

1
TOWN OF EASTCHESTER
 2
 BUILDING AND PLANNING DEPARTMENT
 3
 4 TRANSCRIPT OF
 5 TOWN OF EASTCHESTER PLANNING BOARD MEETING
 6 OCT 11 2017 SEPTEMBER 28, 2017
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 10 RECEIVED
 HELD AT: Eastchester Town Hall
 40 Mill Road
 Eastchester, New York 10709
 11 7:00 p.m.
 12

13 BOARD MEMBERS IN ATTENDANCE:

14 CHAIRMAN JAMES BONANNO
15 PHILIP NEMECEK, MEMBER
16 MARK CUNNINGHAM, MEMBER

17 EASTCHESTER EMPLOYEES IN ATTENDANCE:

18 MARGARET UHLE, DIRECTOR OF PLANNING
19 ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
20 JAY KING, BUILDING INSPECTOR
21 MICHAEL VERNON, ASSISTANT PLANNER

22 Dina M. Morgan, Reporter
23 25 Colonial Road
24 Bronxville, New York 10708
25 (914) 469-6353

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1 EASTCHESTER PLANNING BOARD - 9/28/17
2 application is 17-34, 52 Hickory Hill Road.
3 MR. MAIORANO: Good evening, Chair,
4 board members. My name is Adamo Maiorano from
5 Community Designs and Engineering.

6 On behalf of the applicant and owner,
7 Vincent Vetrini, we are proposing a new single
8 family dwelling at 52 Hickory Hill. The
9 existing site today is improved with a single
10 family dwelling and paved surfaces that will
11 all be removed. In our proposed design,
12 obviously we will be capturing all the proposed
13 new impervious surfaces on site with storm
14 water management.

15 I'll go to the elevations. The
16 overall design, we ultimately tried to mask the
17 house in order to soften its appearance on the
18 front. The applicant has been very much
19 involved with the design and aesthetics of the
20 house.

21 As far as the materials throughout the
22 house, it will be sided with a white Hardie
23 Board siding. It's a straight edge shake
24 siding. All the trim will be a white AZEK
25 trim. The stone in the front will just be

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3 THE CHAIRMAN: Good evening. This is
4 the town of Eastchester Planning Board meeting
5 of September 28th, 2017. If everyone would
6 rise for the Pledge of Allegiance, please.

7 (Whereupon the Pledge of Allegiance
8 was said.)

9 THE CHAIRMAN: We'll take attendance.
10 Mr. Phil Nemecek.

11 MR. NEMECEK: Present.

12 THE CHAIRMAN: Jim Bonanno, here.
13 Mark Cunningham.

14 MR. CUNNINGHAM: Present.

15 THE CHAIRMAN: The other two members
16 are not here, that's Bill West and Robert
17 Pulaski. We apologize for being so late. It's
18 the trains. Thank you for waiting. We'll be
19 extra quick on our part then.

20 MR. NEMECEK: But thorough. And we do
21 know that we always have a very sizeable
22 viewing audience at home, hopefully they
23 haven't switched to another scintillating
24 broadcast not seeing us on at 7:00. My
25 apologies, of course.

THE CHAIRMAN: The first and only
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3 under the front porch. It's a ledge stone.
4 The windows are Andersen 400 series windows
5 that will have a black trim to accent the
6 garage doors and the front door. The portion
7 above the front porch has a standing seam metal
8 roof, and it ties into the asphalt shingle
9 roof, which is a harvest collection roof, it's
10 Nantucket morning. I have the materials here.

11 As far as anything else on the site,
12 basically the condensers we did locate them in
13 the back with some screening.

14 MS. UHLE: Do you have a landscape
15 plan?

16 MR. MAIORANO: Yes. The landscape
17 plan, it will be newly landscaped along the
18 entire property with some accent islands and
19 rock sculptures in the landscaping as well.

20 MS. UHLE: Adamo, the ARB had said if
21 feasible try to preserve as many mature trees
22 as possible; are there some that you are able
23 to preserve?

24 MR. MAIORANO: Yes. A lot of the
25 existing trees are kind of -- you know, some of
them are in the way of the construction. There

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1 is no way to dig on the left-hand side, the
2 root system will be affected.

3 On the right side, there are a few
4 trees that we are going to preserve.
5 Obviously, all the trees in the town
6 right-of-way will be preserved. In the back
7 corner, there is a large 22 inch tree that we
8 will be preserving, and two other trees on the
9 right-hand side.

10 On the left side, they want a better
11 screening, so the trees there -- the landscape
12 engineer, Tony Acocella didn't really like
13 those trees on the left-hand side in the back
14 corner, so they are proposing new Arborvitae.
15 They have better screening. Those existing
16 trees, they don't start until a little bit
17 higher up as far as the screening goes.

18 MR. NEMECEK: Are you going to be
19 putting in any significant size trees as part
20 of the landscape plan?

21 MR. MAIORANO: Yes. I think there are
22 probably one, two, three -- like four trees
23 that are significant. The Dogwood, I think
24 it's a 3 inch caliber tree; the Glory is a 3

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1 inch to 4 inch caliber tree, so those are
2 pretty significant; and then the row of
3 Arborvitae on the left-hand side.

4 MS. UHLE: One thing we did mention at
5 the Architectural Review Board meeting is, you
6 know, as landscape plans go, it's fairly
7 comprehensive compared to some that we've seen,
8 and also they are proposing fairly large sizes
9 compared to what we've seen in some others.

10 MR. NEMECEK: Yes, because I know that
11 property, from passing it many times, it's a
12 very dark property right now. It's overgrown,
13 actually, or has been for a long time. But the
14 flip side of that is, you know, you take
15 everything out and all of a sudden it looks
16 bare. So I'm pleased to hear that the trees
17 will be at least kind of as large as you can
18 get them.

19 MR. MAIORANO: And because it's a
20 corner lot, you know, the owner wanted to
21 create that sense of, you know, sun blocking
22 and whatnot to the street.

23 MR. NEMECEK: What is the comparison
24 of the impervious surface on the proposed

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1 compared to the existing?

2 MR. MAIORANO: The existing is little
3 bit over 2500 square feet and our proposed is
4 about 3600 square feet, so about 1,000 square
5 feet. Obviously, we'll be capturing all that
6 on site.

7 MR. NEMECEK: And that's largely due
8 to the larger footprint?

9 MR. MAIORANO: Yes, exactly.

10 MS. UHLE: I received -- I meant to
11 bring it down so I apologize for that -- just
12 this afternoon I received a review memo from
13 Joe Cermele, our civil engineer, and as is
14 typically the case he has minor comments, but
15 nothing that can't be resolved. The architect
16 is very good at working directly with our
17 engineering consultant.

18 MR. NEMECEK: At what point do we --
19 as a matter curiosity -- do we require a
20 consultant's report on something like this?

21 This is a tear down and they're basically
22 building -- do they basically have to pass all
23 the same tests as if they were building on a --

24 MS. UHLE: New, yes. We require an

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1 engineer's review for all new construction of
2 single family homes and for all new commercial
3 construction. Additions and alterations we
4 just do that in-house.

5 MR. NEMECEK: Nothing is being
6 retained from the existing; right?

7 MR. MAIORANO: Exactly.

8 MR. NEMECEK: It's being torn down to
9 the foundations; right?

10 MR. MAIORANO: Exactly, yes. New
11 foundation.

12 THE CHAIRMAN: You brought samples
13 just so we could see the colors?

14 MR. MAIORANO: Yes. This is the roof,
15 this is the actual siding.

16 THE CHAIRMAN: The dormers over the
17 porch, that's the metal roof?

18 MR. MAIORANO: Yes.

19 THE CHAIRMAN: Could you go back to
20 that?

21 MR. MAIORANO: Underneath the porch,
22 there's a water table made out of stone.

23 THE CHAIRMAN: It's a big house. It's
24 very handsome.

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1 MR. MAIORANO: To create the
2 footprint, you know, what the client wanted to
3 get in the first floor, we tried to mass it so
4 that we dropped down the sides to kind of have
5 it sit into the neighborhood a little better.
6 That's why the right side and left side are a
7 little --

8 THE CHAIRMAN: Did you do an elevation
9 of the adjacent properties? You did, I think.
10 I got it.

11 MR. MAIORANO: It's a larger lot so
12 the stretch is longer, but it drops down on the
13 sides to try to, you know, marry in with the
14 neighboring residences.

15 THE CHAIRMAN: Let's just quickly do a
16 public hearing.

17 MR. NEMECEK: It's also on the bottom
18 of a hill, because it is a pretty tall
19 structure. It is quite a bit taller than the
20 existing structure.

21 MR. MAIORANO: Mostly in the middle
22 it's going to be taller.

23 MR. NEMECEK: The middle is pretty
24 tall, overall it's pretty tall, but it's

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1 mitigated a little, I think, by the slope.
2 It's at the bottom of a hill at a corner where
3 there is no house right adjacent to it.

4 THE CHAIRMAN: What's the garage door
5 material going to be? Just flip back to the
6 elevation. Those are wood doors?

7 MR. MAIORANO: They're composite
8 overlay Coachman Collection Clopay doors but
9 they're black.

10 THE CHAIRMAN: They're black?

11 MR. MAIORANO: Yes.

12 THE CHAIRMAN: Right, they're black to
13 match all of the trim and everything else?

14 MR. MAIORANO: Exactly. It's kind of
15 that style that the applicant essentially
16 wanted to pop the trim and the doors with the
17 white siding.

18 THE CHAIRMAN: Did the ARB have any
19 comments about anything?

20 MS. UHLE: They referred it to you
21 with a recommendation to approve, and also just
22 requested that the applicant try, if at all
23 feasible, to preserve as many mature trees as
24 possible.

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1 MR. NEMECEK: Were there any comments
2 from the ARB regarding lighting? I know
3 they're sticklers regarding lighting.

4 MS. UHLE: No, nothing that they
5 referred to you.

6 MR. MAIORANO: Basically our lighting
7 is next to the garage door, some high hat
8 lighting underneath the front porch, and at the
9 rear door as well, which is kind of hidden from
10 everything.

11 MR. NEMECEK: The air conditioning
12 units are in the back?

13 MR. MAIORANO: Yes.

14 MR. NEMECEK: Let me see where they
15 are again. They're back sort of against the
16 Dorchester side?

17 MR. MAIORANO: Yes, exactly. They'll
18 be landscaping around them.

19 THE CHAIRMAN: Okay. Let me just
20 quickly do the public hearing.

21 I make a motion to open the public
22 hearing on Application 17-34, 52 Hickory Hill
23 Road.

24 MR. NEMECEK: Second.

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

3 MS. UHLE: Does the neighbor have any
4 comments or questions?

5 FEMALE SPEAKER: No. I think it's a
6 great addition. I live around the corner on
7 Dorchester, and I used to see the Stewart house
8 all the time. This will quite a nice addition
9 to this area. Beautiful.

10 THE CHAIRMAN: You should really go on
11 record to say that.

12 MR. NEMECEK: Maybe you don't want to
13 go on record.

14 THE CHAIRMAN: Very few people come
15 with compliments. Usually it's quite the
16 opposite.

17 MR. NEMECEK: You probably have an
18 interest in seeing what's -- yes. Thank you
19 for coming out.

20 MS. UHLE: I think Adamo -- because
21 certain people were running a little bit
22 late -- Adamo had an opportunity to go over the
23 drawings with her before you guys arrived.

24 MR. NEMECEK: That late thing was

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 2 really completely unnecessary. I already
 3 apologized.
 4 MS. UHLE: He was able to spend some
 5 time with them.
 6 MR. NEMECEK: I know Adamo and his
 7 firm work very well. Being an Eastchester
 8 based firm, I know you always have the interest
 9 of the Eastchester community in mind, and I
 10 wouldn't have expected anything differently. I
 11 know you always have a fine reputation with our
 12 engineers for the work that you do in retaining
 13 water on the site.
 14 THE CHAIRMAN: Because we really do
 15 want to know about the water everywhere.
 16 So I make a motion to close the public
 17 hearing on the same application, 17-34, 52
 18 Hickory Hill Road.
 19 MR. NEMECEK: Second.
 20 THE CHAIRMAN: All favor.
 21 (All aye.)
 22 THE CHAIRMAN: I think since we were
 23 done, I don't have any more comments. I think
 24 it's a handsome house. I'm anxious to see it
 25 go up.

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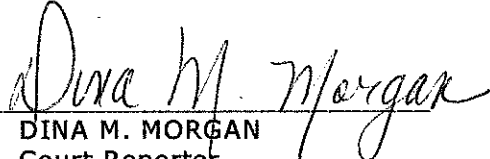
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 2 MR. NEMECEK: Just put the qualifiers
 3 on it.
 4 THE CHAIRMAN: Right. So we'll
 5 approve it with the conditions that the
 6 landscaping is done and --
 7 MS. UHLE: Our general condition that
 8 the landscape architect sign off on the
 9 landscape plan once it's been installed, and
 10 that the permit is subject to the final
 11 approval of our civil engineer for storm water.
 12 THE CHAIRMAN: Subject to those two
 13 conditions, I make a motion to approve
 14 Application 17-34, 52 Hickory Hill.
 15 MR. NEMECEK: Second.
 16 THE CHAIRMAN: All in favor.
 17 (All aye.)
 18 THE CHAIRMAN: Great. Thank you.
 19 MR. MAIORANO: Thank you very much.
 20 MR. NEMECEK: 15 minutes, we're done.
 21 MS. UHLE: You could technically
 22 approve the minutes from January 26th if you
 23 would like to do that.
 24 THE CHAIRMAN: All three of us?
 25 MS. UHLE: Yes.

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 2 MR. NEMECEK: Would that be 2017,
 3 2016?
 4 MS. UHLE: 2017.
 5 THE CHAIRMAN: If you say so, I
 6 believe it.
 7 MR. NEMECEK: I think I'm up-to-date
 8 on my revisions I submitted. I probably
 9 submitted those probably in February or March.
 10 THE CHAIRMAN: Subject to the
 11 corrections that I think Mr. Nemecek sent
 12 forth, I'll make a motion to approve the
 13 meeting minutes of January 26th, 2017.
 14 MR. NEMECEK: Second.
 15 THE CHAIRMAN: All in favor.
 16 (All aye.)
 17 THE CHAIRMAN: One down, three to go.
 18 I make a motion to close the Planning Board
 19 meeting of September 28th, 2017.
 20 MR. NEMECEK: Second.
 21 THE CHAIRMAN: All in favor.
 22 (All aye.)
 23
 24 (MEETING ADJOURNED.)
 25

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1 EASTCHESTER PLANNING BOARD - 9/28/17
 2 C E R T I F I C A T I O N
 3
 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 the actual hearing. I was not
 13 present for such hearing. The videotape was
 14 taken and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 10th day of October, 2017.
 22
 23
 24
 25


 DINA M. MORGAN
 Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

DINA M. MORGAN, REPORTER