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TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
SEPTEMBER 24, 2020

TOWN OF EASTCHESTER  
Building and Planning Department

NOV 16 2020

MEETING HELD VIA ZOOM

RECEIVED

BOARD MEMBERS IN ATTENDANCE:

- CHAIRMAN JAMES BONANNO
- PHILIP NEMECEK, MEMBER
- MARK CUNNINGHAM, MEMBER
- LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter  
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1 EASTCHESTER PLANNING BOARD - 9/24/2020  
2 19-42, 5 Ray Place; 20-13, 10 Leewood Drive,  
3 also known as Troublesome Brook Pump Station;  
4 Application 20-08, 291 Main Street; and 20-19,  
5 189 Brook.

6 The other applications are for four  
7 residential projects, additions and  
8 alterations. They are 7 Hubbard Circle; 1  
9 Fernway; 52 Ridge; and 23 Prospect. So we're  
10 going to go in that order.

11 Hold on, there is something more I  
12 have to read out. Since this is a virtual  
13 public meeting, all these items are going to be  
14 public hearings. The applicant and board  
15 members will speak first, and then we'll open  
16 it to the public hearing. If you would like to  
17 make a comment, use the raise hand feature on  
18 Zoom, that's star 9. If you're calling from a  
19 phone -- if you're on Zoom, use raise hand. If  
20 it's a phone, star 9. Mr. Tudisco will  
21 acknowledge you and invite you to speak.  
22 Please un-mute your microphone, state your name  
23 and address, address your comments and  
24 questions to the board members only.

Let's do this. So the first

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1 THE CHAIRMAN: Good evening. This is  
2 the town of Eastchester Planning Board meeting  
3 of September 24th, 2020. I'll go straight to  
4 roll call this evening. Mr. Phil Nemecek.  
5 MR. NEMECEK: Present.  
6 THE CHAIRMAN: Mr. Mark Cunningham.  
7 You're muted, Mark.  
8 MR. CUNNINGHAM: Present.  
9 MS. UHLE: He's present.  
10 THE CHAIRMAN: Louis Campana.  
11 MR. CAMPANA: Present.  
12 THE CHAIRMAN: Jim Bonanno is present  
13 also.  
14 MR. NEMECEK: The crickets in Louis  
15 Campana's yard.  
16 MR. CAMPANA: You hear that? Sorry.  
17 MR. NEMECEK: No problem. It's a nice  
18 noise, actually.  
19 THE CHAIRMAN: Mr. Robert Tudisco is  
20 also present.  
21 There are a number of applications  
22 that have been adjourned that we will not be  
23 hearing from this evening. They are  
24 Application 20-25, 249 Main Street; Application  
25

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1 application is Application 20-21, 7 Hubbard  
2 Circle.  
3 MR. HAYNES: Hi, members of the Board.  
4 My name is Tom Haynes from Haynes Architects.  
5 I hope you're all doing well and have been  
6 healthy. I'm presenting an application today  
7 for my client, Mr. and Mrs. Ferro, located at 7  
8 Hubbard Circle. Our application is a proposed  
9 second floor addition, 862 square feet. The  
10 existing house is a split level home. Would it  
11 be possible to share my screen, this way I  
12 could walk you through the presentation  
13 quickly?  
14 MS. UHLE: Yes.  
15 MR. HAYNES: Could everybody see it?  
16 MR. NEMECEK: Yes.  
17 MR. HAYNES: Okay. Thank you. This  
18 is just an overall plot plan showing the  
19 location at the upper left side above the  
20 living room space, the second story addition,  
21 and that's 862 square feet. There's currently  
22 an exterior portico and stairs here that  
23 we're -- I don't think it's a portico, just  
24 stairs -- that we're removing here. We're  
25

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

4 As I walk you through the floor plans,  
5 right here is the area, where the cursor is  
6 moving, where we're redoing the front entry  
7 stair and portico above it. Interior stair  
8 located here in the center takes us upstairs  
9 into a new master suite with office, master  
10 bath, and walk-in closets in here.

11 As we proceed, I have some drawings of  
12 the existing elevations. As you can see, it's  
13 a split level home. We're essentially taking  
14 off the entire roof. The second floor addition  
15 is going to extend over this area, and over the  
16 existing right side roof we're going to propose  
17 another application here to the roof just to  
18 dress it up a little bit. The existing house  
19 is a little flat. We're planning in here, the  
20 front elevation, with a gable up in the roof  
21 area here. Again, this is the second floor  
22 addition. Double over a gable on the lower  
23 portion here, which would become part of the  
24 portico below.

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

15 Left side elevation here on the top  
16 left of the drawing. Bottom right of the  
17 drawing is the rear elevation.

18 The radius map photo showing adjacent  
19 dwellings to get a feel for the neighborhood.  
20 Bottom row of photos here is the existing  
21 dwelling so you could get a feel for what it  
22 currently looks like here. Front view, right  
23 side. Partial sort of left side view here. A  
24 simple rendering representative of the  
25 whitewash brick, Timberline architecture roof

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

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

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

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

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

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

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

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

11 MR. HAYNES: Sure.

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

14 MR. HAYNES: Everything stays the  
15 same.

16 THE CHAIRMAN: Impervious stays the  
17 same; correct?

18 MR. HAYNES: Correct.

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

21 MR. HAYNES: Sure.

22 THE CHAIRMAN: I'm trying to visualize  
23 it.

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

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2 that once you do this, it's really pretty  
3 impossible to go back, any type of paint on  
4 brick.

5 MR. HAYNES: They're aware. They're  
6 looking forward to doing it.

7 MR. NEMECEK: It actually looks pretty  
8 nice, I got to say. It's not just like the  
9 white on brick, which tends to need repair all  
10 the time. This is sort of muted.

11 THE CHAIRMAN: Right. It's not like  
12 you're painting it white. This is something  
13 different. It's like a stain, is it?

14 MR. HAYNES: It's just the way that  
15 the application is done.

16 MR. CAMPANA: Mr. Haynes, it's like a  
17 lime wash, right, so it's more of like a finish  
18 that gets impregnated into the brick more so  
19 than --

20 MR. HAYNES: Exactly. Right.

21 THE CHAIRMAN: So it's not going to  
22 peel off or anything?

23 MR. CAMPANA: It doesn't peel off.

24 THE CHAIRMAN: I don't have any  
25 comments, other than it looks interesting.

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2 Anyone else?

3 MR. NEMECEK: No. Let's see if we  
4 have any comments from the public.

5 THE CHAIRMAN: Let's do a public  
6 hearing. I make a motion to open the public  
7 hearing on 20-21, 7 Hubbard.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 MR. TUDISCO: If there is anyone from  
12 the public who would like to address the Board  
13 or ask a question, offer a comment, please use  
14 the raise your hand feature and I will invite  
15 you to un-mute your mic.

16 Mr. Chairman, there does not appear to  
17 be anyone from the public who wishes to offer a  
18 comment.

19 THE CHAIRMAN: Thank you. So then  
20 let's close the public hearing. I make a  
21 motion to close this public hearing on  
22 Application 20-21, 7 Hubbard Circle.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

25 (AYE)

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2 THE CHAIRMAN: It looks great to me.

3 Good job. Thank you very much.

4 MR. HAYNES: Thank you, all.

5 MR. CUNNINGHAM: Good job.

6 MR. HAYNES: Thank you all for your  
7 time.

8 THE CHAIRMAN: Let's just approve it.  
9 I make a motion to approve this application,  
10 20-21, 7 Hubbard.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.

13 (AYE)

14 THE CHAIRMAN: Thank you, Mr. Haynes.

15 MR. HAYNES: Thank you, guys, very  
16 much. Have a good night.

17 THE CHAIRMAN: Next application is  
18 20-20, 1 Fernway.

19 MR. NEMECEK: Rob, technically, we  
20 missed a perfect opportunity where there were  
21 no members of public ready to comment, we have  
22 Louis' crickets in the background, you should  
23 have let it go for a little longer, it would  
24 have been really dramatic. Maybe next time?

25 MR. CAMPANA: Sorry. I'll put myself

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2 on mute.

3 MR. NEMECEK: Really, Louis, honestly,  
4 it's actually a very nice noise. It would have  
5 had dramatic effect. Rob just doesn't have his  
6 directors hat on today.

7 THE CHAIRMAN: Crickets in the  
8 background. You wonder what their comments  
9 would be. Aren't there mosquitos out there  
10 because there are a gazillion mosquitos around  
11 my house.

12 MR. CAMPANA: I'm feeling it on my  
13 ankles.

14 THE CHAIRMAN: They just don't want to  
15 go away.

16 MR. NEMECEK: The lengths that this  
17 Board will go for the town of Eastchester.  
18 Poor Louis getting eaten alive by mosquitos as  
19 we speak. All in the service of the Town.

20 MS. UHLE: Jim, we do have the next  
21 applicant.

22 THE CHAIRMAN: We just want to keep  
23 chatting.

24 MS. UHLE: There you go.

25 THE CHAIRMAN: Good evening, Mr.

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2 Spearman.

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

5 MR. NEMECEK: Yes, we can.

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

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

15 THE CHAIRMAN: Yes. Looks good.

16 MR. SPEARMAN: So this is 1 Fernway  
17 right here in the center here. I'll get a  
18 closer view right here of the front of the  
19 residence. This is 1 Fernway right here  
20 located at kind of the corner. There is an  
21 interesting kind of intersection with Dogwood  
22 Drive. That's the home currently as it is now.

23 Then if I bring in some of the  
24 drawings that are part of the application to  
25 the Board, we show the small footprint addition

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

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

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

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2 They felt the balance might have been better in  
3 the interpretation of that elevation.

4 I certainly have all the finishes  
5 available here also. Just to kind of finish  
6 out the drawing set that was part of the  
7 application, you could see that this is the --  
8 sorry -- this is the side view here. One of  
9 the other clarification points the  
10 Architectural Review Board asked that we just  
11 include as part of the application to the  
12 Planning Board, was to include the location in  
13 both the site plan and an elevation of the  
14 proposed condenser unit, which is now also  
15 featured here.

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

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

20 Then one, I think, object of  
21 clarification was, they were just looking for  
22 the detail on the railing, this is an Intex  
23 post that I use often. It's very similar to  
24 the TimberTech and Trex items that are out  
25 there, but I find the Intex is a lot less shiny

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 2 and less of a plastic feel, if that kind of  
 3 makes sense.  
 4 I guess with that, I would just hand  
 5 it back to the Board. We could take a tour  
 6 around the neighborhood here, if you want. You  
 7 could see the houses are somewhat in keeping  
 8 with what we're proposing. What we propose is  
 9 not of any grand mass of any kind. In fact, if  
 10 we kind of zoom out behind, you could see that  
 11 the area certainly has large homes, and then  
 12 the areas particularly along this street are  
 13 more subdued, kind of more subtle additions and  
 14 renovations. I think we could get kind of a  
 15 view of the rest of the house here, you could  
 16 see that there's a rear deck -- I thought I  
 17 could get a view here, sorry. Maybe on the  
 18 next one. Right here on the kind of left of  
 19 the screen here is where the air conditioner  
 20 condenser unit is proposed. It does meet the  
 21 requirement of site setbacks for air  
 22 conditioner units. We've noted on the drawings  
 23 the decibel limits, so that the HVAC  
 24 contractor, when he files separately, is well  
 25 aware of that situation.

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 2 I guess with that, I would hand it  
 3 back to the Board and see if there are any  
 4 questions or concerns.  
 5 THE CHAIRMAN: Sure.  
 6 MR. CAMPANA: Louis Campana here.  
 7 Just one question for you. When I look at the  
 8 front -- I'm not sure if this was brought up  
 9 during the ARB meeting or not -- if you're  
 10 looking at the front of the house -- can you  
 11 bring up the elevation quickly?  
 12 MR. SPEARMAN: Yes.  
 13 MR. CAMPANA: The proposed elevation.  
 14 MR. SPEARMAN: Do you see that now?  
 15 MR. CAMPANA: The front setback, is  
 16 there an opportunity to move the octagonal bay  
 17 forward so that the pitch does not get  
 18 interrupted by the corner of the second floor  
 19 addition?  
 20 MR. SPEARMAN: I see the question.  
 21 Let's take a look at the site plan here, and I  
 22 think the answer will be, perhaps only a foot,  
 23 if I remember right. Let's take a look. I  
 24 don't think it would actually interrupt yet.  
 25 So you could see that the setback here is

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 2 perhaps another foot or so.  
 3 MR. CAMPANA: The front yard setback  
 4 in this zone is what again; 25 feet?  
 5 MR. SPEARMAN: It's 26 feet for  
 6 porches and for decks, which is different than  
 7 the main residence, which is 30.  
 8 MR. CAMPANA: Right. You see what I'm  
 9 saying? I just want to know if --  
 10 MR. SPEARMAN: I don't think there's  
 11 an opportunity, though. If we move it forward,  
 12 it actually would kind of start to minimize the  
 13 delta between the peak and -- so the peak is  
 14 here currently, we could only move it about a  
 15 foot forward potentially. So we wouldn't ever  
 16 be able to clear that corner. I see your  
 17 concern, yes. We were happy with the detail in  
 18 our office. I see that concern. If given the  
 19 opportunity, about 3 and a half feet would  
 20 probably do it, about 3 to 3 and a half feet.  
 21 MR. NEMECEK: But that would require a  
 22 variance?  
 23 MR. SPEARMAN: That would require a  
 24 variance. It actually was not, as far as I  
 25 know, a concern of the ARB. They didn't seem

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 2 to have issue with the look there. If you go  
 3 back to the elevation, you could see it kind of  
 4 tucks back. I would need that center line to  
 5 be proud or at the corner, which is  
 6 approximately, I guess, 3 feet, but we don't  
 7 really have that to utilize.  
 8 MR. NEMECEK: Does that -- is it a  
 9 straight line across from actually the porch,  
 10 the existing porch, as is? Can I see the view  
 11 from up top on how that sits?  
 12 MR. SPEARMAN: Yes, sure. Let me go  
 13 to perhaps the plans. You can see that the  
 14 straight line is here and it actually --  
 15 MR. NEMECEK: It comes out already.  
 16 Yes, okay.  
 17 MR. SPEARMAN: You see the roof line  
 18 here on the proposed second floor plan.  
 19 MR. NEMECEK: The posts on the --  
 20 there are existing posts right now on the  
 21 porch, are they going to be the same size, are  
 22 they going to be a little bit larger?  
 23 MR. SPEARMAN: No. They're actually  
 24 new posts, and they are -- let me just zoom in  
 25 here -- they're an 8 inch dimension post. So

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2 they're larger than what is there currently.

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

6 MR. SPEARMAN: They'll look like  
7 sticks.

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

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

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

21 MR. NEMECEK: Yes.

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

24 THE CHAIRMAN: Enough to be  
25 appreciable. I still think it's very nice. I

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2 think that's a really beautiful porch.

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

13 MR. SPEARMAN: Oh, okay. So the  
14 triple window over the garage is actually an  
15 existing window that we would prefer to keep.  
16 We would rather just keep it the way it is.  
17 Although, we are adding snap-in grill divides  
18 so that we can more closely match on the left  
19 and right side the divides that would be on the  
20 new windows. So that is the existing window  
21 configuration currently now just with a  
22 modification. Being that we weren't going for  
23 windows throughout the home, although it is the  
24 only window left on the front of the residence,  
25 it's in, actually, you know, remarkably good

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2 shape, as are the other windows in the home

3 right now. We decided to just push forward and  
4 hope that the -- I think, by the way, that the  
5 size of the windows that are in the porch and  
6 under the cover of the porch would be  
7 remarkably different no matter what. Who knows  
8 what kind of porch swinging hammock or chair or  
9 furniture they may try to start placing here.  
10 I think it's okay, it's in a different  
11 environment, that it doesn't match.

12 MR. NEMECEK: I see your point, and I  
13 actually -- I'm fully in agreement,  
14 particularly because the windows under the  
15 porch are sort of masked and give a completely  
16 different appearance. Because they are under  
17 the porch, there's less of a need to have that  
18 type of symmetry, I think.

19 MR. SPEARMAN: They're also on a  
20 different plane front to back. They're also in  
21 a stone environment, where the other is in a  
22 siding environment. So I think they're vastly  
23 different.

24 MR. NEMECEK: Okay.

25 THE CHAIRMAN: Speaking of which, did  
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2 you show us what the stone looks like?

3 MR. SPEARMAN: Let me get that for  
4 you. I didn't yet, sorry. In addition to the  
5 finishes that I had proposed to the ARB, we've  
6 actually included, as you can see top of the  
7 screen there, a finish list so that we could  
8 more closely -- let me see if I could zoom in  
9 here. This is an old New England Ashlar cut.  
10 There are a few companies I like to use.  
11 Basically we're talking about the tans and the  
12 blues that are very native to the area. So  
13 it's a combination of tans and blues with, I  
14 would almost call it, like a 50/50 mix. In  
15 addition to that, we use a real stone. So none  
16 of the fake items that are out there. So this  
17 was the sample that I often use and kind of  
18 like and appreciate the natural look that it  
19 ends up being when complete.

20 THE CHAIRMAN: It's panelized or  
21 its --

22 MR. CAMPANA: It's real. It's 6 inch  
23 veneer.

24 MR. SPEARMAN: I'm sorry, it's 1 to 1  
25 and a corner inch thick, but it's --

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1 MR. CAMPANA: Okay, so thin stone but  
 2 cut out of real stone.  
 3 MR. SPEARMAN: Yes.  
 4 THE CHAIRMAN: Right, and adhered and  
 5 mortared to the backing.  
 6 MR. SPEARMAN: Actually, with the  
 7 brick, we actually had a lot of success just  
 8 doing -- it's not a regular mortar mix, it's an  
 9 adhesive mortar mix with an occasional tie  
 10 placed about 24 inches on center, and this just  
 11 could go on natural brick as long as the  
 12 footing foundation has brick sitting on a full  
 13 shelf, which in this case it's actually stepped  
 14 in on the foundation. So we could just apply  
 15 it right to the brick. We don't actually  
 16 remove the brick.  
 17 THE CHAIRMAN: Good. Nice. Okay.  
 18 MR. NEMECEK: I have one other  
 19 question, and, Margaret, you may be able to  
 20 answer this. I do see that the impervious  
 21 surface has increased very slightly from 1782  
 22 to 1876, presumably because of the addition to  
 23 the porch. Is there any change here or any  
 24 water management efforts to compensate for that

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1 extra impervious surface?  
 2 MR. SPEARMAN: Yes. So you're  
 3 correct, we have just about under a hundred  
 4 square feet of new impervious. What we've done  
 5 is actually an Uber sized dry well to be placed  
 6 in the front yard. That way we could take  
 7 about more than the front half of the house,  
 8 the left side, I guess, and we're just  
 9 compensating for not only the 94, but we're  
 10 actually able to take probably about in the  
 11 neighborhood of maybe even another 180,  
 12 190 square feet on the left half of the front  
 13 of the house. Currently on the house right now  
 14 in this front right corner there is a dropped  
 15 leader, but we will be able to take from our  
 16 gable over the front kind of whole corner here  
 17 including the porch. So I think we're actually  
 18 well over. If you at my dry well calculations  
 19 here, we can actually house 226, where we only  
 20 need 58 of water.  
 21 MR. NEMECEK: Okay. Good. I just  
 22 wanted to make sure that was being addressed.  
 23 THE CHAIRMAN: Any other comments,  
 24 guys?  
 25

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1 MR. NEMECEK: No.  
 2 MR. CAMPANA: I have no other  
 3 comments.  
 4 THE CHAIRMAN: Great. So we're going  
 5 to do the public hearing. Hold on for a  
 6 second. So I make a motion to open the public  
 7 hearing on this Application, 20-20, 1 Fernway.  
 8 MR. NEMECEK: Second.  
 9 THE CHAIRMAN: All in favor.  
 10 (AYE)  
 11 MR. CAMPANA: Rob?  
 12 MR. TUDISCO: Sorry. I'm inviting  
 13 members of the public, if you have a question  
 14 or comment to the Board, please use the raise  
 15 your hand feature and I'll invite you to  
 16 un-mute your microphone.  
 17 MR. NEMECEK: Again, this is 1  
 18 Fernway, which is Application 20-20.  
 19 MR. TUDISCO: Mr. Chairman, I don't  
 20 see any hands at this point, just to let you  
 21 know.  
 22 THE CHAIRMAN: Thank you. So let's  
 23 close the public hearing. I make a motion to  
 24 close the public hearing on this application,  
 25

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1 20-20, 1 Fernway.  
 2 MR. NEMECEK: Second.  
 3 THE CHAIRMAN: All in favor.  
 4 (AYE)  
 5 THE CHAIRMAN: No other comments. It  
 6 looks very handsome. Thank you very much.  
 7 MR. NEMECEK: I like it.  
 8 THE CHAIRMAN: Hope to see you again  
 9 in Town. You do very nice work.  
 10 MR. SPEARMAN: Thank you very much.  
 11 THE CHAIRMAN: You're welcome.  
 12 MR. SPEARMAN: Enjoy your evening,  
 13 guys.  
 14 THE CHAIRMAN: I make a motion to  
 15 approve this application, 20-20, 1 Fernway.  
 16 MR. NEMECEK: Second.  
 17 THE CHAIRMAN: All in favor.  
 18 (AYE)  
 19 MR. NEMECEK: Thank you very much.  
 20 THE CHAIRMAN: Have a nice evening.  
 21 Mr. Spearman: Thank you. Enjoy your  
 22 evening.  
 23 THE CHAIRMAN: The next is 18-45, 52  
 24 Ridge Street.  
 25

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1 MR. IANNACITO: Hello.  
 2 MS. UHLE: Hi, John.  
 3 MR. IANNACITO: Hey, everyone.  
 4 THE CHAIRMAN: How are you?  
 5 MR. CAMPANA: How are you, John?  
 6 MR. IANNACITO: Good. How's everybody  
 7 doing?  
 8 MR. CAMPANA: Good.  
 9 MR. IANNACITO: Good evening. My name  
 10 is John Iannacito, I'm an architect, and I  
 11 represent Mr. and Mrs. Spatoliatore, the owners  
 12 of the subject property. We are proposing  
 13 additions and alterations to the existing  
 14 residence located at 52 Ridge Street.  
 15 I'm going to share my screen. Can  
 16 everyone see that?  
 17 MS. UHLE: No.  
 18 MR. IANNACITO: No?  
 19 THE CHAIRMAN: No. Give a second.  
 20 MR. NEMECEK: Got it.  
 21 MR. IANNACITO: Good?  
 22 MR. NEMECEK: Yes.  
 23 MR. IANNACITO: Okay. So here is the  
 24 site plan. So the proposed scope of work will

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1 include removal of the existing garage at the  
 2 basement level and filling in the existing  
 3 driveway that starts down from the street to  
 4 the basement. We're proposing to construct a  
 5 new covered porch along the front of the entire  
 6 house. We're also proposing a second story  
 7 addition over the existing one story section at  
 8 the rear of the property. We're proposing to  
 9 remove and re-frame the entire roof over the  
 10 main portion of the house and reconfigure the  
 11 profiles of the gables and the ridge. Then on  
 12 the site, we're proposing to expand the  
 13 existing driveway and reconfigure the existing  
 14 front walkway.  
 15 This project did require one area  
 16 variance for the front yard setback to the  
 17 proposed covered porch, and a variance for that  
 18 was granted back in January of 2020.  
 19 MR. NEMECEK: The good old days; right  
 20 ?  
 21 MR. IANNACITO: In person. I'll  
 22 quickly go through the plans.  
 23 Here is the basement plan. So the  
 24 existing garage is over on the right-hand side

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1 here. We're going to take out the wall between  
 2 the existing playroom and garage and expand the  
 3 playroom and close the existing overhead door.  
 4 This is the foundation for the new covered  
 5 front porch.  
 6 On the first floor, the only  
 7 alterations would be the new covered front  
 8 porch, which is here.  
 9 On the second floor, we have the new  
 10 second story addition at the rear, which will  
 11 be a new sitting room off of the master  
 12 bedroom. Then we're also proposing a new  
 13 second bathroom on the second floor to complete  
 14 the master suite at the rear.  
 15 The elevations. Here are the existing  
 16 and proposed elevations. So down at the lower  
 17 left-hand side here is the existing front  
 18 elevation and the proposed. Removing the  
 19 existing garage and filling in the grade. New  
 20 front covered porch, and then the new roof line  
 21 above the second floor. Right-hand side, right  
 22 side of the porch, reconfigure the roof, and  
 23 the second story addition at the rear. At the  
 24 rear and left side, second story addition at

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1 the rear and the configured roof. Then the  
 2 front porch on the left side and the  
 3 reconfigured roof and second story addition.  
 4 Here's a rendering of the front  
 5 elevation showing the finished materials. The  
 6 wall surfaces will be a HardiePlank siding in  
 7 Navaho beige. Can you see that?  
 8 THE CHAIRMAN: No.  
 9 MS. UHLE: No.  
 10 MR. CAMPANA: You have to wait a  
 11 minute, I guess. Wait a second.  
 12 MR. IANNACITO: Let me see here. How  
 13 about now?  
 14 MR. CAMPANA: Yes.  
 15 MR. IANNACITO: Here's the rendering.  
 16 So the siding will be a HardiePlank siding in a  
 17 Navaho beige finish. The existing brick  
 18 veneer, which will be under the covered porch,  
 19 will get a new whitewashed finish. It's  
 20 currently a red brick. The windows will be a  
 21 vinyl clad in a white finish. The second floor  
 22 windows are existing, first floor windows are  
 23 existing. The only new windows in the front  
 24 are the ones above in the eave in the new attic

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2 space. The roof surface will be asphalt  
3 shingles in a slate finish. The columns and  
4 trim will be a painted AZEK in white finish.  
5 The gutters will be aluminum in a white finish.  
6 The shutters will be composite in a black  
7 finish. The railings will be composite in a  
8 white finish.

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

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

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2 Thank you for your time. I'm happy to  
3 answer any questions.

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

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

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

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2 this driveway and compact it as we go up. This  
3 will be all new paved surface for two cars.  
4 They have a very large right-of-way here on  
5 this street. That's actually paved already.  
6 These dotted lines represent the existing  
7 driveway. Actually, the driveway expansion is  
8 only this little space here. This already  
9 exists.

10 MR. CUNNINGHAM: This is Mark  
11 Cunningham.

12 MR. IANNACITO: Hey, Mark.

13 MR. CUNNINGHAM: Just to elaborate on  
14 Phil was saying, he stole my thunder about  
15 filling it in, but that's all engineered? I  
16 see there's a garage door there, so it will be  
17 a new foundation. I don't know if that's  
18 poured walls or CMU, but that will all be tied  
19 in and get backfilled?

20 MR. IANNACITO: This will be new  
21 block, concrete block to enclose the existing  
22 opening, and a crawl space in this area that  
23 will be accessible from the basement area.

24 MR. CUNNINGHAM: When you say crawl  
25 space, that's what I'm kind of confused with.

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2 It's a garage now, so it's part of the basement  
3 of the house, the existing house.

4 MR. IANNACITO: Right. The existing  
5 garage will be part of the new finished  
6 basement.

7 MR. CUNNINGHAM: Correct.

8 MR. IANNACITO: It's only the driveway  
9 that gets filled in.

10 MR. CUNNINGHAM: I just wanted to know  
11 structurally, that's all.

12 MR. IANNACITO: So it's basically --  
13 we'll fill in this opening here with concrete  
14 block, then fill this area up to a certain  
15 point and cut on this side so that we could get  
16 at least a 4 to 4 and a half foot ceiling  
17 height in this crawl space. Then out here, the  
18 finished grade will be about 30 inches down  
19 from the front porch.

20 THE CHAIRMAN: Right. So the area  
21 under the porch --

22 MR. CAMPANA: So as a crawl space, I  
23 guess the question is, where is the access?

24 MR. IANNACITO: It's not shown in this  
25 drawing --

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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

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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,

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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 her

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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. NEMECEK: 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. NEMECEK: We're not seeing it yet.

24 MR. IANNACITO: I don't know how to  
25 get that.

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2 MR. NEMECEK: But you're addressing  
3 it, I guess that's the point?

4 MR. IANNACITO: It should look better  
5 than what's on this rendering.

6 THE CHAIRMAN: I sort of like the  
7 pink. It's sort of nice.

8 MR. NEMECEK: Look at your shirt. Are  
9 you not wearing a pink shirt, Mr. Bonanno?

10 THE CHAIRMAN: Are we waiting for that  
11 to load.

12 MR. IANNACITO: I couldn't get that  
13 picture to could up for some reason.

14 MR. NEMECEK: As long as you're  
15 addressing it and you're aware of it.

16 MR. IANNACITO: Do you see the photo?

17 MR. NEMECEK: We can't see the photo.

18 MR. IANNACITO: I don't know why.  
19 It's not there. I don't know.

20 THE CHAIRMAN: So can we move on to  
21 just another question? Were you increasing  
22 impervious?

23 MR. IANNACITO: Are we doing what?

24 THE CHAIRMAN: Increasing impervious?

25 MR. IANNACITO: Yes.

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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. NEMECEK: 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. NEMECEK: 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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 2 (No questions.)  
 3 THE CHAIRMAN: So let's do the public  
 4 hearing. I make a motion to open this public  
 5 hearing, 19-45, 52 Ridge Street.  
 6 MR. NEMECEK: Second.  
 7 THE CHAIRMAN: All in favor.  
 8 (AYE)  
 9 MR. TUDISCO: If there are any members  
 10 of the public that wish to ask a question or  
 11 address the Board, please use the raise your  
 12 hand feature and I will invite you to un-mute  
 13 yourself.  
 14 Mr. Chairman, I don't see any hands at  
 15 this time.  
 16 THE CHAIRMAN: Great. Thank you. So  
 17 then let's close the public hearing on  
 18 Application 19-45, 52 Ridge Street.  
 19 MR. NEMECEK: Second.  
 20 THE CHAIRMAN: All in favor.  
 21 (AYE)  
 22 THE CHAIRMAN: So no other comments.  
 23 So, I guess, subject to whatever we end up  
 24 doing for the drainage and CULTECs, I'm okay  
 25 with this application.

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 2 MR. NEMECEK: Me too.  
 3 THE CHAIRMAN: I think it's very nice,  
 4 as always. We appreciate that, John. So then  
 5 I'll make a motion to approve this application,  
 6 19-45, 52 Ridge Street.  
 7 MR. NEMECEK: Second.  
 8 THE CHAIRMAN: All in favor.  
 9 (AYE)  
 10 MR. NEMECEK: Good work, John. You've  
 11 completely transformed this house. It looks  
 12 really nice.  
 13 MR. IANNACITO: Thanks a lot. It was  
 14 nice seeing everyone. Have a great weekend.  
 15 MR. NEMECEK: You too.  
 16 THE CHAIRMAN: The final application  
 17 20-15, 23 Prospect Avenue.  
 18 MR. MAIORANO: Can you hear me?  
 19 MR. NEMECEK: Yes.  
 20 MR. MAIORANO: Good evening, board  
 21 members. My name is Adamo Maiorano from  
 22 Community Designs & Engineering. On behalf of  
 23 the applicant, Anthony Piliro, we are  
 24 proposing additions and alterations to 23  
 25 Prospect Avenue. The house is situated in an

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 2 R5 zoning district. The existing house is  
 3 non-conforming with respect to the front yard  
 4 setback, the side yard setback, and the rear  
 5 proximity to the rear existing detached garage.  
 6 We did receive a zoning variance for these  
 7 noted setbacks.  
 8 In regards to what we are proposing,  
 9 ultimately is an addition over pretty much the  
 10 footprint of the dwelling to maximize the space  
 11 on the second floor, as well as a front portico  
 12 over the existing platform in the front of the  
 13 dwelling. I'm going to share my screen. One  
 14 second.  
 15 MR. NEMECEK: Is it just a coincidence  
 16 that we have like four applications all more or  
 17 less doing the same thing all at the same time?  
 18 MR. MAIORANO: That is true, yes.  
 19 MR. NEMECEK: Just out of curiosity,  
 20 did this come to you like in the past six  
 21 months?  
 22 MR. MAIORANO: No, it didn't. With  
 23 what's going on, it's been a little time  
 24 because obviously with zoning and we were  
 25 delayed.

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 2 MR. NEMECEK: That's right, of course,  
 3 you had to go through the Zoning Board. I'm  
 4 sorry to interrupt. Please continue.  
 5 MR. MAIORANO: No worries. So as I  
 6 was saying, this shaded gray is basically the  
 7 footprint of what we're expanding up. As you  
 8 can see from the floor plans, the second floor  
 9 is really unoccupiable. It's very low pitched  
 10 ceiling heights and really not all that usable  
 11 space. What the applicant wishes to do is  
 12 create more of a second floor with the bedrooms  
 13 and bathrooms, and then create more of that  
 14 open floor kind of feel with the first floor  
 15 plan. The first floor actually was renovated  
 16 not too long ago, so we're trying to minimize  
 17 the impact on the first floor. Most of the  
 18 work, obviously, is being done on the second  
 19 floor. It's also set back a little bit, the  
 20 addition, from the front yard to also create a  
 21 little more of a buffer with the condition with  
 22 the front yard setback, the zoning condition.  
 23 So if I go down basically to the  
 24 elevations, as I was saying, the first floor,  
 25 all of the finishes throughout the home will be

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 2 new other than the windows on the first floor,  
 3 other than the front elevation. You could see  
 4 the existing front of the home, the windows are  
 5 sort of symmetrical with the front elevation.  
 6 There are three casement windows on one side  
 7 and four on the other. We're going to go and  
 8 put three casement windows on the right side to  
 9 create that sort of symmetry of what we're  
 10 proposing above, and that's really the change  
 11 on the first floor.

12 The second floor, we're going to have  
 13 all new windows on the second floor to match  
 14 sort of the condition on the first floor. The  
 15 new siding throughout the home will be vinyl  
 16 siding. It's in a light gray color. It's  
 17 Harvard slate. The roof will be all new  
 18 throughout. It's an asphalt shingle roof  
 19 that's charcoal in color. All of the trim and  
 20 the soffits will be a white AZEK. Just a  
 21 little bit of stone on the existing platform.  
 22 We're going to veneer that with some real thin  
 23 stone veneer. AZEK wrapped columns in the  
 24 front and some AZEK trim on the new front  
 25 portico, with a little hanging light as well on

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 2 that new portico that's going to exist over the  
 3 existing front platform.

4 The side elevation and the rear  
 5 elevation. There's really no windows on that  
 6 backside as you could see because the garage --  
 7 if you look at this picture here -- is very  
 8 close to the existing residence. We're also  
 9 going to set that back a little bit, create a  
 10 little porch off the master bedroom, and give  
 11 it a little buffer from the garage, as well as  
 12 we're raising up over the dwelling.

13 I'll go to the street-scape. In  
 14 actuality, the house with the new addition will  
 15 sort of fit better in the context of the  
 16 neighborhood. As you could see right now, it  
 17 sort of kind of stands out because of that odd  
 18 shaped sort of one story kind of dwelling with  
 19 the addition of the small dormer in the front.  
 20 Between the, you know, neighboring houses to  
 21 the left and right, it will sort of tie in a  
 22 little better to the neighborhood.

23 In regards to the last ARB meeting, we  
 24 didn't really have any comments. There is an  
 25 existing AC condenser unit next to the chimney

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 2 that is very screened with hedges and whatnot,  
 3 so we're going to add an additional unit next  
 4 to it to be used for the second floor addition,  
 5 which, if we go to some pictures of the  
 6 residence, you see here on the side -- picture  
 7 1B -- as you can see, you really can't see that  
 8 unit at all because it's fairly screened with  
 9 some evergreen plants and whatnot.

10 That's pretty much all I have. Any  
 11 questions, obviously I'm happy to answer.

12 THE CHAIRMAN: As far as colors and  
 13 finishes.

14 MR. MAIORANO: Yes. So, actually, if  
 15 I go to -- this is almost a very close color.  
 16 It's a light gray aluminum siding here on the  
 17 top right, and that's where that AZEK J channel  
 18 casing around the windows that we're proposing.

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

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

25 MR. NEMECEK: There we go.

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 2 MR. MAIORANO: So it's very close to  
 3 that color.

4 MR. NEMECEK: Got it.

5 MR. MAIORANO: It's a little bit of  
 6 the a lighter tone.

7 MR. CAMPANA: I have no comments, no  
 8 questions. I think it looks well. It fits in  
 9 with the neighborhood.

10 MR. NEMECEK: Yes. When you showed  
 11 the street-scape, it's very clear that it fits  
 12 right in in terms of height and massing.

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

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

24 It's also closer than what's allowed to the --

25 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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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.

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2 MR. NEMECEK: Second.

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

5 THE CHAIRMAN: Very nice job.

6 MR. MAIORANO: Thank you very much.

7 THE CHAIRMAN: Thank you. Look  
8 forward to seeing you again.

9 MR. MAIORANO: Thanks for your time.

10 MR. CAMPANA: Have a good night.

11 MR. MAIORANO: Good night, guys, and  
12 Margaret. Sorry.

13 THE CHAIRMAN: She's one of the guys.

14 Your children want you, Louis? That's it. So  
15 we're not doing minutes and we're just about  
16 done. All right, guys, good job. That's a  
17 record.

18 So then I will make a motion to close  
19 the town of Eastchester -- so when is the next  
20 meeting? You told me, Margaret. The next  
21 meeting will be October 22, 2020, in case the  
22 viewing public wants to put that on the  
23 calendar. I will make a motion to close the  
24 town of Eastchester Planning Board meeting of  
25 September 24, 2020.

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2 MR. NEMECEK: Second.

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

5 THE CHAIRMAN: Good night, everyone.

6 MS. UHLE: Good night.

7

8 (MEETING ADJOURNED.)

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CERTIFICATION

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2  
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4 STATE OF NEW YORK )  
                          ) SS.  
5 COUNTY OF WESTCHESTER)

6

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

11 That the above transcript was taken from  
12 a videotape of a Zoom hearing. I was not  
13 present for such hearing. The videotape was  
14 taken and transcribed by me to the best of my  
15 ability.

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

20 IN WITNESS WHEREOF, I have hereunto set  
21 my hand this 12th day of November, 2020.

22

23

*Dina M. Morgan*  
DINA M. MORGAN  
Court Reporter

24

25

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