

**TOWN OF EASTCHESTER**  
Building and Planning Department

**MAR 17 2022**

**RECEIVED**

Eastchester Town Hall  
40 Mill Road  
Eastchester, New York 10709  
7:00 p.m.

Eastchester Town Clerk  
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**BOARD MEMBERS IN ATTENDANCE:**

CHAIRMAN JAMES BONANNO  
PHILIP NEMECEK, MEMBER  
LOUIS CAMPANA, MEMBER  
ANTHONY GIACOBBE, MEMBER

**EASTCHESTER EMPLOYEES IN ATTENDANCE:**

ROBERT TUDISCO, DEPUTY TOWN ATTORNEY  
JAY KING, BUILDING INSPECTOR

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
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**THE CHAIRMAN:** Mr. Bonanno is here.

Mr. Cunningham will not be able to make it.

Mr. Campana.

**MR. CAMPANA:** Present.

**THE CHAIRMAN:** Great. If you have the agenda in front of you, there's just a slight switch. One of the applications, 95A Tuckahoe, is being moved into the sixth position from the third. So we're first going to view 98 Lee, then 102 Lee, going to skip then to Leewood Country Club, Hanfling Road, Adriatic Cafe, and then finish up with 95A Tuckahoe.

So the first application is 21-39, 98 Lee Avenue.

**MR. ABILLAMA:** Good evening. My name is Tom Abillama. I would like to show you the two projects for 98 and 102 Lee Avenue.

**MR. KING:** Tom, I think you have to take the microphone.

**MR. ABILLAMA:** Good evening. So this is in regards to 98 and 102 Lee Avenue. That's these projects here right now. There are two projects next to each other. We got the subdivision with the Planning Board a few

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**THE CHAIRMAN:** Good evening. This is the town of Eastchester Planning Board meeting for Thursday, February 24th, 2022. If everyone would rise for the Pledge of Allegiance, please.

(Pledge of Allegiance.)

**THE CHAIRMAN:** So before we start, you will see to my right a new member of the board. I would like to welcome Mr. Anthony Giacobbe, a long time resident of Eastchester. He has volunteered to join the board. He was appointed earlier this month, and he is going to be with us for the duration. Welcome aboard.

**MR. GIACOBBE:** Thank you.

**THE CHAIRMAN:** Look forward to working with you and your input on this.

So that being said --

**MR. NEMECEK:** Welcome.

**THE CHAIRMAN:** Welcome. We're going to do attendance. Mr. Nemecek.

**MR. NEMECEK:** Present.

**THE CHAIRMAN:** Mr. Giacobbe.

**MR. GIACOBBE:** Present.

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months ago. Anyway, I would like get Kasturi, with my place, Tom Abillama, she's so she's going to be here, she's going to talk about it.

**MS. MOHANTY:** My name is Kasturi Mohanty. I work with Tom Abillama Architects. I'll be presenting 98 Lee. The two houses, 98 and 102, that are on adjacent plots 50 by 100 feet that were subdivided into two.

98 is a white house with black fenestration, black shutters in the front, asphalt shingle roofing, and metal standing seam enclose -- actually, the entrance porch, and then we have stone veneer in the front at the basement level, and on the sides we have stucco and the rear. We step down to the garage, which is within the 6 foot requirement from the average grade. So the first floor, the site plan we stepped up to the rear yard, and then it slopes about 3 feet diagonally to the back.

So these are the street view. The houses that are across the street are 89 Lee, 97 Lee, 101 and 105, and then, you know, along the same side, the 94, 90, 84 and 85 is across.

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We are kind of within, you know, the neutral look. Also, the windows are all double hung, except for the basement area where we have casement, and the bathroom, which is casement.

So on the basement level, we step down to the garage and the recreation room with a bathroom in the back. On the first floor, we have living room, great room, kitchen and a study. On the second floor, we have a master bedroom and three bedrooms.

So the elevations, we chose HardiePlank siding, white. Like I mentioned earlier, they're double hung windows, and 98 has the front with the wood black shutters to contrast. They're ThermaTru doors, and the garage doors are also black and Clopay garage doors. So you can see here, it's stone veneer in the front only up to the porch level, the first floor level. We have the asphalt shingle roof that I had mentioned, which is a charcoal color, and the standing seam roof is black. They're Andersen windows. The stone veneer, it's local stone, 4 inch veneer.

Here's the material sheet with the  
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same information. The columns, they're white Fypon fiberglass columns.

The landscape, we have a Dogwood tree in the front and the rear. We have some hedges around the mechanical units outside. We also have the Dwarf Japanese Holly. There are Taylor Junipers in the rear yard. We have the Schip Laurels around the AC units.

We were expecting our civil engineer to go over the storm water. I don't know if Paul called in, Paul Berte.

MR. ABILLAMA: The storm water is to be in the back -- in the front and the back.

MS. MOHANTY: We have some retaining walls that we needed to provide on this side here because of the driveway that is going down from about 235 feet to -- we're climbing down from 230 to 228. We had to climb up again to the rear yard, like I mentioned before. So we have a retaining wall here, and we also have a retaining wall on the other side of the driveway, and then we're stepping up two risers in the back to get into the first floor because the back is a higher elevation.

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MR. ABILLAMA: That's about it as far as the storm water that we have.

MS. MOHANTY: That's the existing survey.

MR. ABILLAMA: So it's the same thing for the other house. If you like, we could show you.

THE CHAIRMAN: Could we finish this one, and then we'll jump, just to keep it separate. We understand. I would rather just put this one behind us and then move to the next one. So that's everything?

MR. ABILLAMA: Yes.

THE CHAIRMAN: Thank you. So the town's consultant from Kellard Sessions, Mr. Cermele, made some comments/PHETS regarding the plan. He's probably circulated it with you.

MR. ABILLAMA: Yes.

THE CHAIRMAN: It's actually dated the 23rd from Mr. Cermele. There are three. One is about landscaped plans that he asked be submitted and coordinated with the utility and drainage plan. So this is the plan, but he's saying that this one hasn't been coordinated

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completely.

MR. ABILLAMA: We'll look into it later if you want.

THE CHAIRMAN: I don't really know what he's referring to. I image if we study it for 20 minutes, we'll figure it out, but I would rather you guys just coordinate it and we'll make that a condition of approval.

The second one he brought up was about the storm -- I'm just reading more or less from this. I'm sure you're familiar with. The second is with the storm design. I think he noted that some of the models don't actually -- some of the units that are called out don't match the calculations.

MR. ABILLAMA: Okay. We'll look into it also, yes.

MR. NEMECEK: If I could also point out that the Kellard Sessions' memo of February 23rd, 2022, which is yesterday's date, from Joe Cermele, doesn't -- at points it distinguishes between the two applications, 98 Lee and 102 Lee, but I think most of the recommendations in this relate to both

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applications. Certainly, they were treated something of a singular application for purposes of the memo.

THE CHAIRMAN: Good point. Read the memo. Coordinate. We'll make it a condition of approval.

What was the third one? Oh, just the propane tanks. Where are they, actually, the tanks he's referring to? I guess there's another comment about the location of the proposed propane tanks. Is that on this one, the other one or both?

MR. ABILLAMA: That is on both of them.

MR. NEMECEK: The comment says that it does not appear that the location of the proposed propane tanks will meet the required 5 foot minimum setback from vents/intakes, sources of ignition or windows. The recommendation from Kellard Sessions was that this detail be reviewed and coordinated with the Building Department prior to the issuance of a building permit. Basically they have to be moved further away from the vents, intakes,

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sources of ignitions or windows.

THE CHAIRMAN: Right. So my question was, can you point them out?

MS. MOHANTY: Oh, I see. Sorry. They're right here, and we have two window wells here, and that's where, you know, we have some hedges around it.

THE CHAIRMAN: So you just have to move them away from the vent windows, as Mr. Nemecek put forth. Thank you. Very handsome.

MR. NEMECEK: I'm sorry, you said the retaining walls obviously are on both sides of the driveway?

MS. MOHANTY: Yes.

MR. NEMECEK: Did you say there was a retaining wall in the back anywhere?

MR. ABILLAMA: Yes.

MR. NEMECEK: Is that illustrated anywhere? Let me see it on the site plan.

MS. MOHANTY: So the retaining wall is on this side of the driveway and on the side of the staircase.

MR. NEMECEK: Yes.

MS. MOHANTY: There's a flower planter

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just to create, you know, 4 foot or 5 foot drop, so that it's not a 10 foot high wall.

MR. ABILLAMA: So what happens is that the building goes up sideways about 6 feet.

MS. MOHANTY: From this point to this.

THE CHAIRMAN: What's against the retaining wall on the left-hand side?

MS. MOHANTY: On this side?

THE CHAIRMAN: Yes.

MS. MOHANTY: So we're stepping up to the porch here.

THE CHAIRMAN: So those are steps.

MS. MOHANTY: On this side, we have a flower planter. You could kind of see the top.

THE CHAIRMAN: So you're in the well going up there. So it's unlikely that you're going to fall over into the driveway because you've got that little -- is that a planting in between the two?

MS. MOHANTY: Yes.

MR. CAMPANA: I think it's still quite a drop, being that it's the main walkway into the house. Have you considered extending that

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guardrail over to the end of the platform?

THE CHAIRMAN: That location?

MR. CAMPANA: Yes.

MR. NEMECEK: Yes, it's a pretty steep drop. The driveway goes down a pretty steep incline.

MS. MOHANTY: Extend this rail.

MR. NEMECEK: Yes.

THE CHAIRMAN: So you brought it all the way out to the end, that's what you're proposing?

MR. CAMPANA: Yes, that will create a safer condition. What's the material of the decking surface under the front porticos?

MS. MOHANTY: Right here?

MR. CAMPANA: No, the decking surface under the portico.

MR. ABILLAMA: Stone.

MR. CAMPANA: It's stone?

MR. ABILLAMA: Stone.

THE CHAIRMAN: What's the retaining wall material?

MS. MOHANTY: That's going to be a concrete wall with 4 inch stone veneer.

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THE CHAIRMAN: What kind of stone?

MS. MOHANTY: A local stone. We didn't bring a sample, did we?

THE CHAIRMAN: Just the general color. The general color is going to be what's drawn, the grayish stone?

MS. MOHANTY: Yes. Off-whitish.

MR. NEMECEK: I recall at a prior meeting there was a reference by a next door neighbor to -- I'm fairly certain it was this property -- there may have been a swimming pool here at some point; is that the case or not?

MR. ABILLAMA: What happened, he wanted to have -- to change the building to go against the front one, the front house, but this is the only way we could do it because otherwise if we turned it around, we're going to be a higher building, so that's --

MR. NEMECEK: Okay. That really wasn't my question. I don't know if --

MS. MOHANTY: The entrance to the driveway he was not happy about because his children played --

MR. NEMECEK: Different one all

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together. I think the next door neighbor down the hill was concerned about water, the flow of water.

MR. ABILLAMA: Which we moved the building 1 foot over. We had the 8 and 9 feet.

MR. NEMECEK: It looks like, according to Kellard Sessions, you're addressing the issues with regard to storm water management, but I thought I remember that neighbor discussing how there was a steady flow of water and he was concerned. I can't remember if there had been some swimming pool there beforehand. I just wanted to know if that was the case, and, if so, how that was dealt with.

MR. ABILLAMA: We tried to take care of it as much as we can. We addressed all these items.

MR. NEMECEK: With respect to -- I know we're talking about 98 right now, but there's an existing building at 102; right?

MR. ABILLAMA: Yes.

MR. NEMECEK: That building -- will the proposed placement of 102 be further up the street from where 102 is located right now, or

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is it going to be built on basically the same foundations?

MR. ABILLAMA: We're going to keep the same 8 feet on this side and on this side. We're going to keep the 9 on each side.

MR. NEMECEK: So it's going to be placed in effectively the same footprint?

MR. ABILLAMA: Yes. Symmetrical.

MR. NEMECEK: Okay. All right.

THE CHAIRMAN: Any other comments, guys? It's very handsome.

MR. CAMPANA: I think just adding the handrail to the steps going up to the backyard.

MR. ABILLAMA: I'm sorry.

MR. CAMPANA: Just a handrail going up the steps to the backyard. It looks like you have --

MS. MOHANTY: Right here?

MR. CAMPANA: No, the steps on the side of the house going on up. It looks like you have more than four steps.

MR. ABILLAMA: Sure. Absolutely.

THE CHAIRMAN: We're going to make this a public hearing. I'm going to make a

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motion to open the public hearing on this application, 21-39, 98 Lee Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Seeing there are no comments from the public, I make a motion to close the public hearing on Application 21-39, 98 Lee.

MR. NEMECEK: If I could respectfully -- I would prefer to leave it open for 21-40 as well because they are very related.

THE CHAIRMAN: Okay. Then we'll move forward. Great. We could actually approve this --

MR. NEMECEK: Just table the whole thing. Let's hear 21-40 right now. There's no reason not to, right, and then we could vote on both of them.

THE CHAIRMAN: Sure.

MR. NEMECEK: I could be out voted on that too, but I think it makes more sense.

THE CHAIRMAN: Let's get this one

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done, and then we'll continue. As he said, let's talk about the next one.

The next application is 21-40, 102 Lee Avenue. Mr. Abillama.

MR. ABILLAMA: So it's the same building in the front, except that we have a bay window in the front and we have a station window in the front.

MS. MOHANTY: This one is complementing 98 Lee. The front of the house, we have a gable roof and board and baton gable with HardiePlank siding same as the other one, bay window like Tom said, and no shutters on this.

MR. ABILLAMA: We did the standing seam in the front. We have the bay window, we have the porch in the front, metal stair in the front. Mostly the same items there are between 98 or 102. The only things that we have are wood in the back of the house. Mostly it's most of the items that we brought. We have this in the front, and then we went back also to the other in the front in here. The storm water, we have the same items that we have in

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the front and the back, as we spoke about it the last time with the same items that we worked on. We have the landscaping in here. So we have the same items that we provided in the back.

MS. MOHANTY: It's all very similar to the other site. It slopes 3 feet diagonally from the front to the back, so that's why we oriented the same way also. We chose to take the garage down on the right side of the house.

MR. ABILLAMA: If you have any questions.

MR. NEMECEK: With respect to both 98 and 102, was any consideration given to adding a little color? They're both pretty stark white, you know, with like black shutters or dark shutters. This one doesn't have shutters. I guess the roofing comes across as sort of a -- it comes across as black and white. I see in looking at the surrounding area, there are other houses that are black and white as well. 90 Lee looks like a black and white house, the one next to it, the one further down the street looks black and white. Was any thought given

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to making maybe one of them -- I don't know why white was chosen. Can you explain that to me, for both houses.

MR. ABILLAMA: They look the same, but they are married to each other if you have the different designs. Everything else that we could add, the white really is -- it will still look good, you know.

MR. NEMECEK: Some people like white cars. I don't like white cars. It's a matter of taste, but I'm just wondering, was any thought given to -- was this a conscious, deliberate choice or was this a default?

MR. ABILLAMA: We have the owner.

MR. NEMECEK: Announce yourself.

MR. TUDISCO: Identify yourself.

MR. AMICUCCI: My name is Dan Amicucci. I'm the builder and the owner. One of them. My partner, Emilio, has been here for most of the meetings. This is my first one.

From a marketing standpoint, this is the look that most people -- we built a dozen of these over these last couple of years, and it just seems like the black frame windows with

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the white seems the way people like to see them, and that's why we're doing them that way. But I think you pointed -- somebody pointed out there's quite a few houses white houses on the block, so we kept consistent with what was there as. It's not like we're building blue and then green and then sort of mixing it up that way where we would get other probably complaints about that. So it's a good, clean, sharp look. They're both different designs, they will be landscaped differently, so they won't look exactly the same. So that's the reason for that.

MR. NEMECEK: Okay. Like I said, I don't have a major problem with it, but it's a little curious. One thing, you know, the effect of sunlight on white is usually a lot less than it would be on another color, but it may just be a matter of taste and people's tastes change.

MR. AMICUCCI: So if we find a buyer that wishes to change the color, like any interior finishes, we would come back and make that change for them.

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1 To the last house, I just want to make  
2 a point. I know that Joe Cermele -- most of  
3 the engineering -- I think all the engineering  
4 issues were worked out and taken care of. My  
5 engineer, Paul Berte, was supposed to be here,  
6 has Covid, so he wasn't able to be here, so he  
7 would have been able to addressed it. I think  
8 the only issue they were talking about was the  
9 storm drain where they're going to have the  
10 tanks put into the rear. There was going to be  
11 a pump up system. I think that was part of the  
12 letter, and when I went back and forth, if he  
13 was okay with that. But to my understanding,  
14 that was the only issue that remained.

15 There is one other thing. I think you  
16 had mentioned about the neighbor to the right,  
17 the lower lot. So there's an old retaining  
18 wall that runs from zero to three and a half to  
19 four feet from front to back, and the neighbor  
20 has a fence blocking that. So what we're going  
21 to do is, we're going to replace that retaining  
22 wall and place the fence on top of the wall so  
23 it allows both houses that much more privacy.

24 THE CHAIRMAN: The neighbor is

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1 amenable to that, obviously?

2 MR. AMICUCCI: I'm sorry.

3 THE CHAIRMAN: The neighbor is  
4 amenable to that? It's a common wall? It's  
5 their wall?

6 MR. AMICUCCI: He sort of requested  
7 it. We were going to do it anyway. It was his  
8 idea.

9 MR. NEMECEK: Okay. Keep everyone as  
10 happy as we can get them.

11 THE CHAIRMAN: Right. Good walls make  
12 good neighbors.

13 MR. AMICUCCI: What.

14 THE CHAIRMAN: Good walls make good  
15 neighbors.

16 MR. AMICUCCI: I haven't met him. My  
17 partner met him. He said he's a wonderful guy.  
18 He's actually shared some electric when we  
19 needed some power because we were doing the  
20 asbestos removal in one of the houses that's  
21 going to be coming down. He's very amenable,  
22 so we're good with him.

23 MR. NEMECEK: Good.

24 THE CHAIRMAN: Thank you.

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1 MR. AMICUCCI: Any other questions?

2 THE CHAIRMAN: No, we're good.

3 MR. AMICUCCI: Good. Thank you.

4 MR. NEMECEK: Thank you. Does anyone  
5 on the board have any further questions?

6 THE CHAIRMAN: So I imagine the same  
7 comments we made about 98 apply to this:  
8 Railings, if the propane has to be moved, and  
9 then storm water has to be coordinated.

10 MR. AMICUCCI: In regard to the  
11 propane, so what we would like to do is be able  
12 to bury these tanks so they're not sticking up  
13 out of the ground. I think there are certain  
14 code restrictions that we need to work out if  
15 we were to do that; 10 feet from venting,  
16 there's a whole bunch of things that we need to  
17 take care of. So we're hoping that we could  
18 get these tanks under the ground so that nobody  
19 gets to see them. But that will be part of the  
20 building permit process, I would assume.

21 THE CHAIRMAN: It will be handled with  
22 the Building Department when the time comes?

23 MR. AMICUCCI: Yes.

24 THE CHAIRMAN: Great. We understand.

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1 MR. AMICUCCI: Okay. Thank you.

2 MR. NEMECEK: The Chairman made a good  
3 point about -- it looks like the driveway is  
4 configured in a similar way here in that it  
5 looks like you would probably have the same  
6 issues -- potential safety issues that would  
7 warrant some sort of handrail, some sort of  
8 protection, as we discussed with 98; is that  
9 fair?

10 MS. MOHANTY: Here?

11 MR. NEMECEK: Yes.

12 THE CHAIRMAN: And on the right.

13 MS. MOHANTY: Here?

14 MR. NEMECEK: Yes.

15 THE CHAIRMAN: Something nice. If  
16 there are no comments any different than the  
17 ones we already made, I'll also open this to  
18 the public hearing.

19 (No comments.)

20 THE CHAIRMAN: So then I open  
21 Application 21-40, 102 Lee Avenue --

22 MR. NEMECEK: You're making a motion  
23 to open it.

24 THE CHAIRMAN: Make a motion to open

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1 EASTCHESTER PLANNING BOARD - 2/24/22  
 2 the public hearing on Application 21-40, 102  
 3 Lee Avenue.  
 4 MR. NEMECEK: Second.  
 5 THE CHAIRMAN: All in favor.  
 6 (AYE)  
 7 THE CHAIRMAN: And in succession, I'll  
 8 close both.  
 9 So then motion to close the public  
 10 hearing on Application 21-39, 98 Lee Avenue.  
 11 MR. NEMECEK: Second.  
 12 THE CHAIRMAN: All in favor.  
 13 (AYE)  
 14 THE CHAIRMAN: Motion to close the  
 15 public hearing on Application 21-40, 102 Lee.  
 16 MR. NEMECEK: Second.  
 17 THE CHAIRMAN: All in favor.  
 18 (AYE)  
 19 THE CHAIRMAN: I think we've done it.  
 20 So I'm good with okaying this, gentlemen. I  
 21 think both of them are going to be approved  
 22 subject to the four conditions is what I have.  
 23 Number 1 is landscaping coordinated  
 24 with the drainage.  
 25 Number 2 is -- they're the ones that  
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 2 Mr. Cermele wrote. Number 2 is that the  
 3 units -- the storm units are coordinated with  
 4 the unit numbers, I think, as he specified.  
 5 The third one is about whatever  
 6 transpires with the propane tanks, whether  
 7 buried or moved away.  
 8 The fourth one is about the railings.  
 9 So subject to those conditions, I make  
 10 a motion to approve Application 21-39, 98 Lee  
 11 Avenue.  
 12 MR. NEMECEK: Second.  
 13 THE CHAIRMAN: All in favor.  
 14 (AYE)  
 15 THE CHAIRMAN: Subject to the same  
 16 conditions, I make a motion to approve  
 17 Application 21-40, 102 Lee Avenue.  
 18 MR. NEMECEK: Second.  
 19 THE CHAIRMAN: All in favor.  
 20 (AYE)  
 21 THE CHAIRMAN: Great. Thank you.  
 22 MR. ABILLAMA: Thank you.  
 23 THE CHAIRMAN: Grab your samples.  
 24 Thank you for bringing them.  
 25 The next application is 22-03, Leewood  
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 2 Country Club, 1 Leewood Drive.  
 3 MS. MANFREDONIA: Good evening,  
 4 everyone. My name is Alyssa. I'm representing  
 5 Thomas Haynes Architects' office. I'm here to  
 6 present at 1 Leewood Drive, Leewood Golf  
 7 Course.  
 8 MR. NEMECEK: Alyssa, you're going to  
 9 have to give us your last name too.  
 10 MS. MANFREDONIA: Manfredonia.  
 11 THE CHAIRMAN: Could you grab the mic,  
 12 too, by the way. The one on the podium over  
 13 there.  
 14 MS. MANFREDONIA: So I am here to  
 15 present our project at 1 Leewood Drive. We are  
 16 proposing site alterations along the existing  
 17 tennis court on the south side of the  
 18 clubhouse. Our project will consist of  
 19 removing some existing retaining walls that  
 20 were actually damaged in the last storm. When  
 21 doing this, we would also like to propose some  
 22 new retaining walls that will help, you know,  
 23 reshape the space a little bit. So along the  
 24 north side, we're doing a 12 foot retaining  
 25 wall to work with the existing grade, and it  
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 2 will cascade down along the east side and the  
 3 south side as well.  
 4 In addition to the retaining walls,  
 5 we're also going to propose a new -- we're  
 6 going to propose a new stair on the north side  
 7 up here, that will help give better access from  
 8 the clubhouse down to the existing tennis  
 9 courts. Along the tennis courts, there will be  
 10 walkways as well shaping around, you know, to  
 11 make the site more accessible along the tennis  
 12 courts.  
 13 If there are any questions.  
 14 MR. NEMECEK: What are all the other  
 15 pages that we're not seeing? What are the  
 16 other pages that are in there? Are they just  
 17 the -- the other pages behind that. Are they  
 18 just the materials?  
 19 MS. MANFREDONIA: So the walls are  
 20 going to be block walls with a beveled front  
 21 right here in a gray standard color. The  
 22 fences that will go on top will match some of  
 23 the existing fences that are there, and they  
 24 will just be a dark or a black aluminum fence,  
 25 as you see here. Those are really the only  
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1 materials.

2 MR. NEMECEK: That's an illustration  
3 of the existing fence?

4 MS. MANFREDONIA: Right now, the  
5 existing fences are the chain link fences.  
6 This is the other railing along another portion  
7 of it. So we'll make sure it all matches this.  
8 Obviously, it's a lot nicer than the chain link  
9 fence.

10 MR. NEMECEK: I would agree.

11 THE CHAIRMAN: Does one of those  
12 pictures show the existing retaining wall that  
13 got damaged? I don't see it there.

14 MS. MANFREDONIA: You could see part  
15 of it here and part of it here. Sorry, it's  
16 very small. It's a boulder retaining wall  
17 along here.

18 THE CHAIRMAN: Oh, it's a rubble  
19 retaining wall.

20 MS. MANFREDONIA: Yes.

21 THE CHAIRMAN: Also 12 feet? I mean,  
22 the one I think here, is that right, it's  
23 12 feet?

24 MS. MANFREDONIA: I think ours,  
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1 because we're pulling the grade back a little  
2 bit, is a little bit higher than what it is now  
3 because we're excavating part of it for that  
4 new walkway. So it might be a little bit  
5 taller than what it is now, but it will work  
6 with the grade that it is there for the new  
7 location.

8 THE CHAIRMAN: And you have handrails  
9 and guardrails at the top of the retaining  
10 walls, so we don't have to mention that.

11 These block walls, are they like self  
12 engineered, you just link them together and  
13 they work as a retaining wall?

14 MS. MANFREDONIA: Yes. So they are  
15 Unilock walls and they'll get anchored to each  
16 other. So in the location of the 12 feet and  
17 with the grade behind it, it will be that wall,  
18 and then there are some other locations. I  
19 believe the details are on this page here. We  
20 will have some CMU units behind the wall to  
21 help reinforce it in the locations where it  
22 doesn't have the grade behind it. They're the  
23 GeoLock wall, so it has that grid that works  
24 with the grade in Detail A, whereas Detail B  
25

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1 they'll have some reinforced CMU's in the back.

2 THE CHAIRMAN: To back it up?

3 MS. MANFREDONIA: Yes.

4 THE CHAIRMAN: Instead of the Geo  
5 grids?

6 MS. MANFREDONIA: Yes, because there's  
7 no grade behind it. There's that existing pond  
8 area, so the grade goes down a lot there, so we  
9 need to reinforce that wall as well.

10 THE CHAIRMAN: Just curious. I think  
11 it's pretty interesting. I think it's a  
12 handsome addition. I don't play tennis, but I  
13 would want to play tennis on that court now.  
14 Any other comments, guys?

15 MR. CAMPANA: No comments.

16 MR. GIACOBBE: No.

17 MR. NEMECEK: Makes a lot of sense.

18 THE CHAIRMAN: Thank you. So let's  
19 see if there is any public comment. I make a  
20 motion to open the public hearing on  
21 Application 22-03, Leewood Country Club, 1  
22 Leewood Drive.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

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1 (AYE)

2 (No comments.)

3 THE CHAIRMAN: This is pretty easy.  
4 Motion to close the public hearing on the same  
5 application, 22-03, Leewood Country Club, 1  
6 Leewood Drive.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: I make a motion to  
9 approve --

10 MR. NEMECEK: I seconded it. We have  
11 to vote.

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

14 THE CHAIRMAN: Now I make a motion to  
15 approve Application 22-03, Leewood Country  
16 Club, 1 Leewood.

17 MR. NEMECEK: Second.

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

20 THE CHAIRMAN: Great. Thank you.

21 MS. MANFREDONIA: Thank you.

22 MR. NEMECEK: Thank you.

23 THE CHAIRMAN: The next application is  
24 22-04, 5 Hanfling Road.  
25

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1 MR. FINELLI: Good evening, Mr.  
2 Chairman, members of the Board. My name is  
3 Michael Finelli, I'm the architect for the  
4 project at 5 Hanfling Road. We're here tonight  
5 to present to you an addition to an existing  
6 cape style house. The house is about 1450  
7 square feet, and we're pretty much doubling the  
8 house, a little bit more, we're going about  
9 1800 more. We just under what's allowed.

10 The beauty of the addition that we're  
11 proposing is, it basically happens to the rear  
12 and to the second story. Due to the fact that  
13 it is a cape, the house lives a lot larger than  
14 it actually is. There's room upstairs on the  
15 second floor inside of the roof. The way the  
16 house exists now at 1400 square feet is  
17 deceptive because of the square footage being  
18 in the attic -- well, I should say at the  
19 second floor -- and by raising the roof, we  
20 will make the house look more traditional, like  
21 most of the homes in Eastchester.

22 The house, per the pictures here, this  
23 is the subject home right now. The house  
24 directly to its left was remodeled a few years  
25

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1 back. It's a two story. Basically they did  
2 the same exact thing that we're proposing.  
3 They added a second story, so it squared it  
4 off. The house immediately to its left is  
5 still a smallish smaller cape, and you could  
6 barely see our home kind of creeping in.  
7 Directly across the street are the homes, as  
8 depicted here. This house right here was  
9 before you guys a few months back. They just  
10 received approval a few months ago. The house  
11 was basically gutted right down to the frame  
12 and there's a second story. It's pretty large  
13 right now. Again, very conforming, nice  
14 looking house, but probably twice the size of  
15 what you're looking at. So it seems like  
16 that's the way of the future down Hanfling.  
17 The homes are just getting squared off and  
18 they're getting built up a little more for  
19 today's living.

20 So just from a site plan point of view  
21 if I could point out what we've got going on.  
22 The home that exists is this rectangle here,  
23 and there was a one car garage that bumped out  
24 past the back and was about 12 feet behind the  
25

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1 front of the house. So What we're proposing to  
2 do is pull the garage forward and add an  
3 addition to the rear of the house and basically  
4 square off the house. We're going to add a  
5 portico to the front of the house, again, in  
6 keeping with the theme not only going down the  
7 street, but very comparable with what you would  
8 see in Eastchester. The house itself is about  
9 six and a half feet taller than it is now. So  
10 you would assume that adding a second story  
11 would make it that much taller. We're allowed  
12 to go 33 feet to the ridge, we're only at 27  
13 foot like 1. So it is in keeping with the  
14 scale of the neighbors. We are lower than the  
15 house to our left, and we are obviously higher  
16 than -- I'm sorry, we're lower than the house  
17 to our right and a little taller than the house  
18 to our left. The idea is, let's build it, but  
19 not make it look ostentatious and stand out  
20 from everyone else.

21 If I can, I'll walk you through --  
22 actually, I'm not sure we -- if you would like  
23 me to walk you through the plans, I will. I'll  
24 go to the elevations just quickly, and then I  
25

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1 have a rendering I could show you that will  
2 clear it up just a little more. The idea was  
3 to, as I said, raise the roof. We added a  
4 gable across the front to give the front of the  
5 house just a little bit more scale and start  
6 talking to the larger house, which is to the  
7 right. To do that, we also started adding a  
8 few more gables, which brought the scale down  
9 to pedestrian level and kept us closer to the  
10 ground, made the house a little bit more --  
11 speak a little bit more to the street and to  
12 pedestrians. We don't really have pedestrians  
13 walking the neighborhood anymore, but if they  
14 were, it would be a little bit more scaled for  
15 them.

16 We are doing a traditional clapboard  
17 siding, 5 inch -- I'm sorry, 4 inch -- 6 inch  
18 casings all the way around, 6 inch corner  
19 boards, 8 inch fascias and freeze boards. Very  
20 traditional, simple as far as the detailing for  
21 the trim work. The house will be trimmed in  
22 white. The roof is going to be a charcoal  
23 color, which is almost a black but a little bit  
24 lighter. The body of the house is a Boothbay  
25

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1 blue, which is a HardiePlank --

2 MR. NEMECEK: Not white; right?

3 MR. FINELLI: Not white. It's a

4 Boothbay blue. The homeowner was very adamant  
5 actually, she wanted that blue.

6 MR. NEMECEK: It's really nice, I got  
7 to say, in the rendering.

8 MR. FINELLI: She wanted something a  
9 little different. We were going to paint the  
10 doors, the front door and the garage door,  
11 white. I didn't bring the other renderings  
12 with me. I'm actually on my third rendering,  
13 which I brought with me tonight, but we're  
14 staining those doors and we're going to stain  
15 them -- it's a ThermaTru door, it will be  
16 stained I believe the color is -- it's a honey  
17 type color. It's kind of like a cognac. I  
18 don't have an actual sample of it. It's not a  
19 dark brown, it's not a light brown. It kind of  
20 looks just like cognac. If you fill up a  
21 glass, that's what it will look like. The  
22 windows are traditional Andersen white double  
23 hungs.

24 The Board made a couple of comments,  
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1 the ARB made a couple of comments. It was a  
2 little contentious back and forth with some of  
3 the comments that I kind of disagreed with  
4 them, but I did take three out of four of their  
5 comments and I made those changes.

6 One of them was, they wanted to see  
7 the window above the entry portico shrunk down  
8 a little bit. The owner really wanted  
9 something wide. One of her main hopes was to  
10 see her chandelier from the street when she  
11 finished the addition. We still are able to  
12 give her a large picture window, but we shrunk  
13 it down about 16 inches. We were asked to take  
14 one side light off on each side, they were  
15 about 8 inches a piece, so it got narrower by  
16 16 inches.

17 The second comment was, they wanted to  
18 see grill work across the doors on the back of  
19 the house. Again, it's in the back of the  
20 house, you can't really see it, but we weren't  
21 opposed to putting grills there. I was totally  
22 fine with it.

23 A third thing that they had asked for  
24 was, they wanted to see the air conditioning  
25

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1 compressors units. I know typically we like to  
2 keep them inside of the setback. So even  
3 though the mechanical room and the compressors  
4 currently live in this corner, I've moved them  
5 to the back here and tucked them in between the  
6 inside of the setback towards the back of the  
7 house. I just feel just from a noise point of  
8 view I think it make more sense to do that.

9 If you just give me one second, I want  
10 to just double check to see if there is  
11 anything I'm missing.

12 The biggest thing -- I'm sorry, there  
13 were four things they asked. The biggest thing  
14 they asked me for was removing -- this is the  
15 rendering -- removing the siding which we had  
16 in the front gable. So the contentious point  
17 was why not side this and side in here as well.  
18 The issue with putting siding in this gable was  
19 there wasn't enough room to carry it down the  
20 side. There's only 12 inches of space. With a  
21 6 inch corner board and a 6 inch piece of trim,  
22 that's 12 inches. It did look weird having it  
23 just sided in the gable. So I decided to  
24 create more -- make it look more like a little

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1 jewel. We're going to wrap it in AZEK. We  
2 have some trim bands that are coming through,  
3 so the shadow lines will break it up. We  
4 follow that same detailing through here, which  
5 was a recommendation to chose one or the other.  
6 We sided to chose to have this gable mimic that  
7 gable. Once there's, you know, house numbers  
8 and things like that up there, it will break it  
9 up. I still think the look looks a lot nicer.  
10 It kind of ties in and starts speaking to the  
11 two gables, and then also the doors being  
12 stained. I think the architecture just speaks  
13 to the other parts.

14 If there are any questions, I'm happy  
15 to answer them. I just kind of went through it  
16 quickly, but I'm happy to answer anything you  
17 guys might have.

18 I'll show you the samples that I did  
19 bring with me, if you would like to see those.  
20 This is the Boothbay blue. I can bring it up  
21 or just put it up right here. The charcoal  
22 color, I'm sure you've seen it a million times.  
23 It's that guy right there with the arrow. Then  
24 the trim, again, is white AZEK. If and when  
25

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there are wrought iron railings, like the staircase on the side, that's actually going to be wrought iron painted black. Just very traditional, simple detailing, nothing ostentatious.

MR. NEMECEK: At the time that you presented to the ARB, did you have the staining of both the doors and the garage in the same way?

MR. FINELLI: I did. I did. The only thing that was missing is there was actually blue siding like this right in here.

MR. NEMECEK: Okay. It was in the gable above but not above the garage, and that's what they --

MR. FINELLI: Correct.

MR. NEMECEK: Got it. So you basically -- and they suggested you either do both or neither?

MR. FINELLI: Neither.

MR. NEMECEK: And you chose neither.

MR. FINELLI: I chose neither simply because I can't run it down the side, and it would look awkward, and it would stand out

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differently.

MR. NEMECEK: I think it works.

MR. FINELLI: With the light fixtures, I think it sets it off. It gives it a reason not to have siding there.

THE CHAIRMAN: Is there a fireplace?

MR. FINELLI: So there's an existing chimney that we're going to extend. It's brick. It's in disrepair, so it needs to be re-pointed. What I'm proposing is to stucco the whole thing along with the base, and it will be a gray colored stucco, a cementitious color.

THE CHAIRMAN: Along the base the same thing?

MR. FINELLI: Uh-huh.

THE CHAIRMAN: So you're going to put those little cornices at the top of the chimney?

MR. FINELLI: Yes, since it's being extended. Make it look nice. Give it a little corbeling.

THE CHAIRMAN: What's the white at the front doorway, the big flat, that's also AZEK?

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MR. FINELLI: This in here, yes.

Anything that you see in white here is AZEK. I am proposing some crown molding over the top of the window heads.

THE CHAIRMAN: Yes, I like that too.

MR. FINELLI: These are more of a traditional detailing, a little shadow line. I think it will look nice.

THE CHAIRMAN: Okay. If there's no comments from up here, I make a motion to open the public hearing on Application 22-04, 5 Hanfling Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: Motion to close the same public hearing, 22-04, 5 Hanfling Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. NEMECEK: Just one follow-up question. I know you're expanding principally in the back of the house.

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MR. FINELLI: Yes.

MR. NEMECEK: What is the amount of impervious surface that's being added? I know it's probably in here in the numbers at some point, but, you know, what is it and what is it relative to what's existing?

MR. FINELLI: So existing we have 1,891 -- let's say 1900 square feet -- and we're going up to 2840.

MR. NEMECEK: About 50 percent. The storm water management, there's additional measures being taken to --

MR. FINELLI: Yes. We're actually proposing to take on all of the storm water, not just what we're adding on. We're putting five CULTEC chambers; three in the front, two in the back. The reason we split that up is, the gutter system, the way it's just laying down, we're going to have a larger gutter load to the front than to the rear. We're not doing anything to the driveway. From what I understand, they are not proposing to expand the driveway now. They'll probably do it some time in the future, and they'll go to Building

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1 Department when they plan on doing that. Right  
2 now, we're cutting it right across the front of  
3 the house. They want to put the money into the  
4 house for now.

5 THE CHAIRMAN: You could add another  
6 chamber or that's got over capacity right now?

7 MR. FINELLI: We've got a ton more to  
8 go back or even across the front.

9 MR. NEMECEK: Which way does the  
10 property slope, if at all?

11 MR. FINELLI: There's a slight slope  
12 to the front. It's actually relatively flat  
13 from here to right across the front of the  
14 house, dead flat, and then there's about a two  
15 percent pitch from the front to the street  
16 itself.

17 MR. NEMECEK: Okay. It's a very big  
18 backyard.

19 MR. FINELLI: It's actually huge for  
20 Eastchester.

21 MR. NEMECEK: It's sort of irregularly  
22 shaped too, but it's quite large.

23 MR. FINELLI: So we do have room if we  
24 ever needed to expand chambers to the rear. We

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1 have room.

2 MR. NEMECEK: Okay. I'm satisfied.

3 THE CHAIRMAN: If there are no other  
4 comments or questions, I think we're up to the  
5 approval part. So I make a motion to approve  
6 this application, 22-04, 5 Hanfling Road.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: All in favor.

9 (AYE)

10 MR. FINELLI: Thank you very much,  
11 guys.

12 THE CHAIRMAN: Thank you, Mr. Finelli.  
13 Nice to see you.

14 Next application, 22-05, Adriatic  
15 Cafe, 735 White Plains Road.

16 MR. FERNANDEZ: Good evening,  
17 Chairman, board members. My name is Joe  
18 Fernandez, I'm an architect, 575 White Plains  
19 Road, Eastchester.

20 We're proposing a new cafe, takeout  
21 restaurant in place of what was an existing  
22 nail salon next to Trader Joe's. You can see  
23 Trader Joe's here in the overview. We're  
24 actually right in the next little store, the

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1 strip store right next door.

2 So we're all familiar with the defunct  
3 Lord & Taylor's right across the street, Trader  
4 Joe's, and we are adjacent in the small  
5 storefront.

6 MR. NEMECEK: How many decades do you  
7 think it will take for us to stop calling it  
8 Lord & Taylor's.

9 MR. FERNANDEZ: How many decades will  
10 it take for us to stop calling it the Tappan  
11 Zee Bridge?

12 MR. NEMECEK: Or the Triborough  
13 Bridge.

14 MR. FERNANDEZ: It's a very small  
15 footprint, it's just over 800 square feet, with  
16 the front obviously bordering on White Plains  
17 Road and the rear towards the parking lot,  
18 which they share with Trader Joe's. Because of  
19 the space, we're adding another ADA bathroom.  
20 There's an existing bathroom, but we had to add  
21 another bathroom because of the occupancy.  
22 Essentially, what she's created or what she  
23 would like to create is a take away kind of  
24 menu.

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1 She does have a little bit of seating  
2 here, and that obviously added to the occupancy  
3 and the addition of this ADA bathroom facility.  
4 She'll have some display bakery style glass,  
5 you know, 4 foot sections with different pies  
6 and cakes and things that she would like to  
7 sell. She's going to have a small line, a cook  
8 line. It's about 9, 10 feet with a Type 1

9 hood. We're very familiar with your  
10 requirements. We've done quite a few  
11 applications with you. So the Type 1 hood we  
12 have all the directional fumes going out  
13 towards White Plains Road with an inline fan.

14 She has also a downstairs area, which  
15 she's going to use for a little bit of prep  
16 work and some food storage, dry food storage.  
17 She has existing space, which she'll use for an  
18 employee changing room, locker room. These are  
19 all Department of Health requirements.

20 The space has existing ceramic tile,  
21 which she's going to keep, and she's just going  
22 to re-tile the back area, which is required by  
23 code and by the Department of Health.

24 She has also, outside of the open

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1 kitchen area, there will be this small wall,  
2 which will have a small prep area, fridge, and  
3 then beyond that her wash bay. So it's all  
4 nicely contained.

5 I'm not sure what else we have. We  
6 have just egress plans and lighting plans.  
7 It's a pretty wide open space. There's a lot  
8 of glass that is on White Plains Road, so it  
9 makes it very nice and bright on most days. So  
10 we have a lot of just the engineering of it,  
11 which I know you're all versed in, and then  
12 some depictions of the new ADA bathroom. I  
13 believe that's it.

14 Her objective is essentially to create  
15 a take away type atmosphere, although someone  
16 could easily purchase something and sit. She  
17 has a few tables. Maybe before venturing into  
18 Trader Joe's before that adventure of food  
19 shopping.

20 MR. NEMECEK: What are the proposed  
21 hours of operation?

22 MR. FERNANDEZ: I have that on my  
23 depiction. It's going to be from 10 a.m. to 7  
24 p.m. Tuesdays through Sunday. So she'll be

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1 taking Mondays off.

2 MR. NEMECEK: I think the one concern  
3 that I have, which we not so long ago did  
4 another application for a -- I don't think the  
5 store lasted, the Applestone Meat Company -- is  
6 that still in operation? I don't know that it  
7 is.

8 MR. TUDISCO: It's out of business.

9 MR. NEMECEK: That's what I thought.  
10 There was quite a bit of -- I guess it was a  
11 different issue there. The big issue there was  
12 that they were going to stay open 24 hours.  
13 That was really something that was all self  
14 service, so it was -- but the concern -- one  
15 concern that I would have with the proposed  
16 restaurant use here, even if it's largely  
17 takeout, is of course parking. Anyone who has  
18 been to Trader Joe's knows that, at times, it's  
19 just extremely difficult. I think there's five  
20 spaces here that are dedicated to this store;  
21 is that right?

22 MR. FERNANDEZ: There is an alcove  
23 beyond the Trader Joe's footprint, that is  
24 strictly for that, you know, storefront area.

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1 I know, myself, every time I've gone there, I  
2 had to park in the open area of Trader Joe's.  
3 It's a good problem to have, I guess.

4 MR. NEMECEK: If you're Trader Joe's,  
5 sure. In terms of conformity with the zoning  
6 laws, is this an existing non-conforming --  
7 what -- is there enough spaces for the --

8 MR. FERNANDEZ: So we provided a  
9 zoning calculation for that, parking  
10 calculation, to show that the previous use and  
11 this use, you know, is essentially a wash.

12 MR. NEMECEK: The previous use, as I  
13 understand it, it's not -- it doesn't have the  
14 amount of parking that we would want it to have  
15 in an ideal world, and according to the code,  
16 but this is an existing -- the previous usage  
17 was non-conforming, and this would match the  
18 previous usage, I think that's what you're  
19 saying more or less?

20 MR. FERNANDEZ: Correct. So  
21 essentially there's a credit issued to space  
22 that comes with the C of O. So we comply with  
23 that based on the code.

24 MR. NEMECEK: Good.

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1 MR. FERNANDEZ: My client is a local  
2 resident. She's trying to, you know, do  
3 something here. She thought that this was such  
4 a great place for her just because it's so  
5 close to where she lives. She's right off  
6 Wilmot.

7 MR. NEMECEK: Probably the fact that  
8 there's a lot of foot traffic at Trader Joe's  
9 helps. Okay.

10 THE CHAIRMAN: One of the more  
11 interesting things about the application is the  
12 description of what's going to be offered here.  
13 I'm getting hungry.

14 MR. FERNANDEZ: I've tried it and I'm  
15 going to -- the words on that page do not even  
16 remotely describe how good that food is.

17 THE CHAIRMAN: Have you tasted it?

18 MR. FERNANDEZ: Yes, because she  
19 brought us samples. She actually came to our  
20 office to solicit us. We said we were too  
21 busy. She brought us these pies, and we were  
22 on the job. We were on the job.

23 MR. NEMECEK: So if we held you up for  
24 another month, will you come back with pies?

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THE CHAIRMAN: She's a resident of Eastchester?

MR. FERNANDEZ: She is.

THE CHAIRMAN: Any connection to the Terranovas on Arthur Avenue?

MR. FERNANDEZ: I cannot say.

THE CHAIRMAN: Okay, we asked all the questions that have nothing to do with the application.

MR. NEMECEK: They all have to do with the application, Mr. Chairman. We're looking out for the well-being of the Town.

THE CHAIRMAN: We're looking out for the well-being of the town, as are you, Mr. Fernandez.

So I make a motion to open the public hearing on this application, 22-05, Adriatic Cafe.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: So a motion to close the public hearing on this application, 22-05,

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Adriatic Cafe.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Do we have to do a special -- I was reading through this an Type 1 hoods require special permit approval from the Planning Board. Is that true, Jay? Do we have to do a separate approval?

MR. KING: I think that's why they're here basically.

THE CHAIRMAN: That's part of it. Right. So we're approving the application and the special permit.

MR. KING: The Type 1 hood.

THE CHAIRMAN: So I could do that together. I make a motion to approve Application 22-05, Adriatic Cafe, along with the special permit approval for the Type 1 hood thereby requirement.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. FERNANDEZ: Thank you, gentlemen.

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THE CHAIRMAN: Do you think they will open by summertime?

MR. FERNANDEZ: You will have to talk to Jay, but I think they're going to try and move as quickly as possible.

MR. KING: They're going to be in tomorrow, right?

THE CHAIRMAN: That's good. They'll be lots of great stuff we'll have to try.

Great. Thank you.

MR. FERNANDEZ: Thank you.

THE CHAIRMAN: The last application is 21-32, 95A Tuckahoe Avenue. It's being presented by a member of the Planning Board, Mr. Campana, and he's going to obviously have to recuse himself from voting on his own application.

MR. CAMPANA: Good evening, Chair, members of the board, Louis Campana architect for the applicant.

95A Tuckahoe Avenue is 22,596 square foot lot located in an R-6 zone at the bottom of Tuckahoe Avenue. It's a flag lot. There's 25 feet of frontage on Tuckahoe Avenue, so the

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majority of the lot sits behind another lot on the street.

What we are proposing is to demolish the existing structure down to the foundation, and then construct a new single family dwelling with a large addition, which would be located towards the east side, and then two smaller additions located on the west side.

The house conforms with all of the bulk and area regulations; however, because of the 25 foot frontage, we did seek an area variance, which was granted by the ZBA earlier in January.

If you've been to the site, you could see that the site slopes pretty drastically from the west down to the east. So in order to facility a rear yard for playing, and also a 20 by 40 pool and a future pool pavilion, we've introduced a number of retaining walls in order to accomplish that. On the west side, we have two retaining walls approximately 3 feet high, which will be all planted out creating planters, then a flat portion where we have the proposed pool and pool pavilion, and then a

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1 short foot and a half wall to the east side  
 2 just to ease the grade for the drainage  
 3 galleries and also just for the lawn on the  
 4 side of the pool as well. We are creating  
 5 retaining walls here just south of the pool.  
 6 They'll have a series of masonry steps that  
 7 goes up to a lawn area with then more steps up  
 8 to the back patio.

10 The existing entrance of the house is  
 11 located at ground level on the exterior.  
 12 However, when you enter, you walk up  
 13 approximately five steps to the main level.  
 14 Now, we wanted to achieve a better condition,  
 15 so we decided to make that transition on the  
 16 exterior so this way when you enter into the  
 17 house, you enter into the main level. We also  
 18 have a retaining wall on the south side of the  
 19 house here -- I'm sorry, before I go there, the  
 20 way we were able to make that transition into  
 21 the house, was to create planting beds that  
 22 flank the stairs at the front portico, and  
 23 those would also be planted.

24 To the south of the house, we have  
 25 another retaining wall because our driveway

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1 actually goes down in front and then under. So  
 2 the garage would be on the lower level under  
 3 this two story addition. We have a retaining  
 4 wall on the east side of the house, again, to  
 5 pick up that grade around the house and bring  
 6 down the scale.

8 I do have exterior elevations, but I  
 9 also do have renderings. I'll just run through  
 10 the materials quickly here. Before I do that,  
 11 what we've done here is we took a minimalistic  
 12 approach to traditional massing and roof lines.  
 13 We created -- the use of different materials,  
 14 like stucco veneer and Boral Shiplap siding,  
 15 what we want to do is have the texture and  
 16 color create the interest and breathe life into  
 17 the massing as opposed to embellishing with  
 18 heavy trim. So we wanted a more clean, modern  
 19 look for this. So the roof, for the most part,  
 20 will be Timberline asphalt roofing in a  
 21 charcoal color. All of the rake boards and  
 22 eaves will be Boral, and the color would be  
 23 Farrow & Ball off-black. Boral is a  
 24 cementitious material similar to Hardie. The  
 25 reason for that is because that material has a

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1 bit of a texture to it, and it holds the darker  
 2 color, as opposed to an AZEK, which has a slick  
 3 surface, and over time that color would fade.  
 4 The stucco would be a three coat cement stucco,  
 5 California stucco, in a limestone color. All  
 6 the lintels and the sub-sills, again, would be  
 7 Boral, and that would also be painted Farrow &  
 8 Ball off-black. The windows are Lincoln  
 9 windows, aluminum cladding on the exterior,  
 10 black. The front door would be an aluminum  
 11 black frame with glass. The stone would be a  
 12 fieldstone veneer with bluestone caps. The  
 13 gutters and leaders would be galvanized steal.  
 14 We have a cable railing on the terrace with  
 15 decorates brackets below. We have a standing  
 16 seam lead coated copper roof on the front  
 17 portico.

19 Here is some of the material  
 20 selections so you could see what we're  
 21 proposing. Here is Boral Nickel gap siding.  
 22 So there is a bit of a reveal in between each  
 23 board just to create a shadow line, roofing  
 24 material. This is the lead coated copper  
 25 standing seam roof at the front portico, Farrow

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1 & Ball off-black. This is from the Lincoln  
 2 website, these are the windows that we're  
 3 proposing. Bluestone flat work for all the  
 4 terraces. This is our light fixture from -- I  
 5 believe it's from Restoration Hardware. The  
 6 garage door will be black aluminum with frosted  
 7 glass panels. Here's the galvanized steal  
 8 gutters and leaders. This was sort of an  
 9 inspiration for the project.

11 At the last meeting with ARB, there  
 12 were a couple of comments, and they wanted us  
 13 to include them on the renderings. So what  
 14 we've done here is, we've added the gutters and  
 15 leaders to the renderings and also the light  
 16 fixtures. I do have Adamo Maiorano here, who  
 17 can discuss the site development plan.

18 THE CHAIRMAN: Oh, that's why Adamo is  
 19 here.

20 MR. CAMPANA: That's why he's here.

21 MR. NEMECEK: I thought he was just a  
 22 big fan. That's a good way to win favor.

23 THE CHAIRMAN: Let's finish with this.  
 24 It's very nice. It's really nice. It's  
 25 beautiful. I like the way everything is in the

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back. The front, as you said, not as many windows because they're spending all their time out back. It's so beautiful back there. What what's the exposure in the back?

MR. CAMPANA: I'm sorry.

THE CHAIRMAN: What's the exposure in the back? That's the north?

MR. CAMPANA: It's the northern side, yes, but it will get nice east/west.

THE CHAIRMAN: You'll get it all day long with the sun moving over. There's lots of nice windows in the back.

MR. NEMECEK: Apart from the comments that the ARB had about showing the leaders and gutters and the lighting in the rendering, did they have any recommendations, any suggestions as to, you know, what was actually being built or proposed?

MR. CAMPANA: They did not. They did not, no. The only question they did have, actually, was if lead coated copper is still acceptable to use, and if it wasn't -- no one at the time knew. I think Margaret actually confirmed that it is acceptable. Depending on

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availability of the material, which lead coated copper right now is very difficult to get, we would probably end up going with a zinc coated copper or aluminum. That's just the front portico.

Actually, one other thing that we did review last time was the location of the pool fence. Actually, the pool fence was not part of the drawing at this point with the ARB, but what we've done is -- and you'll see in the landscape plan -- there is some existing and some proposed screening along the perimeter. So what we're going to do is a code compliant mesh or chain link within the hedge on the three sides, and then here we're going to come across with a decorative powder coated aluminum fence, pool fence, with an access gate here 8 feet wide, and then a gate here at the top of the steps. That will just run across and then connect back to the perimeter.

In terms of the pool equipment, it is not located on the plan, but we are going to put it in the rear, probably in either corner at the concern distance that it needs to be. I

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believe it's 5 feet from the property line.

THE CHAIRMAN: Okay. I don't have any comments.

MR. NEMECEK: Looks good.

MR. CAMPANA: Adamo, would you like to speak about the drainage?

MR. MAIORANO: Good evening, Board, Adamo Maiorano from Community Designs and Engineering. You received the comments from Joe Cermele today, obviously we received them as well, and we will continue to work with them to address their points. Also, together with Louis as well, we'll, you know, address those comments that he had obviously.

Basically, we are catching -- again, the existing counts here, obviously we're taking no credit for any existing impervious area. We are completely capturing all of the existing and proposed impervious areas on site with storm water mitigation. Kellard Sessions did come out to witness the tests. They were performed back in September. Actually, it was right after Ida, so it was probably the worst case scenario we could come up with, which is

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good because you kind of want to take the worst case scenario. Obviously, the results were not as favorable, so you do see a number of CULTEC units in regards, obviously, to the hundred year storm that we're calculating this as, and pretty much just broke it up into segments. The top portion is going to units in the driveway area, and the whole bottom section of the driveway is going to units at the bottom portion there, obviously, with the minimum distance away from the pool and the property.

That pretty much covers the storm water.

MR. NEMECEK: Good.

THE CHAIRMAN: So, Mr. Cermele's comments, of which there are quite a few, you're saying they will be addressed on the --

MR. MAIORANO: Of course, yes. Pertaining to the actual storm water, I think he had some additional grading that he wants to see and some site features that Louis and I could work together to collaborate our plans with his plans on those additional items.

THE CHAIRMAN: Got it.

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1 MR. NEMECEK: I wish Joe were here. I  
2 would like to ask if this is something that we  
3 can --

4 THE CHAIRMAN: There's quite a few.

5 MR. NEMECEK: Are there so many that  
6 we can't approve it at this point?

7 THE CHAIRMAN: He usually puts down,  
8 make condition of approval, if he so intends.  
9 He has not wrote that, so I would image -- just  
10 reading through it, it seems like there are  
11 some things that still need to be worked  
12 through. Okay. Cool. Thank you.

13 Let me just do the public hearing,  
14 even though it seems sort of moot. I make --

15 MR. NEMECEK: Louis, you probably  
16 wouldn't understand, but we need to do a public  
17 hearing.

18 THE CHAIRMAN: I make a motion to open  
19 the public hearing on Application 21-32, 95A  
20 Tuckahoe Avenue.

21 MR. NEMECEK: Second.

22 THE CHAIRMAN: All in favor.

23 (AYE)

24 THE CHAIRMAN: That being said, I  
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1 don't think there are any other comments. It's  
2 a very handsome application. I think the only  
3 things are -- we've asked all the questions --  
4 are these. So these will addressed, and then  
5 we'll come back and continue?

6 MR. CAMPANA: Yes.

7 MR. NEMECEK: So we'll keep the public  
8 hearing open.

9 THE CHAIRMAN: Yes, I won't close it.  
10 If you see me saying I make a motion to close,  
11 stop me.

12 MR. NEMECEK: We're really not used to  
13 this in person stuff yet.

14 THE CHAIRMAN: Thank you, Mr. Campana.  
15 I do say, I think Mr. Yamacelli (sic) has got  
16 to up his game a little bit here.

17 MR. NEMECEK: Iannacito?

18 THE CHAIRMAN: Iannacito. Mr.  
19 Iannacito has to up his game.

20 MR. NEMECEK: I think John, you know,  
21 made this sort of a feature that I think both  
22 the members of this board and our sizable  
23 viewing audience at home look forward to seeing  
24 what the finished product is going to look  
25

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1 like. More often than not, it comes pretty  
2 close. He's got pies for us, I think.

3 MR. CAMPANA: The good thing is, it's  
4 a back lot, so we were able to explore some  
5 unique options. Something that would differ a  
6 little bit from everything else.

7 MR. NEMECEK: Especially the back part  
8 of the house too. It's a different look all  
9 together. I kind of like it.

10 THE CHAIRMAN: Do you render these  
11 yourself or do you send them out?

12 MR. CAMPANA: No, I have to send those  
13 out.

14 THE CHAIRMAN: You do?

15 MR. CAMPANA: Yes. Thank you.

16 THE CHAIRMAN: Thank you.

17 MR. NEMECEK: Let Louis put his other  
18 hat back on now.

19 THE CHAIRMAN: We will approve the  
20 meeting minutes; is that right?

21 MR. NEMECEK: Yes.

22 THE CHAIRMAN: So who can approve? Do  
23 we have enough people to approve?

24 MR. NEMECEK: I think Margaret has  
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1 been telling us the last few times, that  
2 everyone could approve, you don't actually have  
3 to have been present to vote. Who was present?

4 THE CHAIRMAN: Mr. Bonanno, Mr.  
5 Nemecek, Mr. Cunningham and Mr. -- all four of  
6 us.

7 MR. NEMECEK: Not all four of us here.

8 THE CHAIRMAN: Well, three out of  
9 four.

10 MR. NEMECEK: We've got a newbie.

11 THE CHAIRMAN: So you can approve it,  
12 actually.

13 I make a motion to approve -- subject  
14 to the comments made by Mr. Nemecek, which were  
15 sent forward to Margaret, I make a motion to  
16 approve the meeting minutes of December 2nd,  
17 2021.

18 MR. NEMECEK: Second.

19 THE CHAIRMAN: All in favor.

20 (AYE)

21 THE CHAIRMAN: So we're done. I make  
22 a motion to close the town of Eastchester  
23 Planning Board meeting of Thursday,  
24 February 24th, 2022.

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MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you.

(Meeting adjourned.)

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CORRECTION SHEET

PAGE

CORRECTION

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C E R T I F I C A T I O N

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 video of the actual hearing. I was not  
present for such hearing. The video 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 16th day of March, 2022.

  
DINA M. MORGAN  
Court Reporter

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