You mean that 1/2 story
10 that would be created above the second floor?
11  MS. BEYER: Yes. Yes. I don't
12 disagree with you. I think it's a little --
13  MR. CAMPANA: It could be adding more
14 of an intricate cornice rather than just the
15 fascia and the gutter. That could also help.
16  MS. BEYER: Maybe some more built up
17 kind of edge pieces on either side. I'll play
18 around it. I'm certainly open to it. When we
19 started this, you know, I didn't really think
20 it was the Architectural Review Board. I
21 thought it was making sure the parking lot was
22 okay.
23  MR. CAMPANA: Where would the AC
24 condensers and mechanicals be located for this

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

MS. GRIGG: Let’s go back to the plan.

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

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

DR. RENTZ: It’s to the back by the staircase back here somewhere.

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

MR. CAMPANA: I don’t see them, that’s why I asked.

DR. RENTZ: They’re somewhere. I remember we had that discussion. I can’t see them on this.

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

THE CHAIRMAN: We don’t need to see it right now.

MR. CAMPANA: We don’t need to see it.

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

DR. RENTZ: I think we could do that.

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MS. UHLE: Your flat roof would be aligned with the eave of the one that’s on the --

DR. RENTZ: Yes.

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

DR. RENTZ: Okay.

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

DR. RENTZ: I think we could do that.

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

MR. VARIAN: May I interrupt,

MARGARET?

MS. UHLE: Yes.

MR. VARIAN: Gregory Varian. I’m not here tonight to speak, but I just wanted you guys to know who is this person on your screen.

I’m the attorney for the applicant.

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

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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.

THE CHAIRMAN: You're welcome.
MR. NEMECEK: Where is the existing
location exactly?
DR. RENTZ: In the Eastchester
Shoppes.

THE CHAIRMAN: We did that awhile ago.
MS. UHLE: Below DeCicco's.
MR. NEMECEK: It's the one in the big

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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,

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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

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2 things.
3 DR. RENTZ: Okay.
4 THE CHAIRMAN: So, Margaret, I don't
5 know if we alluded to it enough times, but we
6 certainly appreciate the architectural drawings
7 and renderings being a little more developed
8 and maybe a little less freehand so we could
9 understand how everything fits together. I
10 think we made a point about the renderings,
11 that they be detailed enough for us to say,
12 wow, that looks great and we approve when we
13 get to that point.
14 Similarly, a landscape plan. We
15 typically on new construction ask for a
16 landscape plan prepared by a licensed
17 architect.
18 MS. UHLE: I don't think that was
19 immediately apparent on the plans because I
20 think it was designed by the engineer,
21 possibly, unless I missed that.
22 DR. RENTZ: We had an architect that
23 did the plan. We didn't add a lot of different
24 types of flowers and bushes because we had a
25 lot of trouble recently. The children were

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2 attacked by bees that had dug down to the
3 ground. I ended up sending eight children and
4 four staff to the emergency room. We try to
5 keep anything that will attract anything away
6 from the day care.
7 MS. BEYER: So the landscape
8 architecture firm is MKM, who are located out
9 of New Rochelle. They took our base plan and
10 they added the landscaping information to it.
11 So that's why it seems like an extension of
12 Grigg & Davis' drawings because they're using
13 our base plan for that purpose and adding
14 planting schedules to it, as directed by Ivy.
15 MS. UHLE: That’s fine. The Town
16 requires a licensed landscaped architect. We
17 would just need to see their stamp and seal it.
18 DR. RENTZ: It's on the plans that I
19 submitted. It should be sealed.
20 MS. BEYER: Ivy, can you turn to their
21 plan? It's the last sheet.
22 MS. UHLE: That's okay, I believe you.
23 I didn't notice that initially. That's fine.
24 That's something that could be addressed at the
25 next meeting as well.

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MS. BEYER: I used to live there.
MR. NEMECK: 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.

while we were talking. I don't know if you could see it. I put shutters on, I beuffed 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.

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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. NEMECK: 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 now?

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2 Application 20-48, 291 Main Street. We’re
3 switching to Mr. Campana.
4 MR. NEMECZEK: 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
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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
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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. NEMECZEK: 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. NEMECZEK: I recall that quite
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1 bed. In the corners of the building up here at 2 the top right-hand side on either side of the 3 front door and then down here on Hall Avenue in 4 this corner, we would like to put in four 5 Carpinus, Hornbeam trees. Narrow, they are 6 easily pruned. They have a great green color 7 during the spring and summer and a beautiful 8 yellow color in the fall.

Underneath those -- as you saw on 9 Louis' pictures previously -- large windows, 10 the windows go pretty much all the way down to 11 the floor level there, I would like to put in 12 some white Hydrangea, Tartiva Hydrangea, 13 Paniculata. They would go underneath the 14 windows, kind of soften the view from inside 15 the building, as well as looking from the 16 street. In between those windows at the 17 corners, and in between here and here, just a 18 Fastigiata Boxwood, again, to keep it green all 19 year long. Same thing on this side on Hall 20 Avenue, we have the Hornbeam tree in the corner 21 by the front door under planted with the white 22 Hydrangea and the Boxwood hedge with Fastigiata 23 Boxwood in between each window, as well as here

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1 lighting a good amount of these trees and also 2 providing the parking space with some ambient 3 lighting just for safety reasons, and also for 4 aesthetic purposes as well. Do you just want 5 to point out where those are on your plan? 6 MR. BENEDICT: Yes. There's an 7 existing light pole back here on the top left 8 corner, and then we will probably add another 9 one here in the bottom left-hand corner for 10 equal coverage. Right now, there's an 11 overgrown tree in this area. We'll probably 12 take that down. It poses some kind of a hazard 13 there. It's leaning over towards Hall Avenue. 14 So we have to remove that anyway. As Louis 15 said, the up lighting underneath these Cherry 16 trees back here, as well as possibly doing some 17 lighting along the fence on each side, 18 possibly. Possibly. We'll have to see what 19 the conditions are.

I also missed here. On either side of 21 the parking entrance, there are two brick piers 22 that will be whitewashed to match the building. 23 Those would have a sign on it, the number of 24 the building, name of the building if there is

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one, and it would also have lights, again, to help people enter the parking area.
4 THE CHAIRMAN: So the landscaping sounds intriguing. Is the landscaping depicted on any of your plans, Mr. Campana?
7 MR. CAMPANA: They're not depicted on the rendering themselves. The renderings could certainly be updated to show this. It was just done recently.
11 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?
15 MR. CAMPANA: Sure. Should I share my --
17 THE CHAIRMAN: Yes, let's go back to it. Now that I see what the landscaping actually looks like, I want to try and --
20 MR. CAMPANA: Put it together. Let me share my screen.
22 THE CHAIRMAN: Right. Your building with its landscaping.
24 MR. NEMECEK: You're making the very most out of a very limited space for the
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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.
14 THE CHAIRMAN: It softens up that entrance over there.
16 MR. CAMPANA: It softens it. Right now it's basically -- I'll show you.
18 THE CHAIRMAN: It's a fence; right?
19 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.
20 THE CHAIRMAN: Great. Thank you. I appreciate the landscaping now.
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THE CHAIRMAN: I didn't really think there was that much room.
5 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.
17 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
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MS. UHLE: Yes. Joe actually did review it. I think he reviewed it based on the electronic version of the drawings that he was able to access. He did send me an email basically saying that the SWIFT appears adequate, the plan proposed is a closed system for storm water mitigation, the design appears adequate given the nature of the site. So he will give a more formal review when it returns to you, but he definitely indicated to me that he did not see any significant problems, for the most part it's complete, it's more minor details that he'll coordinate with Hudson Engineering.  
THE CHAIRMAN: Sounds good to me. All right. Thank you for that presentation. The last consultant is traffic.  
MR. CAMPANA: Mark Petroro, yes.  
MR. PETORO: Yes, hello. I'm Mark Petroro from JMC, a professional licensed engineer in New York, as well as a professional traffic operations engineer. I had provided two letters to the Board. One was dated June 26th, 2020, with a 

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follow-up letter in response to a comment letter. Our letter was dated 7/14/2020. In our initial letter, we provided a trip generation for the residential units, the five units. So based on Institute of Transportation Engineers, which is an industry standard publication, the residential units is projected to have three total trips in the weekday A.M. hour, four total trips in the weekday P.M. hour, and four total trips on a Saturday midday hour. Those are typically the hours that would be looked at in a full blown traffic study. Obviously, those are very minor volumes, not anticipated to be perceptible to normal traffic on the roadways. In the initial letter, we also looked at the parking. Again, we looked at ITE publication for how much parking is projected for the residential use as well as the office use. With mixed use, you actually have a circumstance where you could use a shared parking concept, which is basically the use of a parking space by multiple uses. So since the 

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residential you have people parking overnight on a weekend. That's when their peak parking demand would be there because, otherwise, during the day they're out at their job during the day. They also have, you know, peak parking demand on the weekend as well. Conversely, actually, the proposed office is basically the opposite, where the office you have the higher parking generation during the day when people are actually there working. In that case, the residential is very low, if any parking demand during that time period during the day. Actually, in most circumstances, the office is going to be closed on the weekend too, so all that parking on the weekend will be available to the residential uses on the parking.

So with the ITE parking generation, the residential use is shown to have a parking demand of seven spaces on a weekday and a Saturday, and then ITE for the office shows a parking demand of nine spaces on the weekday. That also projected one space on a Saturday for the office, but again, the office is going to be closed, so that one space on a Saturday doesn't apply. We did provide that in our letter.

So again, with the proposed parking of 11 spaces on the property and with the use of the shared parking, it could be accommodated to accommodate the parking for the mixed use. It's because of the variation of the parking demand and times of the hours of the day and days of the week, it could be accommodated. Lastly, in our initial letter we looked at the sight distance at the existing access that would be utilized as part of the proposed development. It was determined that looking at the available sight distances, it could accommodate the desirable stopping sight distance, which is based on 30 miles an hour in both directions on Hall Avenue. It's a little deceiving because just to the east of the property you're coming from the intersection, which you probably wouldn't be driving 30 miles an hour. You're coming either from a stop or you're turning. You're not doing 30 miles an hour through that intersection. It is
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now. As long as Dr. Grealy agrees, I'm okay with that.

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

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

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

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

MR. CAMPANA: I just want to interject. I did do an offsite parking analysis as part of the initial presentation. There are on Main Street -- I believe there's 21 spots on Main Street directly across from the building that go from Hall Avenue basically down to AMHAC -- I'm sorry, Main Street from Hall Avenue all the way down to AMHAC. Then on Hall Avenue in between Route 22 and Main Street, there are an additional four spots.

They're limited in terms of time, but those could be used throughout the day for whether it be the insurance or accounting firm's clients and/or guests during the evening hours.

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

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

MR. CAMPANA: Of course. Thank you.

Any questions from the Board?

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

MR. CAMPANA: Yes.

MS. UHLE: Yes.

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

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

I don't see anyone.

THE CHAIRMAN: Okay. Thank you.

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

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THE CHAIRMAN: Mark, good to hear from you there. You hung in. I think Louis also thanks you tremendously.

MR. CUNNINGHAM: Mission accomplished.
THE CHAIRMAN: All right, guys, let's go out for a drink. So I make a motion to close the town of Eastchester Planning Board meeting of Tuesday, July 21, 2020.
MR. NEMECZEK: Second.
THE CHAIRMAN: All in favor.
(AYE)
THE CHAIRMAN: Take care, guys.
MS. UHLE: Goodnight.
MR. CAMPANA: Thank you for your time, I appreciate it.
(MEETING ADJOURNED.)

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MR. CUNNINGHAM: I have a question. I can only see the landscape drawing and the drawing that I have here in front of me, which is very nice. Did you say there was a rendering of the building with the landscaping?

MR. CAMPANA: We had the building rendered prior to the landscape plan being done. So what we can do is, we can update that with the specified plantings for the ARB and also --

MR. CUNNINGHAM: When it comes back?
MR. CAMPANA: Yes.
MR. CUNNINGHAM: Okay. That would be great.

MR. CAMPANA: Margaret, just for clarification, does that landscape plan need to be addressed prior to the Zoning hearings?
MS. UHLE: You mean the renderings?
MR. CAMPANA: The renderings, yes.
MS. UHLE: No. I mean, it would be helpful if they're as accurate as possible, but their consideration of the area variances.

MR. CAMPANA: Okay. Thank you.
THE CHAIRMAN: So that being said, I think we're done with this application. Thank you.

MR. CAMPANA: Thank you.
THE CHAIRMAN: We'll see you when you come back. Good luck. We'll see you again.
We don't have any minutes to approve, so we're done; right?
MS. UHLE: That's right.
THE CHAIRMAN: Until September. Enjoy the rest of the summer, guys.
MR. TUDISCO: Mr. Chairman, I'm sorry, did you actually close the public hearing on that?

THE CHAIRMAN: No.
MS. UHLE: No. It's going to remain open because it's going to come back.
MR. CUNNINGHAM: It will stay up open; right?
MS. UHLE: Yes.

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STATE OF NEW YORK )
) SS.
COUNTY OF WESTCHESTER)
I, DINAM. M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:
That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.
And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.
IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of November, 2020.

[Signature]
DINA M. MORGAN
Court Reporter

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