EASTCHESTER PLANNING BOARD - 9/24/2020

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of September 24th, 2020. I'll go straight to roll call this evening. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mr. Mark Cunningham.

You're muted, Mark.

MR. CUNNINGHAM: Present.

MS. UHLE: He's present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Jim Bonanno is present also.

MR. NEMECEK: The crickets in Louis Campana's yard.

MR. CAMPANA: You hear that? Sorry.

MR. NEMECEK: No problem. It's a nice noise, actually.

THE CHAIRMAN: Mr. Robert Tudisco is also present.

There are a number of applications that have been adjourned that we will not be hearing from this evening. They are Application 20-25, 249 Main Street; Application

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squaring off a portico at the front entrance, which I'll show you momentarily.

As I walk you through the floor plans, right here is the area, where the cursor is moving, where we're redoing the front entry stair and portico above it. Interior stair located here in the center takes us upstairs into a new master suite with office, master bath, and walk-in closets in here. As we proceed, I have some drawings of the existing elevations. As you can see, it's a split level home. We're essentially taking off the entire roof. The second floor addition is going to extend over this area, and over the existing right side roof we're going to propose another application here to the roof just to dress it up a little bit. The existing house is a little flat. We're planning in here, the front elevation, with a gable up in the roof area here. Again, this is the second floor addition. Double over a gable on the lower portion here, which would become part of the portico below.

As we proceed around, this is the

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right side elevation view. Up in the gable here, we're going to have vinyl siding proposed in here, but the extension of the -- the second floor addition is (inaudible) with the existing floor for first floor, so we're going to extend the brick up. As I mentioned to the ARB -- there was some concern with the color and texture of the existing brick, and we're proposing to whitewash the brick around all of the existing brick on the house to get a whitewash finish application to it, which I'll show you an inspiration photo momentarily, which I have located.

Left side elevation here on the top left of the drawing. Bottom right of the drawing is the rear elevation. The radius map photo showing adjacent dwellings to get a feel for the neighborhood. Bottom row of photos here is the existing dwelling so you could get a feel for what it currently looks like here. Front view, right side. Partial sort of left side view here. A simple rendering representative of the whitewash brick, Timberline architecture roof.

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shingles on this. Horizontal siding located here in the gable end. Over the garage, we're dressing up with a little roof over the existing garage doors.

As we proceed along, these are some of inspiration photos. Top left photo, again, is just representative of the whitewashing of the brick. This is a photo here of the roof shingles, and this is the door inspiration that we're thinking about for it. Standing seam roof over the portico and the roof over the garage doors. Just a little bracket detail here. Showing the colors here.

That pretty much sums everything up with what we're proposing. I'll be happy to answer any questions.

MR. NEMECEK: You said you were before the Architectural Review Board. What was the response to this application by the ARB? Did they have any suggestions, and, if so, did you implement them, or did you decide not to go with any of their suggestions?

MR. HAYNES: No, there were no suggestions. They were favorable towards it.

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MR. NEMECEK: Okay. There's no change in the footprint of the house; right?

MR. HAYNES: No. Well, minimally where the portico is at the front stairs, but internally, no. The usable internal space is the same. All the addition will take place on top of the first floor.

THE CHAIRMAN: Could you just go back to the site plan, please?

MR. HAYNES: Sure.

THE CHAIRMAN: Okay. So nothing is really changing here as far as the driveway?

MR. HAYNES: Everything stays the same.

THE CHAIRMAN: Impervious stays the same; correct?

MR. HAYNES: Correct.

THE CHAIRMAN: All right. Just go back to what you called the inspiration photos.

MR. HAYNES: Sure.

THE CHAIRMAN: I'm trying to visualize it.

MR. NEMECEK: We'll, of course, warn you, and I'm sure you've warned your client,

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that once you do this, it's really pretty
impossible to go back, any type of paint on
brick.
MR. HAYNES: They're aware. They're
looking forward to doing it.
MR. NEMECKE: It actually looks pretty
nice, I got to say. It's not just like the
white on brick, which tends to need repair all
the time. This is sort of muted.
THE CHAIRMAN: Right. It's not like
you're painting it white. This is something
different. It's like a stain, is it?
MR. HAYNES: It's just the way that
the application is done.
MR. CAMPANA: Mr. Haynes, it's like a
lime wash, right, so it's more of like a finish
that gets impregnated into the brick more so
than --
MR. HAYNES: Exactly. Right.
THE CHAIRMAN: So it's not going to
peel off or anything?
MR. CAMPANA: It doesn't peel off.
THE CHAIRMAN: I don't have any
comments, other than it looks interesting.

Anyone else?

MR. NEMECEK: No. Let's see if we
have any comments from the public.
THE CHAIRMAN: Let's do a public
hearing. I make a motion to open the public
hearing on 20-21, 7 Hubbard.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.

MR. TUDISCO: If there is anyone from
the public who would like to address the Board
or ask a question, offer a comment, please use
the raise your hand feature and I will invite
you to un-mute your mic.
Mr. Chairman, there does not appear to
be anyone from the public who wishes to offer a
comment.
THE CHAIRMAN: Thank you. So then
let's close the public hearing. I make a
motion to close this public hearing on
Application 20-21, 7 Hubbard Circle.
MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.

THE CHAIRMAN: It looks great to me.
Good job. Thank you very much.
MR. HAYNES: Thank you, all.
MR. CUNNINGHAM: Good job.
Mr. HAYNES: Thank you all for your
time.
THE CHAIRMAN: Let's just approve it.
I make a motion to approve this application,
20-21, 7 Hubbard.
MR. NEMECKE: Second.
THE CHAIRMAN: All in favor.
(AYE)
THE CHAIRMAN: Thank you, Mr. Haynes.
MR. HAYNES: Thank you, guys, very
much. Have a good night.
THE CHAIRMAN: Next application is
20-20, 1 Fernway.
MR. NEMECKE: Rob, technically, we
missed a perfect opportunity where there were
no members of public ready to comment, we have
Louis' crickets in the background, you should
have let it go for a little longer, it would
have been really dramatic. Maybe next time?
MR. CAMPANA: Sorry. I'll put myself

on mute.
MR. NEMECEK: Really, Louis, honestly,
it's actually a very nice noise. It would have
had dramatic effect. Rob just doesn't have his
directors hat on today.
THE CHAIRMAN: Crickets in the
background. You wonder what their comments
would be. Aren't there mosquitoes out there
because there are a gazillion mosquitoes around
my house.
MR. CAMPANA: I'm feeling it on my
ankles.
THE CHAIRMAN: They just don't want to
go away.
MR. NEMECEK: The lengths that this
Board will go for the town of Eastchester.
Poor Louis getting eaten alive by mosquitoes as
we speak. All in the service of the Town.
MS. UHLE: Jim, we do have the next
applicant.
THE CHAIRMAN: We just want to keep
chatting.
MS. UHLE: There you go.
THE CHAIRMAN: Good evening, Mr.

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MR. SPEARMAN: Good evening, board members. Can you hear me?

MR. NEMECZEK: Yes, we can.

MR. SPEARMAN: Trevor Spearman, architect, representing the Liranios, which are owners of 1 Fernway. Kind of a similar project to your presentation just moments ago. We have an extension of the second floor of a residential home over a new front covered -- expanded front covered porch.

If I may share my screen. Can you see that shared screen?

THE CHAIRMAN: Yes. Looks good.

MR. SPEARMAN: So this is 1 Fernway right here in the center here. I'll get a closer view right here of the front of the residence. This is 1 Fernway right here located at kind of the corner. There is an interesting kind of intersection with Dogwood Drive. That's the home currently as it is now. Then if I bring in some of the drawings that are part of the application to the Board, we show the small footprint addition.

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to the front of the residence here where we're expanding the second floor over this area and over the porch, creating a larger porch with kind of a termination point here, and just bringing the steps out a little towards the front of the residence. We comply with all the zoning setbacks.

If I go through the set -- perhaps I'll just keep going -- you could see that the plan is here. Here is the new front entry, which would be centered on the steps approaching the home, and then we actually are able to get an additional bedroom on the second floor with some closet space.

This is part of the set that was put into the ARB also with one or two minor changes. One of the changes that they requested was in the front two windows here on the new front elevation, this feature here in front of the Board, what we had previously, because they were closets, was actually just the top two panes here and a very much smaller window. Upon the suggestion and agreement, we actually changed those to full size windows.

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They felt the balance might have been better in the interpretation of that elevation. I certainly have all the finishes available here also. Just to kind of finish out the drawing set that was part of the application, you could see that this is the -- sorry -- this is the side view here. One of the other clarification points the Architectural Review Board asked that we just include as part of the application to the Planning Board, was to include the location in both the site plan and an elevation of the proposed condenser unit, which is now also featured here.

In the cover letter to the Board, I did place a couple of other notes where we changed the existing brick front facade area of siding, which is featured right here, and we're going to now clad that in a real stone veneer. So it's a thin veneer, one, one and quarter inches thick typically, but real stone. None of the fake stuff that's out there, that tends to look orange and purple, by my opinion. That really were the changes. There were one or two...

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other minor clarifications. One that was just regarding the trim on the front porch. It's all AZEK and white. Certainly, if we go through some of the finishes, we could see like this is the roof finish here, which actually might be similar to your previous applicant. We also featured a standing seam metal roof done in a Vermont slate. So it's kind of a gray and gray blue theme that we're proposing for the residence. In that note, we have the siding, which is done here in a Pacific blue. As you can see, it's a blue/gray, somewhere in between those two colors perhaps. In a larger picture from the manufacturer, although this is the bluest one I could find, it kind of looks a little more kind of blue/gray with a hint more of blue there in that picture on the screen now.

Then one, I think, object of clarification was, they were just looking for the detail on the railing, this is an Intex post that I use often. It's very similar to the TimberTech and Trex items that are out there, but I find the Intex is a lot less shiny...
and less of a plastic feel, if that kind of makes sense.
I guess with that, I would just hand it back to the Board. We could take a tour around the neighborhood here, if you want. You could see the houses are somewhat in keeping with what we're proposing. What we propose is not of any grand mass of any kind. In fact, if we kind of zoom out behind, you could see that the area certainly has large homes, and then the areas particularly along this street are more subdued, kind of more subtle additions and renovations. I think we could get kind of a view of the rest of the house here, you could see that there's a rear deck -- I thought I could get a view here, sorry. Maybe on the next one. Right here on the kind of left of the screen here is where the air conditioner condenser unit is proposed. It does meet the requirement of site setbacks for air conditioner units. We've noted on the drawings the decibel limits, so that the HVAC contractor, when he files separately, is well aware of that situation.

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I guess with that, I would hand it back to the Board and see if there are any questions or concerns.

THE CHAIRMAN: Sure.
MR. CAMPANA: Louis Campana here. Just one question for you. When I look at the front -- I'm not sure if this was brought up during the ARB meeting or not -- if you're looking at the front of the house -- can you bring up the elevation quickly?
MR. SPEARMAN: Yes.
MR. CAMPANA: The proposed elevation.
MR. SPEARMAN: Do you see that now?
MR. CAMPANA: The front setback, is there an opportunity to move the octagonal bay forward so that the pitch does not get interrupted by the corner of the second floor addition?

MR. SPEARMAN: I see the question. Let's take a look at the site plan here, and I think the answer will be, perhaps only a foot, if I remember right. Let's take a look. I don't think it would actually interrupt yet. So you could see that the setback here is

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MR. NEMECEK: That would have been my recommendation. They would get lost if they're too small.

MR. SPEARMAN: They'll look like sticks.

MR. NEMECEK: Yes. They're too small on the house right now.

MR. SPEARMAN: Yes, definitely. I would normally even push for like 10 inch or something like that, but I think here 8 is the right number. If you look at the elevation, you take a look there and say, hey, this, when combined, looks appropriate.

MR. CAMPANA: I have to apologize, I must have lost service while I was trying to speak before. Is the consensus here that if this was to be pushed forward, it would be exceeding the setback?

MR. NEMECEK: Yes.

MR. CAMPANA: Right. Okay. I just wanted to make that clear.

THE CHAIRMAN: Enough to be appreciable. I still think it's very nice. I think that's a really beautiful porch.

MS. UHLE: I just have one comment or question. I listed all of the Architectural Review Board's comments, and the applicant was extremely responsive to all of those. The only comment that I don't think that you addressed, and I just wondered if that was intentional or an oversight, they did recommend that the triple window over the garage be the same size as the triple window at the porch. I just wanted you to address that.

MR. SPEARMAN: Oh, okay. So the triple window over the garage is actually an existing window that we would prefer to keep. We would rather just keep it the way it is.

Although, we are adding snap-in grill divides so that we can more closely match on the left and right side the divides that would be on the new windows. So that is the existing window configuration currently now just with a modification. Being that we weren't going for windows throughout the home, although it is the only window left on the front of the residence, it's in, actually, you know, remarkably good

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MR. CAMPANA: Okay, so thin stone but cut out of real stone.
MR. SPEARMAN: Yes.
THE CHAIRMAN: Right, and adhered and mortared to the backing.
MR. SPEARMAN: Actually, with the brick, we actually had a lot of success just doing -- it's not a regular mortar mix, it's an adhesive mortar mix with an occasional tie placed about 24 inches on center, and this just could go on natural brick as long as the footing foundation has brick sitting on a full shelf, which in this case it's actually stepped in on the foundation. So we could just apply it right to the brick. We don't actually remove the brick.

MR. NEMECKE: I have one other question, and, Margaret, you may be able to answer this. I do see that the impervious surface has increased very slightly from 1782 to 1876, presumably because of the addition to the porch. Is there any change here or any water management efforts to compensate for that?

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extra impervious surface?
MR. SPEARMAN: Yes. So you're correct, we have just about under a hundred square feet of new impervious. What we've done is actually an Uber sized dry well to be placed in the front yard. That way we could take about more than the front half of the house, the left side, I guess, and we're just compensating for not only the 94, but we're actually able to take probably about in the neighborhood of maybe even another 180, 190 square feet on the left half of the front of the house. Currently on the house right now in this front right corner there is a dropped leader, but we will be able to take from our gable over the front kind of whole corner here including the porch. So I think we're actually well over. If you at my dry well calculations here, we can actually house 226, where we only need 58 of water.

MR. NEMECKE: Okay. Good. I just wanted to make sure that was being addressed.

THE CHAIRMAN: Any other comments, guys?

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MR. IANNACITO: Hello.

MS. UHLE: Hi, John.

MR. IANNACITO: Hey, everyone.

THE CHAIRMAN: How are you?

MR. CAMPANA: How are you, John?

MR. IANNACITO: Good. How's everybody doing?

MR. CAMPANA: Good.

MR. IANNACITO: Good evening. My name is John Iannacito, I'm an architect, and I represent Mr. and Mrs. Spatoliatore, the owners of the subject property. We are proposing additions and alterations to the existing residence located at 52 Ridge Street.

I'm going to share my screen. Can everyone see that?

MS. UHLE: No.

MR. IANNACITO: No?

THE CHAIRMAN: No. Give a second.

MR. NEMECEK: Got it.

MR. IANNACITO: Good?

MR. NEMECEK: Yes.

MR. IANNACITO: Okay. So here is the site plan. So the proposed scope of work will include removal of the existing garage at the basement level and filling in the existing driveway that starts down from the street to the basement. We're proposing to construct a new covered porch along the front of the entire house. We're also proposing a second story addition over the existing one story section at the rear of the property. We're proposing to remove and re-frame the entire roof over the main portion of the house and reconfigure the profiles of the gables and the ridge. Then on the site, we're proposing to expand the existing driveway and reconfigure the existing front walkway.

This project did require one area variance for the front yard setback to the proposed covered porch, and a variance for that was granted back in January of 2020.

MR. NEMECEK: The good old days; right?

MR. IANNACITO: In person. I'll quickly go through the plans.

Here is the basement plan. So the existing garage is over on the right-hand side.

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space. The roof surface will be asphalt
ingles in a slate finish. The columns and
trim will be a painted AZEK in white finish.
The gutters will be aluminum in a white finish.
The shutters will be composite in a black
finish. The railings will be composite in a
white finish.

This application was presented to the
Architectural Review Board on September 3rd,
and they had two recommendations. First was to
add shutters to these two windows. Originally,
we didn’t have shutters there. That does
improve the look with the shutters. They
wanted me to show the exterior light on the
side door entry, which I did on the elevations.
It’s right here.

Back to the rendering. On the
materials, this is the HardiePlank siding in a
Navajo beige finish. The roof will be the
asphalt in a slate finish. This is the decking
for the front porch. They want to do a Trex
deck on the front porch. This is the whitewash
finish on the brick, and the AZEK trim for the
columns and the trim boards.

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Thank you for your time. I’m happy to
answer any questions.

THE CHAIRMAN: Could you go back to
your rendering, please? Very nice.

MR. NEMECEK: I was just going to
comment that it does not look like the same
house. I mean, obviously on the rendering,
John, you always have like a woods around it.
There’s a sloped garage, you know, that goes
down into the basement level that’s no longer
there, what are you planning on filling that in
with?

MR. IANNACITO: So we’re going to fill
in 8 inch lifts and compact it, and then it’s
going to be a new paved surface for the
driveway in that area. We need to provide
parking for two cars. If we go back to the
plan, this area here will get backfilled. We
have to excavate for the new footings. New
footings here will go down and align with the
existing footings of the house. We will have a
crawl space under here that’s accessible from
the basement. By the time we get out to here,
we’re back to the street level. We’ll fill in

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MR. NEMECEK: No.

MR. IANNACITO: There will be a 36 inch opening that you could jump up and crawl in there.

MR. NEMECEK: John, there's some other -- because I guess you've removed one area of ingress and egress by closing over the garage, I assume, you know, pursuant to our fire code, you were probably required to make a different --

MR. IANNACITO: So right now, there's an existing 8 foot stair at the rear to the basement, so the garage had an overhead door and we really can't use that as a means of egress for fire code, so they have an actual passage door at the rear that will remain.

MR. NEMECEK: Okay.

THE CHAIRMAN: I think it's pretty ingenious. I think it was a pretty clever way to solve that.

MR. NEMECEK: Yes. John, tell me a little bit about this, what looks like but I don't think is, third floor.

MR. IANNACITO: They're going to use DINA M. MORGAN, REPORTER

that only for storage. It does definitely look like a third story from outside. It will only have access through a pull down stair here in the hallway at the second floor. Just basically all the stuff that's in the garage right now that will become a playroom, will go up into the attic.

MR. NEMECEK: Those are actual windows; right?

MR. IANNACITO: They are actual windows, yes.

MR. NEMECEK: Okay. It complies with all the ridge height requirements. It certainly looks taller. Please don't tell me this is the same height.

MR. IANNACITO: No. You could see on the elevations, this dotted area here, that's the existing roof. It is definitely higher than the existing house. So from the average finished grade around the perimeter of the house, we are at 32.33 and the maximum is 33 feet. So we're right at the maximum height.

MR. NEMECEK: Okay.

THE CHAIRMAN: So we're going from DINA M. MORGAN, REPORTER

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what is it, 17 to 20?

MR. IANNACITO: I don't have the -- I think that might be on the --

MR. CAMPANA: Just underneath the maximum allowable.

MR. IANNACITO: So we're going from 25.58 to 32.38, the height of the ridge. The eave stays approximately the same height.

MR. CAMPANA: Can you go back to the second floor plan?

MR. IANNACITO: You see it?

MR. CAMPANA: Yes. To me, I would -- I mean, I know this is not my project, I'm not the client, but I would love to use that sort of half story third floor, and then turn that sitting room into a master closet.

MR. IANNACITO: Where is that? Here?

MR. CAMPANA: Yes.

MR. IANNACITO: This is how they wanted it set up. We did go through a couple of renditions where we had a bigger closet, even a bigger bathroom. They wanted to have this separate room. She does a lot of arts and crafts, and that's where she wants to set up he DINA M. MORGAN, REPORTER

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arts and crafts. This kind of meets their needs. Someone else may come in down the road and put the bedroom back here and make a walk-in closet.

THE CHAIRMAN: John, there was just one thing I saw on the render, that I just can't resist asking.

MR. CAMPANA: Do I know what it is? THE CHAIRMAN: I don't know. Probably not. Just a little detail. I'm sure there's a reason. So each of the windows, the bottom sills on the two above the porch and the one at the gable, they look a certain way, the ones to right look a little bit different. Is it just the way they were rendering?

MR. IANNACITO: They'll all have this apron, the sill and the apron.

THE CHAIRMAN: So they'll look the same?

MR. IANNACITO: Yes. They'll all look the same. They will have a little trim at the bottom.

THE CHAIRMAN: Okay. I knew you wouldn't let that go.

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2 MR. NEMECKE: I know we're
3 whitewashing the brick, but there's just a
4 little bit of a color disconnect between the
5 pinkishness, I guess, of the brick, at least as
6 it's shown in this rendering, and sort of the
7 more muted beige look or Navaho, whatever it
8 was. Is there any way to make it a little less
9 pink?
10 MR. IANNACITO: I think if you look at
11 the --
12 MR. CAMPANA: I think this is limited
13 to the computer.
14 MR. IANNACITO: If you look at the --
15 let me see if I can pull up the photos.
16 MR. CAMPANA: There's a number of
17 transparencies you could get with whitewashing,
18 so with the Navaho finish on the clapboard
19 siding, there should be more of an opaqueness
20 to the whitewash on the brick.
21 MR. IANNACITO: I don't know if you
22 guys can see this photo.
23 MR. NEMECKE: We're not seeing it yet.
24 MR. IANNACITO: I don't know how to
25 get that.

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2 THE CHAIRMAN: So what are you
3 draining?
4 MR. IANNACITO: We are going to have a
5 dry well. I have it in the rear here. On this
6 drawing, I have it in the rear, but we're going
7 to end up putting it in the front yard so that
8 we could tie in a drain in the driveway also.
9 THE CHAIRMAN: That's what I was going
10 to ask, is there a drain in the front.
11 MR. IANNACITO: We'll have a drain in
12 the driveway and then we'll pick up the leaders
13 from this front porch and put the dry well in
14 the front yard.
15 THE CHAIRMAN: Right.
16 MR. IANNACITO: This addition here
17 already has leaders on it. They do go into the
18 ground. I'm not sure where they go. The
19 second story will be attached. They'll just
20 tie into the existing. So we will capture all
21 the runoff from the front porch and the
22 driveway.
23 MR. NEMECKE: And you're going to
24 revise the site plan to include those?
25 MR. IANNACITO: Yes. These are just

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2 Planning Board and ARB drawings. I'll put
3 those on the --
4 THE CHAIRMAN: Right. They'll be a
5 trench drain across the driveway?
6 MR. IANNACITO: Yes. We'll probably
7 ask the Highway Department to allow us to put
8 it out here because it's such a large
9 right-of-way. To have it here, only have half
10 the driveway would get picked up. We'll put it
11 out here. I'll talk to the Highway Department
12 and see what kind of setback they prefer, and
13 at least it will capture most of the driveway
14 because it gets out to the street.
15 MR. NEMECKE: The driveway is now
16 sloping out to the street as opposed to the
17 house; right?
18 MR. IANNACITO: Right now it's sloping
19 towards the house, and now it will be sloping
20 towards the street. We may have to add a
21 second dry well just to make sure we're
22 capturing enough water. That won't be a
23 problem to add a second dry well.
24 THE CHAIRMAN: Any more questions,
25 guys?

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(No questions.)

THE CHAIRMAN: So let's do the public hearing. I make a motion to open this public hearing, 19-45, 52 Ridge Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. TUDISCO: If there are any members of the public that wish to ask a question or address the Board, please use the raise your hand feature and I will invite you to un-mute yourself.

Mr. Chairman, I don't see any hands at this time.

THE CHAIRMAN: Great. Thank you. So then let's close the public hearing on Application 19-45, 52 Ridge Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So no other comments.

So, I guess, subject to whatever we end up doing for the drainage and CULTECs, I'm okay with this application.

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MR. NEMECEK: Me too.

THE CHAIRMAN: I think it's very nice, as always. We appreciate that, John. So then I'll make a motion to approve this application, 19-45, 52 Ridge Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. NEMECEK: Good work, John. You've completely transformed this house. It looks really nice.

MR. IANNACITO: Thanks a lot. It was nice seeing everyone. Have a great weekend.

MR. NEMECEK: You too.

THE CHAIRMAN: The final application 20-15, 23 Prospect Avenue.

MR. MAIORANO: Can you hear me?

MR. NEMECEK: Yes.

MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs & Engineering. On behalf of the applicant, Anthony Piliero, we are proposing additions and alterations to 23 Prospect Avenue. The house is situated in an R5 zoning district. The existing house is non-conforming with respect to the front yard setback, the side yard setback, and the rear proximity to the rear existing detached garage. We did receive a zoning variance for these noted setbacks.

In regards to what we are proposing, ultimately is an addition over pretty much the footprint of the dwelling to maximize the space on the second floor, as well as a front portico over the existing platform in the front of the dwelling. I'm going to share my screen. One second.

MR. NEMECEK: Is it just a coincidence that we have like four applications all more or less doing the same thing all at the same time?

MR. MAIORANO: That is true, yes.

MR. NEMECEK: Just out of curiosity, did this come to you like in the past six months?

MR. MAIORANO: No, it didn't. With what's going on, it's been a little time because obviously with zoning and we were delayed.

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MR. NEMECEK: That's right, of course, you had to go through the Zoning Board. I'm story to interrupt. Please continue.

MR. MAIORANO: No worries. So as I was saying, this shaded gray is basically the footprint of what we're expanding up. As you can see from the floor plans, the second floor is really unoccupiable. It's very low pitched ceiling heights and really not all that usable space. What the applicant wishes to do is create more of a second floor with the bedrooms and bathrooms, and then create more of that open floor kind of feel with the first floor plan. The first floor actually was renovated not too long ago, so we're trying to minimize the impact on the first floor. Most of the work, obviously, is being done on the second floor. It's also set back a little bit, the addition, from the front yard to also create a little more of a buffer with the condition with the front yard setback, the zoning condition.

So if I go down basically to the elevations, as I was saying, the first floor, all of the finishes throughout the home will be
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new other than the windows on the first floor,
other than the front elevation. You could see
the existing front of the home, the windows are
sort of symmetrical with the front elevation.
There are three casement windows on one side
and four on the other. We're going to go and
put three casement windows on the right side to
create that sort of symmetry of what we're
proposing above, and that's really the change
on the first floor.

The second floor, we're going to have
all new windows on the second floor to match
sort of the condition on the first floor. The
new siding throughout the home will be vinyl
siding. It's in a light gray color. It's
Harvard slate. The roof will be all new
throughout. It's an asphalt shingle roof
that's charcoal in color. All of the trim and
the soffits will be a white AZEK. Just a
little bit of stone on the existing platform.
We're going to veneer that with some real thin
stone veneer. AZEK wrapped columns in the
front and some AZEK trim on the new front
portico, with a little hanging light as well on
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that new portico that's going to exist over the
existing front platform.
The side elevation and the rear
elevation. There's really no windows on that
backside as you could see because the garage --
if you look at this picture here -- is very
close to the existing residence. We're also
going to set that back a little bit, create a
little porch off the master bedroom, and give
it a little buffer from the garage, as well as
we're raising up over the dwelling.
I'll go to the street-scape. In
actuality, the house with the new addition will
sort of fit better in the context of the
neighborhood. As you could see right now, it
sort of kind of stands out because of that odd
shaped sort of one story kind of dwelling with
the addition of the small dormer in the front.
Between the, you know, neighboring houses to
the left and right, it will sort of tie in a
little better to the neighborhood.
In regards to the last ARB meeting, we
didn't really have any comments. There is an
existing AC condenser unit next to the chimney
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MR. MAIORANO: Yes. So, actually, if
I go to -- this is almost a very close color.
It's a light gray aluminum siding here on the
top right, and that's where that AZEK J channel
casing around the windows that we're proposing.

MR. NEMECEK: Can you blow that up a
little on the screen?

MR. MAIORANO: It's hard to zoom in.
In my pictures, the color, that light grayish
tone, is very close to pretty much the color of
what we're --

MR. NEMECEK: There we go.
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MR. MAIORANO: So it's very close to
that color.

MR. NEMECEK: Got it.
MR. MAIORANO: It's a little bit of
the a lighter tone.
MR. CAMPANA: I have no comments, no
questions. I think it looks well. It fits in
with the neighborhood.
MR. NEMECEK: Yes. When you showed
the street-scape, it's very clear that it fits
right in in terms of height and massing.

MR. CAMPANA: If I had one comment --
I know this already went through the ARB -- if
there was one, and it's probably a zoning
issue, it would be to raise the roof pitch
probably to a 10.

MR. MAIORANO: We are under, but
again, I'm trying to create that lesser of an
impact. The house, as it is right now, it's
kind of a steep pitch right there. We are
under what the allowed max limit is. We're
trying to not change it all that dramatically.
It's also closer than what's allowed to the --

MR. CAMPANA: Right. Foot and a half
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2 or something along those lines. I think it
3 looks well. It fits in.
4   THE CHAIRMAN: That chimney, that's
5   existing?
6   MR. MAIORANO: Yes. That's a brick
7   chimney. We are going to raise it.
8   THE CHAIRMAN: On the existing picture
9   on the right.
10   MR. MAIORANO: Exactly, yes. Same
11   brick. We're going to match it and raise it
12   up.
13   THE CHAIRMAN: Just raise it to --
14   MR. MAIORANO: 2 feet above, 10 feet
15   away from the roof.
16   THE CHAIRMAN: Okay. All right. No
17   other comments.
18   I'll make a motion to open the public
19   hearing on this application, 20-15, 23 Prospect
20   Avenue.
21   MR. NEMECEK: Second.
22   THE CHAIRMAN: All in favor.
23   (AYE)
24   MR. TUDISCO: Mr. Chairman, I'm going
25   to see if there is anybody from the public. If
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1 EASTCHESTER PLANNING BOARD - 9/24/2020
2 anyone wishes to be heard or address the Board
3 on this application, please use your raise hand
4 feature and I will invite you to un-mute
5 yourself.
6   Mr. Chairman, seeing no hands from the
7   public, I will turn it back over to you.
8   THE CHAIRMAN: Thanks, Rob. So then I
9   make a motion to close the public hearing on
10   this application, 20-15, 23 Prospect Avenue.
11   MR. NEMECEK: Second.
12   THE CHAIRMAN: All in favor.
13   (AYE)
14   MR. NEMECEK: For the record, I think
15   everyone is home watching this on TV, that's
16   why they're not participating as members of the
17   public. We have a very substantial viewing
18   audience, and I'm sure it's only increased in
19   these times when people are craving
20   entertainment of this nature.
21   THE CHAIRMAN: Nothing to do. I don't
22   think there are any more comments. So just to
23   keep our winning streak going forward, I'm
24   going to say I'll make a motion to approve this
25   application, 20-15, 23 Prospect.
26   DINAM. MORGAN, REPORTER

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15   other comments.
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17   hearing on this application, 20-15, 23 Prospect
18   Avenue.
19   MR. NEMECEK: Second.
20   THE CHAIRMAN: All in favor.
21   (AYE)
22   THE CHAIRMAN: Very nice job.
23   MR. MAIORANO: Thank you very much.
24   THE CHAIRMAN: Thank you. Look
25   forward to seeing you again.
26   MR. MAIORANO: Thanks for your time.
27   MR. CAMPANA: Have a good night.
28   MR. MAIORANO: Good night, guys, and
29   Margaret. Sorry.
30   THE CHAIRMAN: She's one of the guys.
31   Your children want you, Louis? That's it. So
32   we're not doing minutes and we're just about
33   done. All right, guys, good job. That's a
34   record.
35   So then I will make a motion to close
36   the town of Eastchester -- so when is the next
37   meeting? You told me, Margaret. The next
38   meeting will be October 22, 2020, in case the
39   viewing public wants to put that on the
40   calendar. I will make a motion to close the
41   town of Eastchester Planning Board meeting of
42   September 24, 2020.
43   DINA M. MORGAN, REPORTER

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1 EASTCHESTER PLANNING BOARD - 9/24/2020
2 anyone wishes to be heard or address the Board
3 on this application, please use your raise hand
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8   THE CHAIRMAN: Thanks, Rob. So then I
9   make a motion to close the public hearing on
10   this application, 20-15, 23 Prospect Avenue.
11   MR. NEMECEK: Second.
12   THE CHAIRMAN: All in favor.
13   (AYE)
14   THE CHAIRMAN: Good night, everyone.
15   MS. UHLE: Good night.
16   (MEETING ADJOURNED.)
STATE OF NEW YORK
 )
 ) SS.
COUNTY OF WESTCHESTER

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:
That the above transcript was taken from a videotape of a Zoom 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 12th day of November, 2020.

DINA M. MORGAN, COURT REPORTER