

Eastchester Town Clerk  
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TRANSCRIPT OF  
MEETING OF EASTCHESTER PLANNING BOARD MEETING  
MARCH 23, 2023

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

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(AYE)

THE CHAIRMAN: Same thing for  
February --

MR. NEMECEK: I have not had the  
opportunity -- I've reviewed half of the -- I  
reviewed the Beech Street application, but I  
didn't get past that. So I'll provide those  
shortly.

THE CHAIRMAN: We're not going to do  
those then.

So then I would just like to note that  
one application has been adjourned to  
April 27th and will not be heard, and that is  
Application 21-17, 15 Tuckahoe Avenue  
subdivision.

Tonight, just so everyone knows, we  
are here to talk about the Beech Street  
subdivision, the Ray Place project, there's an  
application for Wood and Fire, 5 Nancy Place,  
and 16 Greystone Circle, in that order.

So we'll start with the first  
application, 23-02, Beech Street subdivision.

MR. SMITH: Good evening, Mr.  
Chairman, members of the board. For the

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THE CHAIRMAN: Good evening. This is  
the town of Eastchester Planning Board meeting  
of March 23, 2023. Welcome. Would we all rise  
for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRMAN: I'm going to do the  
roll call. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mr. Anthony Giacobbe.

MR. GIACOBBE: Present.

THE CHAIRMAN: Jim Bonanno is here.  
Mr. Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Mr. Mark Cunningham  
will not be here tonight.

Let's just do some housekeeping here.  
We're going to vote on the minutes of  
January 26th, 2023, and we all can vote on  
them, except myself because I wasn't here. So  
subject to the corrections made by Mr. Phil  
Nemecek, I make a motion to approve the minutes  
from January 26, 2023.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

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record, David Smith, principal with Planning  
and Development Advisors. We're planning  
consultants to the applicant, 4 Villazen, LLC.  
Joining me tonight is Bashkim Kukaj behind. I  
got that name correct?

MR. KUKAJ: Yes.

MR. SMITH: Yes. There you go. Thank  
you. Brian Dempsey from DTS Provident  
Engineers, and Dan Collier from Hudson  
Engineers.

I have a presentation that we'll go  
through. We had a little bit of some technical  
difficulties earlier, but I think we'll get  
through those.

Mr. Chairman, at the last meeting, it  
was requested that we provide some more  
simplified graphics to illustrate the proposed  
project. So that's essentially what we'll be  
going through, a lot of the same information.

Also, since we last met, we had an  
opportunity to get a determination from you  
Director of Building and Planning regarding  
proposed lot number 4 with respect to the rear  
lot line designation. So that's been

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reflected, and we'll reflect that.

We also had an opportunity to meet with town staff: Police Department, Fire, your Building Department, your Planning Director, and Highway Department. So some of those comments have been reflected in the updated plans as well.

So for the public, this is the project site outlined in black, which is -- I don't know if the cursor is working -- but essentially you see the black outline. To the north is Highland Avenue. To the south here is Beech Street. The property is approximately 1.81 acres.

We have a -- superimposed on the aerial is a proposed layout for the subdivision. It calls for eight lots, eight zoning compliant lots, and we'll get into that in a little bit of detail. So here is a graphic of the proposed layout, subdivision layout. Let me see if I could get the laser pointer to work. My laser pointer is not working. Regardless, to the right of the screen just to the north of the proposed

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cul-de-sac is proposed lot number 1. That would have direct access to Beech Street. Lots 2, 3, 4, 5 and 6 surround the proposed cul-de-sac. There's a non-buildable lot that's located just to the bottom portion of the cul-de-sac. That will be used for storm water management purposes. Then we have proposed lots 7 and 8, which front on Highland Avenue. They would have direct access off of Highland Avenue. So the proposed cul-de-sac would have five homes accessing the cul-de-sac going out to Beech Street.

So the next graphic, again, as requested, we provided a layout of how conceptually a driveway and a home location with patio and supporting amenities could be accommodated on each lot. Then, just to reiterate, when we're looking at this from a -- again, as I'm looking at this from a planner's standpoint, these are zoning compliant lots. The lots are, for the most part, an R-5 or an R-6 district. These are single family homes next to single family homes.

The red circles indicate, in proximity

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to the subject site, where there are other comparable cul-de-sacs, which have similar types of layouts and similar numbers of single family homes. There was I think a comment made about some of the -- a couple of the cul-de-sacs located in the far left to the graphic, which were actually in the village of Tuckahoe, and we've eliminated those. Regardless, there are -- at least in this graphic -- there are 11 different cul-de-sacs proximate to the project site. We've identified those previously. I won't go through those again. I think it's important to note, there was a comment raised or one of the conditions that we're seeking as far as a variance is the separation -- the offset separation between the proposed cul-de-sac and Siwanoy Boulevard. I would just note that a quick survey, that there are -- at least out of the identified cul-de-sacs -- there are at least four. Dean Place to Duluth, which is approximately 137 feet. Caldwell to Brother's Circle is 57 feet. Hickory Hill Road south to north is approximately 64 feet. York Place to

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Pine Circle is 37 feet. So that provides at least some indication that -- and Mr. Dempsey will go into it in a little more detail in his traffic responses -- about kind of the orientation of cul-de-sacs through traffic.

So the next graphic that we prepared provides in more detail the proposed variances requested, and there are two:

The first that I mentioned is this separation between intersections. At the top of the graphic is Siwanoy Boulevard. To the middle of the proposed cul-de-sac is approximately 108 feet, and the zoning requirement is 150 feet. So that would be one of the variances that would be requested as part of this application.

The second variance is for -- it's a 12 foot radius at the -- essentially at the street line where the property line meets the right-of-way. If you'll notice, at the bottom of the graphic, there's a small semicircle. It's approximately 31 square feet. That's the variance request that's being asked for.

You'll notice just to the top of the proposed

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cul-de-sac, that's where you'll see that radius, that 12 foot radius. Again, I apologize, I don't know why the laser pointer is not -- essentially those are the two proposed variances that are being requested as part of the proposed action.

As I indicated in my opening remarks, we had a determination from the Director of Building and Planning regarding proposed lot number 4, and there was some discussion about which lot was going to be the rear lot line.

The graphic on the right indicates based on that determination, that the rear lot line would be on the eastern most lot line. So that's essentially at the top of the graphic.

So the other discussion that we had, at least as part of the public comments and then with the meeting with town staff, related to on-street parking. There was a lot of discussion. We prepared a graphic -- a couple of graphics to indicate the on-street parking consideration. What we've done is, we've illustrated what we think is the maximum number of on-street parking that could be accommodated

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between essentially the dead end, which is at the right of the page east of Siwanoy Boulevard, extending all the way west to Rose Avenue. Essentially, we've tried to identify that the maximum number of on-street parking spaces would be 19 spaces.

So what we've done is, we've added the proposed cul-de-sac, and then we had to eliminate five of those on-street parking spaces that were identified previously. That was done in coordination with this meeting with town officials. So we went from 19, subtract 5, and then by creating the new cul-de-sac, we were able to accommodate 6 new on-street parking spaces. So the on-street resource goes essentially from 19 previously to the 20 in the proposed condition. The 6 on-street parking spaces on the proposed cul-de-sac were coordinated and reviewed with the Fire Department so that they could get the largest of their apparatus into the cul-de-sac. They could make the turning radius through the end of the cul-de-sac, and then come back out.

The last slide that I have before I'll

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ask Mr. Dempsey to come up, there was a comment about visitor parking. The graphic here illustrates that each of the proposed homes, each of the lots has a proposed garage, and then they have off-street parking in the driveways. We could accommodate anywhere between six to eight vehicles in the driveways, in the garages for each of the lots. We think that that adequately accommodates any need for visitor parking beyond what may be available on the street.

So, Mr. Chairman, that concludes my portion of the initial presentation. I'll ask Mr. Dempsey to come up and just provide a quick overview of the comments that were raised by your own traffic consultant and our response.

THE CHAIRMAN: Sure. Before you do that, just to be clear, could you just go back to the two variances, the one with the radius. Could you explain that in a little more detail? I think I understand it, but I don't understand the graphic.

MR. SMITH: So, if you look at the graphic, to the top of the proposed cul-de-sac

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you'll see where the line curves as it meets the right-of-way.

THE CHAIRMAN: Yes.

MR. SMITH: You're supposed to have a comparable curve on the property line to the south. You see where it's dashed?

THE CHAIRMAN: Yes.

MR. SMITH: That's the variance that's being requested. Because of the configuration of the land area, we can't accommodate that with the proposed design of the cul-de-sac. So what we would be asking for is a variance. Again, it's approximately 31 square feet in area for that small radius.

Again, I think we've all struggled with trying to figure out with, you know, why is it there. I'd be happy if somebody could provide a response. My conclusion is, it's there because as the road begins to flare out and meet the existing street, the right-of-way extends and curves out as well. So there isn't -- because the land area essentially -- that small area that we're asking for a variance is not on our property.

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THE CHAIRMAN: Okay.

MR. CAMPANA: Right. So perhaps if the property was 12 feet wider at that point, a variance would not be requested?

MR. SMITH: That's correct. I don't know if it's exactly 12 feet. It's a 12 foot radius.

MR. CAMPANA: 12 foot radius. But it looks like what you need it for is to maintain the 10 foot buffer on either side of that 30 foot street -- road.

MR. SMITH: Yes.

THE CHAIRMAN: All right. Thank you.

MR. SMITH: So I'll ask Mr. Dempsey to come up.

MR. DEMPSEY: Good evening. Brian Dempsey, licensed P.E. from the firm DTS Provident Design Engineering.

Just following up, we had submitted two response memos to the town that responded to the questions that came up at the last hearing and from the town's traffic consultant. Since then, we've we received some more comments from some members of the public, so

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I'm just going to try to go through a couple of them, the traffic related ones.

As Dave said, we did have a meeting with the Police Department, Fire Department, Highway Superintendent, and other representatives, as well as the town's traffic consultant and the town's civil engineer. So a lot got accomplished with that.

Just a couple of emails that were received by the town that were forwarded to us had a couple of comments. One was, again, about the traffic count on the Monday afternoon. We discussed this last hearing. At the request or recommendation of the town's traffic consultant, we did another count on the Wednesday afternoon on a sunny day, and the actual first day we did it, which was that Monday afternoon at the one location, was actually a higher traffic count. So our traffic study is conservative. We showed higher volumes at the intersection of Highland and Beech, which is the one location that had been counted on the Monday. In that regard, there is no issue there.

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Also at the request of the town's traffic consultants, he had us do some supplemental counts at some of the cul-de-sacs in the area just to compare the trip generation compared to what we use. We use the ITE trip generation rates, which is the standard. The other cul-de-sacs had similar numbers or less numbers than what we use. So again, our traffic study was conservative.

Another issue that came up was the school hours for the Tuckahoe Schools. We had conversations with the school district. Also, the information is on their website. There were comments made that school gets out at 1:20 or 1:30, which does not happen. The high school and middle school both go to 2:30 for the last bell, and then kids go back to lockers and everything. So we confirmed that, and it's also on their website, the hours for the school district. The elementary school, parents could start lining up at 2:45 to pick up the kids, but they got out essentially at 3 o'clock. Just to be conservative and also based on discussions with the town's traffic consultant,

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we did counts starting at 1:30 at Beech and Siwanoy, and what we had in the traffic study were the higher numbers and the correct peak hours. We're going through the results with the town's traffic consultant on that.

Crash history. We provided the crash history in the traffic study. We were asked to double check this with the Town Police Department. Lieutenant Graf sent a message to Margaret and myself and her comment was: There are no accident reports for this time period of March 16th, 2020 to March 16th, 2023 in this area. That doesn't mean that there couldn't have been an accident that didn't get reported or some minor thing that didn't recorded by the Police Department, but they have no recorded accidents in that area during that time period. That pretty much is what the State also had. So the numbers, they both match up.

Dave talked about the center line issue. As he said, there's various locations within the Town that have cul-de-sacs or two streets that are less than 150 feet apart. Brothers Circle to Caldwell Street along

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1 Tuckahoe Avenue is only 53 feet apart.  
2 Stebbins Avenue east and west -- I know the  
3 west portion is officially Tuckahoe -- but that  
4 is 88 feet apart, and there are various other  
5 examples throughout the town.

6 One of the things that was talked  
7 about was that -- Mr. Grealy explained and I  
8 have been through -- why it's not an issue here  
9 based upon the traffic volumes, speeds and  
10 such. We did talk to the Police Department  
11 about that, and one of the comments was, could  
12 a stop sign be added at the stem of the dead  
13 end portion of Beech Street. The police did  
14 not want a stop sign there because it's only  
15 the three houses, they're not traveling at a  
16 high speed, and if you put a stop sign in,  
17 state law is there's no parking within 30 feet  
18 of a stop sign, so they would lose some of the  
19 parking there. Their preference was not to  
20 have a stop sign in that direction.

21 Parking, a ban on the south side of  
22 Beech Street. This was an issue based on a  
23 note on one of the site plans. What the Fire  
24 Department has asked us to do is, have no

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1 parking on the south side of Beech Street just  
2 opposite the new roadway into the cul-de-sac  
3 just because of their fire apparatuses, so just  
4 for that one stretch. We did go over with the  
5 Police about whether parking on the south side  
6 is legal because when you come off Highland  
7 there's no parking any time signs in both  
8 directions, there are a few them, and then  
9 there's another one at Rose pointing with the  
10 arrow in both directions. There used to be --  
11 two years ago at least -- there was a sign on  
12 the south side also saying -- a sign at Siwanoy  
13 also saying no parking in either direction on  
14 the south side, and there's also one on the  
15 dead end side. The one on the south side is no  
16 longer there, but the one from Rose pointing in  
17 this direction, there is no place where it says  
18 parking can be done again. The police also  
19 mentioned there is no parking on the curve in  
20 the other direction between houses 187 and 193;  
21 however, there are no signs out there that  
22 indicate that, but that's in the town code.

23 They talked about the parking on site.  
24 That was the other issue. There's going to be

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1 six public parking spaces that anybody could  
2 use along the stretch. We had seven there, but  
3 the Fire Department asked us to eliminate one,  
4 and then there's ample parking in the driveways  
5 and garages in each of the houses.

6 Any questions?

7 THE CHAIRMAN: Guys?

8 MR. NEMECEK: I believe Mr. Smith  
9 mentioned that each of the proposed houses  
10 would have a garage and a capacity for  
11 off-street parking for between six and eight  
12 cars. Is that based on a two car garage?

13 MR. DEMPSEY: That includes the  
14 garage.

15 MR. NEMECEK: All right. That  
16 includes the garage.

17 MR. DEMPSEY: That includes the  
18 garage.

19 MR. SMITH: Just to clarify. In the  
20 event that the applicant has a garage, for each  
21 of the units, it would be a two car garage, and  
22 then the drawings indicate that you could get  
23 at least four parking spaces in the driveways.  
24 In some cases, because the driveway is a little

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1 bit longer, you could get six. Again, the code  
2 requires at least two parking spaces,  
3 off-street parking spaces per unit, so we more  
4 than meet the zoning requirements.

5 MR. NEMECEK: Okay. Good.

6 THE CHAIRMAN: The additional day you  
7 did traffic counts you said was a Wednesday?

8 MR. DEMPSEY: We did a few of them.  
9 Wednesday, March 8th was one of them.

10 THE CHAIRMAN: Hours?

11 MR. DEMPSEY: What?

12 THE CHAIRMAN: Hours?

13 MR. DEMPSEY: That one was the same  
14 hours as the traffic counts, so that was 3 to  
15 6. Then we did another one this Tuesday from  
16 1:30 to 6:00.

17 MR. NEMECEK: Are those the same hours  
18 that you had done the other studies?

19 MR. DEMPSEY: The original one was 3  
20 to 6.

21 MR. NEMECEK: 3 to 6. Okay.

22 MR. DEMPSEY: 3 to 6:30. At the  
23 direction of Mr. Grealy, we did -- we started a  
24 new one, did it from 1:30 on. It was clear

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1 weather, sunny, everything.

2 MR. NEMECEK: I know you mentioned the  
3 one that -- I believe it was the one that you  
4 had done on the Wednesday actually showed less  
5 traffic than the one you originally did. What  
6 about the one that you most recently did?

7 MR. DEMPSEY: Same thing. The numbers  
8 were very similar. The one that we had done on  
9 that Wednesday, March 8th, was done at the  
10 intersection of Highland and Beech because that  
11 was the one intersection we had counted on the  
12 Monday. A member of the public had questioned  
13 it being done on a Monday afternoon, and it was  
14 raining out. So again, those numbers ended up  
15 being higher.

16 MR. NEMECEK: If I could also ask you  
17 to clarify, because I guess I lost the train of  
18 thought on the question of whether parking was  
19 permitted -- you said that there were signs  
20 that indicated there was no parking in that --  
21 what was the conclusion that you drew with  
22 respect to the parking on that one side of the  
23 Beech Street and which segment is that?

24 MR. DEMPSEY: We're not sure. The  
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1 police feel that you can park there. The way  
2 the signage is, it's a little different than  
3 that. The first comment was about -- because  
4 when this project was started, that other sign  
5 existed.

6 MR. NEMECEK: I'm going to give you  
7 some free advice here, I wouldn't scratch that  
8 scab very hard because I think the last thing  
9 you want to do is tell people that have been  
10 parking there for awhile, that they no longer  
11 can park there. Free advice.

12 MR. DEMPSEY: I said the police said  
13 they could park there.

14 MR. NEMECEK: Okay. Good.

15 MS. UHLE: I just want to say,  
16 Lieutenant Graf mentioned to me a number of  
17 times, that parking is technically permitted on  
18 both sides of the road.

19 MR. NEMECEK: Okay. Good.

20 THE CHAIRMAN: So when you do counts,  
21 it's every vehicle that passes, be it a long  
22 truck, a school bus or a car; right?

23 MR. DEMPSEY: We separate out the  
24 heavy vehicles, the buses, and we count those  
25

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1 numbers also.

2 THE CHAIRMAN: You do separate them  
3 out, but --

4 MR. DEMPSEY: Yes. They're in the  
5 total count, but they're also -- on this one,  
6 we kept track of those numbers.

7 THE CHAIRMAN: Is there a way to  
8 characterize different types of vehicles in the  
9 count?

10 MR. DEMPSEY: I'm sorry.

11 THE CHAIRMAN: Is there a way to  
12 characterize the different types of vehicles?

13 MR. DEMPSEY: Yes. Heavy vehicles  
14 would include trucks and buses, but here  
15 there's not that many vehicles, so we  
16 individually counted the buses. There were a  
17 couple of SU-30's, which are single units truck  
18 and box trucks.

19 THE CHAIRMAN: Is that in your report?

20 MR. DEMPSEY: There was mention in the  
21 report about the buses.

22 THE CHAIRMAN: Okay.

23 MR. NEMECEK: And the -- both of those  
24 most recent studies, March 8th and whatever the  
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1 other date was, those were both on dates when  
2 was in session?

3 MR. DEMPSEY: Yes. School was in  
4 session, the weather was good.

5 MR. NEMECEK: Okay. Good.

6 THE CHAIRMAN: Before you move on, can  
7 I request something of you? Your report is  
8 good, there's a lot of information in there,  
9 but it's not something that someone is going to  
10 sift through. We're taking your word for it,  
11 and I'm sure it's trustworthy, but is there  
12 some way you could give us some graphics about  
13 what's in there? Like, we're kind of visual  
14 here, we have drawings and stuff like that.  
15 Right now, it's just up to -- is there some way  
16 you could put, like, a map together with all of  
17 the turns and what the rates are? Something  
18 that could sort of summarize it for the --

19 MR. DEMPSEY: There are figures there  
20 showing what all the traffic volumes are and  
21 such.

22 THE CHAIRMAN: I understand, but  
23 something that sort of doesn't force me to go  
24 into your report and seek them out. Not for  
25

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me, but for the public to understand this. Somehow our consultants, if he agrees with you, I sort of defer to him in most cases, but this is your opportunity to convince us, without him, that everything is good, and the public too. Anything you could put together, we would appreciate it.

MR. DEMPSEY: Okay. Yes.

THE CHAIRMAN: Thank you. Something with lots of colors and pictures. Thank you.

That's all my comments, unless someone else has some.

MR. NEMECEK: The Chairman also likes unicorns, if you could put them in.

THE CHAIRMAN: We're good if you're complete. Thank you. Do you have anyone else presenting?

MR. SMITH: No. Just if you have any additional questions you have that I could respond to, or turn it over to the public.

MR. GIACOBBE: Sure. You mentioned something about the parking; 19 cars?

MR. SMITH: Yes.

MR. GIACOBBE: Those 19 cars are all

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on the north side of Beech?

MR. SMITH: Yes.

MR. GIACOBBE: Was there any study of how many cars are there on a normal day or night when it's allowed?

MR. SMITH: We did not do a survey of on-street parking. What we did do, though, is we looked at different configurations of how you accommodate as much on-street parking as you could. By having all the parking on the north side, that was the most on-street parking that you could get based on that configuration, while still allowing free flowing traffic on Beech Street. So we took that as kind of the worst or the best case that that's the parking resource within that stretch. So that's what we evaluated as part of the analysis.

MR. GIACOBBE: So it was 19 cars north side. South side of Beech?

MR. SMITH: We left the south side open. If you had parking on both sides, then you go from 19 to -- I forget -- 16 or 18 parking spaces, because now you've got to kind of maneuver in and out if you're going through

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that stretch. So we looked at it as kind of the best or the worst cases, the maximum number that you could get there. We could certainly provide an additional analysis that shows if you had parking on both sides, how would that affect the total number of parking spaces, but it would be less than the 19 that we've shown and illustrated on the graphic. That's why we wanted to show kind of the best and the worst case of the parking resources.

MR. GIACOBBE: Okay. Thanks.

MR. CAMPANA: Can you quickly go to the map that shows the school district line. I think it was in red, if I'm not mistaken. So the red line is the school district line; correct?

MR. SMITH: That's correct.

MR. CAMPANA: So it looks like lot 1 is in the Tuckahoe School District, Lots 2 through 8 are in the Eastchester School District?

MR. SMITH: That's correct.

MR. CAMPANA: All right. Then the line takes a jog through the rear yards of the

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homes that are on the street. Is that also Beech Street?

MR. SMITH: That blue line? It's actually --

MR. CAMPANA: Not the blue line. The school district line. As it jogs up towards the top of the page, it's in a rear yard of --

MR. SMITH: That's essentially the -- that's the Tuckahoe School District. So everything kind of south of that red line is Tuckahoe, everything to the north is Eastchester.

MR. CAMPANA: So the five homes, 2 through 6, right --

MR. SMITH: 2 through 8.

MR. CAMPANA: 2, 3, 4, 5 and 6, which is are in the cul-de-sac --

MR. SMITH: Yes.

MR. CAMPANA: -- Those homes, those properties will be serviced by the Eastchester School District?

MR. SMITH: That's correct.

MR. CAMPANA: Then the busing would then be coming through into Bronxville Manor,

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right, and then back out of Bronxville Manor?

MR. SMITH: Correct.

MR. CAMPANA: Is that shown in the traffic reports, the proposed --

MR. SMITH: Per Mr. Dempsey, yes.

MR. DEMPSEY: What's in the traffic reports is how many existing buses are going by there. Currently, there are three mini buses, one full sized bus. If the buses from Eastchester School District do go here, there could be two in the morning, two in the afternoon. So it really wouldn't affect in terms of the traffic volume that are in the traffic study. They may be mini buses, they might be large. They won't know until -- they change every year in terms of what the patterns are and what size buses they're going to use. It might be where they ask the residents to walk up further to Highland to where they're picking up other people. That's another possibility also.

MR. CAMPANA: Okay. Thank you.

THE CHAIRMAN: Any more questions, guys?

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MR. NEMECEK: No.

THE CHAIRMAN: Thank you, Mr. Dempsey. We got it.

The next thing, can you explain the storm water of the system. You may have done it last time, but we just want to understand what it is, what the runoff is, how it's retained.

MS. UHLE: I think a lot of residents were concerned about that, so sort of a summary of how the storm water management system is designed and how it will function.

THE CHAIRMAN: If you have a contour map or something, just to explain the grades.

MR. SMITH: This is from one of the earlier graphics. This shows the zoning line and the school district line, but it also has some of the storm water features. I'm going to ask an expert on storm water, Dan Collins, just to quickly walk through the storm water management practices.

MR. COLLINS: Good evening, members of the board. Dan Collins, Hudson Engineering, the storm water engineer for the project.

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Essentially -- just to give a brief overview -- the proposed cul-de-sac and some uphill tributary areas from 195 -- I forget what was -- to the residents in the backyard for the property that's just to the -- I guess to the west -- actually, the bottom of the page -- that flows over land onto the cul-de-sac. There are a series of catch basins within the cul-de-sac, that actually captures and conveys the runoff first through what we call a hydrodynamic separator, which pre-treats the runoff, the entire water quality volume, as required by the state. From that, that pre-treated runoff goes into a subsurface attenuation gallery. Basically, this is an underground tank, boxed tank that stores the water and controls the flows to be less than what is coming off the property now. So essentially, that runoff from that subsurface tank is control by an outlet control structure which slows those flows down. The slowed down flows, controlled flows are then discharged into what we call a -- it's an up flow filter. It's a cartridge. So basically it treats the

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rest of the water quality volume, takes everything else before following that pipe that you could see running to the north -- I guess to the left on the plan. That kind of comes across, it goes on angle, and then goes between lots 5, 6, 7 and 8 in the middle. From there, it ends at a catch basin in Highland Avenue, where it then goes to the west, down the hill on Highland, to another proposed catch basin that we're putting in Highland Avenue, and then it's going to cut straight across Highland to the existing pipe within Highland Avenue. That's been sized per DEC standards to store and control flows for the one -- I think I actually did it for all of them, 1, 2, 5, 10, 25, 50 and a 100 year storm event. So that covers everything across the board, as well as to obviously treat the runoff from the tributary area.

For each individual residence, what we tried to do is -- we did percolation and deep tests. What that is, we basically dig holes into the ground to figure out where the ledge rock and ground water is, or where the high

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1 water elevation is by modeling. We also do  
2 percolation tests at the depth that would be  
3 about the bottom of each system on the property  
4 on each individual lot to show how well the  
5 soil absorbs the water and percolates the water  
6 into the surrounding soils.

8 We actually got very good results on  
9 most of the lots, and we were actually able to  
10 provide subsurface dry wells on the front and  
11 the rear yards of each individual lot. What we  
12 did for the coverage on each lot, we actually  
13 maximized it out. So each lot shows the  
14 maximum building and patio impervious area and  
15 driveway impervious area that could be possibly  
16 built on each lot. So all the systems on each  
17 individual lot have been sized to the maximum  
18 extent, and they've all been also sized for the  
19 100 year storm event, which is about a 9 inch  
20 storm over 24 hours.

21 So with all and all, we're actually  
22 able to reduce all the flows from the entire  
23 site over what currently exists now.

24 THE CHAIRMAN: What would the maximum  
25 impervious -- is that what you said?

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2 MR. COLLINS: Yes.

3 THE CHAIRMAN: What would that mean?

4 MR. COLLINS: The maximum impervious  
5 area is basically -- in the town code, there's  
6 impervious coverage maximum for each lot  
7 allowed, so that's what we ended doing. So we  
8 ended up maxing it out per code so that it's  
9 the maximum amount you could possibly build on  
10 each lot.

11 THE CHAIRMAN: In general, is there a  
12 grade -- like if you would look at that -- go  
13 back to that site map. If you were to look at  
14 a contour map of the grades, is there some sort  
15 of general slope to the property?

16 MR. COLLINS: Essentially, there is  
17 small I guess you could call it a ridge line to  
18 the right side of the sheet, that would  
19 basically run across the front yard of 203  
20 Beech. The front yard of 203 Beech, the  
21 original house, basically lot 1, would go  
22 towards Beech Street. The rest of the property  
23 generally flows over land I guess in a  
24 northeasterly direction towards Highland  
25 Avenue, where it eventually enters against

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2 Highland Avenue.

3 THE CHAIRMAN: What do you think the  
4 difference in elevation is across the site?

5 MR. COLLINS: Hold on a second.

6 Actually, I can't see it on here. 20 feet.

7 MR. CAMPANA: It looks about 18 feet.

8 THE CHAIRMAN: It's 18 feet. Okay.

9 MR. NEMECEK: The highest spot is  
10 towards the southwest and the lower --

11 MR. COLLINS: The highest spot on the  
12 property is basically where the attenuation  
13 gallery is, that system on the non-building  
14 lot, that corner is the highest point, and then  
15 everything basically flows from that corner to  
16 basically the rear of lot 4, which is the  
17 opposite corner.

18 MR. NEMECEK: Got it.

19 MR. COLLINS: It eventually gets down  
20 to Highland Avenue.

21 THE CHAIRMAN: Right. If it were to  
22 flow freely across and not be stopped by the  
23 lots; right? If it were to flow freely across  
24 the lot and not be stopped by all the  
25 impervious surface and picked up and --

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2 MR. COLLINS: Currently, it flows  
3 freely, yes. There is no drainage on the site.  
4 I think there is maybe one drain inlet.

5 THE CHAIRMAN: But there will be.  
6 Everyone will have all the CULTECs and dry  
7 wells, and it will pick up a lot of that water.

8 MR. COLLINS: So basically, yes. All  
9 those individual lots, those areas basically  
10 coming off line and put back into the ground.  
11 So those areas are taken off.

12 THE CHAIRMAN: So when they're done,  
13 it's way better than what's there because a lot  
14 of the water is being stopped in those dry  
15 wells?

16 MR. COLLINS: Yes.

17 THE CHAIRMAN: Okay. Point taken.

18 Thank you. I think we're going to break to our  
19 consultants now. We're going to speak with our  
20 consultants now. Since we're talking about  
21 storm water, you're up first.

22 MR. CERMELE: Good evening. Joe  
23 Cermele from Kellard Sessions Consulting.

24 As you know, we reviewed several  
25 iterations of this plan. They had a number of

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1 staff meeting with Eastchester Fire Department,  
2 Highway Department, Planning Department. The  
3 applicants done a -- has addressed a number of  
4 our prior comments. Actually, a majority of  
5 them to this point.

6 As you know, aside from any approvals  
7 from the town, they will require Health  
8 Department approval for the subdivision, as  
9 well with as for the extensions to the sanitary  
10 sewer and water mains to serve the project.  
11 They'll also require approval from Veolia Water  
12 for the water extension that's proposed to  
13 serve.

14 With regards to storm water, not only  
15 do they need to comply with the town's local  
16 regulations, but they'll need to comply with  
17 the New York State DEC for storm water  
18 compliance under their general permit. We've  
19 reviewed the SWIFT that they've prepared in  
20 order to meet that compliance. Aside from  
21 some, I would consider, minor technical  
22 comments at this point, they've generally  
23 complied with those regulations. We've seen a  
24 draft of their Notice of Intent that would be

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1 filed with the state, and are in agreement with  
2 the preparation of that document.

3 We do have some, as I said, some minor  
4 comments, I guess specific to the point you  
5 just made, Mr. Chairman, with regard to over  
6 land flow. In the proposed condition, as was  
7 mentioned, everything from the proposed  
8 cul-de-sac will be captured, treated, detained,  
9 and then discharged to a physical connection to  
10 the town storm water system on Highland Avenue.  
11 All of the storm water runoff from each  
12 individual lot will be collected and detained  
13 in an infiltration system -- actually, two  
14 infiltration systems on each lot, and those  
15 have been sized to mitigate through the hundred  
16 year storm. So, in theory, no runoff from the  
17 impervious surfaces from those lots will result  
18 from this subdivision. You'll still have  
19 runoff from the surrounding lawn areas,  
20 landscaped areas, but as far as the impervious  
21 surfaces go, that will all be collected.

22 One comment we do ask the applicant to  
23 look at, I believe on lots 1, 5, 6, 7 and 8,  
24 all of the footings drains and any sump pumps

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1 from the basements have been connected to the  
2 proposed storm system. The footing drains for  
3 lots 2, 3 and 4, which are the eastern most  
4 that border the down gradient property -- we  
5 don't have a map -- as we were just discussing,  
6 the over land flow goes from the high point  
7 where that detention system is, basically  
8 diagonally across the site to the down gradient  
9 properties. Just to further protect those  
10 properties downgrade of the subdivision, we  
11 would ask that they consider -- I think they  
12 have the elevation, the ability to collect  
13 those footing drains and put them into  
14 individual dry wells on the property just to  
15 further reduce the potential for any runoff  
16 from the site.

17 THE CHAIRMAN: That's a good idea.

18 MR. CERMELE: We still have some  
19 coordination to do with the Highway Department  
20 -- or the applicant rather -- with regard to  
21 street lighting, street trees for the  
22 cul-de-sac. They'll be providing both. We  
23 just need to determine quantities of both,  
24 species of trees, size and whatnot. They've

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1 obviously agreed to work with the Highway  
2 Department to do that.

3 We've heard from the Fire Department.  
4 At the point, they are satisfied with the  
5 available emergency access for all of their  
6 apparatus that would serve this in the event of  
7 an emergency, and that largely dictated the  
8 proposed parking on the cul-de-sac to ensure  
9 that they had the adequate access.

10 We did ask that they work with our  
11 office and the Highway Department and Veolia  
12 Water, for that matter, just to ensure that  
13 there was enough capacity in the sanitary sewer  
14 system and water supply to serve the project.  
15 I don't anticipate it to be a problem. We have  
16 had some conversations with the Highway  
17 Department. They've confirmed that they have  
18 no -- there are no known issues with the  
19 sanitary sewer system in Beech Street and the  
20 surrounding neighborhood, to which a majority  
21 of the sanitary flow of this project would be  
22 discharged to.

23 The two lots that would front  
24 Highland, there was a -- I believe it was a

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three family house on the property?

SPEAKER: Yes.

MR. CERMELE: Which will now be replaced with two single family. So that marginal increase in sanitary flow, again, I don't believe will be a problem, but we've asked the applicant to just do an analysis of existing sanitary sewers in both systems just to ensure that. They've agreed to provide that. We'll obviously reserve comment until we receive that. I think that's that it. Like I said, the other comments I have are relatively minor.

There's just one point that I want to -- I think we'll need to discuss with the Highway Department. The storm system, the detention system, the discharge pipe from that system that runs through lots 5, 6, 7 and 8, was originally proposed to run down the center of the property lines that divide those lots, and we were concerned with future potential impact, neighbors wanting to put up fences and whatnot, and whether or not that would be a conflict with the pipe. I think in response to

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that, they shifted the pipe out of the way of that property line. But in doing so, it also shifted the easement so that it's fully on two of the lots, lots, I think it's 5 and 8, if I'm not mistaken, which puts the storm pipe pretty close to the residence. An easement is -- it gets a little bit narrower, it's only 9 feet. So I just want to make sure that the Highway Department -- although this would be owned by the HOA, if there was a need in the future for someone to get into the property to maintain or repair that pipe, whether it be the HOA or the Highway Department, I just want to make sure that they feel that there's ample room to do that. So that may need some minor adjustments, but nothing that would a rise to, you know, a significant change to the plan.

THE CHAIRMAN: Is there an overflow on the detention tank?

MR. CERMELE: On each of the infiltration systems for the residential lots, there is. In the event that they were either clogged or, you know, some extraordinary storm.

THE CHAIRMAN: Right. What about the

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one that picks up the storm water from the street?

MR. CERMELE: On the detention system itself, I believe those also have inspection ports, which would act as an emergency overflow. I don't recall offhand -- Dan, I don't know if you know -- if it got to that level of severity, whether the basins in the street in the proposed cul-de-sac would overflow as well. That I don't know. It's sized for a hundred year storm, so if we were get to that, we would have a pretty significant event going on.

THE CHAIRMAN: Okay. Just curious. All right. I don't have any questions.

MR. GIACOBBE: The catch basin in I guess the southwest side, the un-buildable lot, I think you mentioned there's a filter there for storm water?

MR. CERMELE: There's a filter -- all of the catch basins in the road, which would ultimately be owned by the town, are standard catch basins. Once that is collected and conveyed to the detention system just prior to

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discharging to that detention system, there's a pre-treatment structure. It's a separator unit. That would be owned by the HOA. That pre-treats the water before it goes into the detention system, and then it's treated again as it exits, before it goes down to Highland into the town system.

MR. GIACOBBE: So who's responsible to make sure that doesn't clog up and back up?

MR. CERMELE: The HOA is responsible in perpetuity. They'll be a deed restriction. There's storm water maintenance agreement between the HOA and the town that will be on record. It ultimately gives the town the ability to go in there and inspect, if need be, do repairs, if need be, if it's neglected to be done by the HOA. Obviously, there's mechanisms to back charge and collect any fees that were required to do that. But ultimately, it's the responsibility of the HOA.

THE CHAIRMAN: Thank you, Mr. Cermele.

MR. GIACOBBE: Thank you.

THE CHAIRMAN: Doctor.

MR. GREALY: Good evening. Philip

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Grealy, Colliers Engineering and Design.

We had provided at the February meeting, a quick synopsis of our review of the traffic study that was submitted to the town. We had several comments.

Subsequent to that meeting, there was a resubmission from the applicant dated March 6th. That provided information on sight distances that we had requested, information relative to dimensions of the different roadways, that was provided. There was also the meeting that was referenced, the March 10th meeting that we had with the Police, Fire, Highway, and I think the synopsis that was provided by Mr. Smith, Mr. Dempsey and Joe's comments, you know, captures everything that was discussed at that meeting. The Fire Department did indicate that there would be no parking permitted around the cul-de-sac circle itself, of course.

The other items, which Mr. Dempsey described tonight, the new counts that were collected, that has not been submitted yet. It's our understanding that they're going to

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submit that, and also include responses to some of the comments that occurred -- I guess written comments that have come in. So we will review that, once we receive that, for its accuracy, but it sounds like that information confirms the accuracy and data that he used in the original study. I think when they make that submission, they can include some of the clarification that the board had tonight. So, for example, in the original report, there were graphics showing the turning movements, as the Chairman requested. I think in the new submission, just add to that and show the breakdown of passenger cars, school buses, etcetera, to just make it easier.

In terms of the on-street parking, again, that was really driven by the Highway and Fire to make sure that the vehicles could turn properly in and out of the cul-de-sac. The plan that was presented I think represents, you know, the accurate future condition of what will be there in terms of on-street parking.

Once we receive the new information from the applicant, and I'm assuming you'll

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address whatever other comments come up tonight, we will review that and get a final memo back to the board, but at this point, they've provided responses to our previous comments, and once we get the new information, we will review that and comment on it.

I'd be happy to answer any questions the board may have.

THE CHAIRMAN: I think what I'm going to say is more of a statement than a question. So, in general, you are our consultant, you work with us.

MR. GREALY: Correct.

THE CHAIRMAN: You're an expert in traffic and all of these matters. The relationship you have with Mr. Dempsey, it seems like, listening to him, it's somewhat of a collaborative relationship. Do you guys work together to pick out a good day that you all agree to go --

MR. GREALY: Yes. So he will provide the data that they've collected so we can review it. Yes, we will -- you know, we work together in terms of reviewing other projects

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in the town or in other towns. So, yes.

THE CHAIRMAN: Right. But on this project what I'm saying is, the first time you see the results or at least even the days that he was going to do additional counts, was that his decision or did you guys go through --

MR. GREALY: He chose the days, but we suggested that they do additional counts just to answer the questions that were raised. I think like one of the counts was done this past Tuesday, good weather. Again, identifying to make sure we have good weather conditions, school is in session, but it was up to him to choose the specific day of the survey. But yes, we made sure that the parameters, you know, cover the aspects.

THE CHAIRMAN: I don't have any other questions. Everyone is good?

MR. NEMECEK: Yes.

MR. GIACOBBE: I have one, actually. I'm just trying to think of my own neighborhood. I feel like the busiest time of day, in my neighborhood at least, similar neighborhood to this, is like in the morning

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1 hours.

2 MR. GREALY: Yes.

3 MR. GIACOBBE: There was no study done  
4 during, you know, from 7 a.m. when people are  
5 going to work and 9:00 when everybody is  
6 getting on the school buses, driving their kids  
7 to school, there was no study done during that  
8 period.

9 MR. GREALY: So, yes, they did  
10 evaluate both morning and afternoon. I forget  
11 whether it was -- I know it was at least 7 to 9  
12 that they studied. It may have been a little  
13 bit earlier. They did identify and study the  
14 key peaks in terms of morning and commuters and  
15 school. The issue that was raised was about  
16 when the schools let out in the afternoon, did  
17 they start early enough in the afternoon with  
18 their survey. So the new counts that they did  
19 was to capture anything that may have been  
20 missed in the original study.

21 MR. GIACOBBE: Thank you.

22 THE CHAIRMAN: Thank you, Mr. Grealy.

23 MR. GREALY: Thank you.

24 THE CHAIRMAN: We look forward to

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1 hearing the results.

2 I think since we're done with the  
3 applicant and our consultants, we're going to  
4 go back to the public hearing.

5 So before we start, just a couple  
6 of -- a little bit of housekeeping. Please,  
7 anyone who would like to speak, you have to  
8 come up to the mic, state your name and  
9 address, and then put your questions or  
10 comments forth.

11 We just want to -- if there are any  
12 questions you have, please address them to the  
13 board. We just don't want to get into you  
14 speaking with our consultants directly. I  
15 think we maybe did that last time. We're going  
16 to try to just keep it to the board. Then  
17 we'll talk to our consultants either today or  
18 in the future to try and address your  
19 questions.

20 That being said, the mic is open.

21 MR. SLOVENKO: I'm Richard Slovenko,  
22 200 Beech Street. I'm the drop curb that's  
23 directly across from the easement or the  
24 variance that they want 31 feet, of which I  
25

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1 guess it's just a sliver, but it's a nice

2 sloping line cutting into my neighbor, Drew  
3 Clarke's property, which happens to land the  
4 traffic right in front of my driveway. But  
5 that's not what I'm here to talk about.

6 I want to come back to this traffic  
7 study. We have some new information. We had  
8 some clarification, but there's a lot open  
9 here. So I'm going to start with a little bit  
10 of review, and then it's going to be some  
11 questions left over, as well as some kind of  
12 conclusions.

13 So previously, there was Monday and  
14 Tuesday from 3 to 6 p.m., there was just a  
15 question about times we were just talking about  
16 moment ago, and there was a Tuesday and  
17 Wednesday at 7 to 9 p.m. So it's two studies  
18 of two times periods. So two time samples from  
19 two different time parts. Those time parts  
20 were done previously on a holiday period, just  
21 after Thanksgiving, and, as mentioned, the  
22 Monday was done in, I would call, violation of  
23 the best practices that are set up by the city  
24 environmental quality review that they do in

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1 New York City, where I think they have a fair  
2 idea how to do, which New York State actually  
3 refers to frequently in their rulings and  
4 comments, that you don't do it on Monday, you  
5 don't do it in inclement weather. That Monday,  
6 was -- you don't do it on a holiday period  
7 either. That Monday, in a holiday period in  
8 inclement whether was done. Anything referring  
9 back to it saying, well, it's still good, is  
10 suspect. I would say use three days. We have  
11 two sets of days and incomplete days from the  
12 past.

13 Now we've added on 3/8 apparently, a  
14 Wednesday, we've added another three to six  
15 intervals. So now we finally do have three  
16 days, but from very different periods. The  
17 reason they want three days is, they want to  
18 establish what is a typical day like. So if I  
19 look at three days, I could say, oh, this one  
20 looks typical. You know, I'm in the testing  
21 business. When we do things, we typically do  
22 it in threes because we're looking for an  
23 outlier. So if I have two that are fairly  
24 close, okay, that doesn't look right, and we  
25

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1 could say, okay, this is -- we don't have --  
2 we're pulling pieces from all over here.

3 Now, the new test that I mentioned was  
4 a Wednesday was only for that later day part.  
5 The gentleman has then added a test he chose,  
6 not the consultant chose, not in consultation  
7 with the consultant, he chose the day of this  
8 past Tuesday from 1:30 to 6 p.m. Well, that  
9 does at least get a little bit earlier, but it  
10 doesn't correspond to anything else that has  
11 three of something to see is it representative.

12 Number 2 is, it doesn't go back to an  
13 earlier time period. What do I mean by that?  
14 For example, the Chairman about a visual study,  
15 and I think that's a very good point because  
16 when you look at numbers on a paper, a lot of  
17 times it doesn't tell a story. When you see a  
18 kid running off the road because there's a UPS  
19 and a guy speeding that blew off the stop sign,  
20 which is very common situation, that tells a  
21 story.

22 The video that I provided of the  
23 traffic study, which was previously supplied,  
24 shows you how many heroing experiences --

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1 before we had new school buses, before we  
2 talked about additional traffic, before we  
3 talked about additional flows of very close  
4 turning next to a crazy intersection, which  
5 nobody acknowledges, where two schools are  
6 dumping out of and feeding each day, and all  
7 the parents that go with it. But in the study  
8 that I referenced, and I made comment of,  
9 without thinking about the part of day, just  
10 things that I saw on that video, 50 percent of  
11 those events that I commented on initially,  
12 were in periods not covered by the studies of 3  
13 to 6 and 7 to 9.

14 Even in the new study, the one study  
15 from 1:30 to 6:00, there's, for example, in the  
16 comments from 11:34 and 24 seconds to 11:37 and  
17 38 seconds, a school bus plus a car, and then  
18 passing closely as a minivan is being loaded on  
19 the street. How do you put that on a traffic  
20 count? Two cars. Two vehicles. Not the same  
21 thing. That's a 22 foot wide street that  
22 somebody was loading a minivan, that I'm sure  
23 was quite apprehensive about what was going on.

24 There's another thing that was

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1 mentioned on the times of day, another thing  
2 from that same traffic study, that was only  
3 captured in this one time sample of 3/21, that  
4 Tuesday, that was just done: At 2:52 to 2:53,  
5 or a 33 second interval, there's a full size  
6 school bus and two cars and a pedestrian  
7 follows second later. This is going on on a 22  
8 foot wide road, coming right off of a turn,  
9 going right into another turn that's part of a  
10 T.

11 There's a reason this room is so full,  
12 and I'm sure it's not that full --  
13 (inaudible) -- raise you your hand if you think  
14 that road is dangerous as is. You're going to  
15 add school buses, more kids playing on the  
16 road, you're going to change where you can park  
17 your car. I was sitting in my car the other  
18 day just writing a note, an email, I was in a  
19 parked car, and I'm wondering, is this Verizon  
20 guy going to hit me, I know he's coming close  
21 to that mirror. He was being defensive because  
22 there was a van flying from Rose. There's no  
23 stop control. There's no -- there's -- anyone  
24 coming off of Beech -- coming off of Beech off

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1 of Highland or coming down Rose, there is no  
2 traffic control at all. It's just a free for  
3 all.

4 That brings another point. Why would  
5 we measure at Beech and Highland? The only  
6 intersection that's of consequence really here  
7 is Beech and Siwanoy. That's where everything  
8 is happening. All the traffic study should be  
9 focused on that. It shouldn't be just numbers,  
10 it should be characterizations. We all have  
11 landscapers. We could hear the blowers to  
12 prove that. They have their trucks. Those  
13 things are going up and down all day,  
14 especially in the summer, and it's going to be  
15 rated as a car. It's not the same thing.  
16 Those things are wide, they have stuff hanging  
17 out the back, and they're ubiquitous. Then you  
18 have all these people who are using the  
19 shortcut as they drop off their kids or cutting  
20 around the traffic of White Plains Road. It's  
21 not being captured in what you're looking at.  
22 Until you have three days to cover all the  
23 periods that a school right down the street --  
24 or two schools right down the street will have,

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1 you have not looked at the traffic impact  
2 because this is a very unique thing. Doing a  
3 traditional study of two day parts in a normal  
4 community that's not right next to two schools  
5 is going to be misleading. You can't convince  
6 me otherwise.

7 The next thing I want to talk about  
8 is, I heard the word comparable cul-de-sacs.  
9 Really? Who agrees with that? Are there  
10 comparable cul-de-sacs around here? How many  
11 people live next to the cul-de-sac?

12 MR. TUDISCO: Sir, don't play to the  
13 crowd. Speak to the board and voice your  
14 comments to the board, please.

15 MR. SLOVENKO: I'm good. What I'm  
16 trying to do is, I'm trying to get a greater  
17 poll of -- it's not just a guy ranting up here.  
18 There's a serious problem, and I'm advocating  
19 for that serious problem that's greater  
20 represented, but I take your point.

21 In regards to comparable cul-de-sacs,  
22 as has been noted in my e-mail this afternoon  
23 which they were responding to previously, is,  
24 there isn't comparability. There isn't

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1 precedent for this type of a cul-de-sac  
2 stacking. So when we use the example on  
3 Tuckahoe Avenue right next to a traffic light,  
4 not by two schools or any schools, not a  
5 thoroughfare, a wider street and with much more  
6 green space, it's not comparable. It's a  
7 cul-de-sac, yes. It's spell the same, but it's  
8 not comparable. On top of which, the only time  
9 we get three cul-de-sacs, because that would be  
10 the result of this development, three in a row,  
11 the only place that has more is exactly that  
12 spot on Tuckahoe Ave. It happens to be around  
13 us, which is right next to a business district.  
14 It's different in every way. That's why I  
15 showed you there's an e-mail that got posted  
16 late this afternoon, if you look at the greater  
17 Eastchester area, and everything is -- I  
18 apologize, I missed Apple Circle across from  
19 the Eastchester High School -- there's no even  
20 close comparable stacking of cul-de-sacs, let  
21 alone in Bronxville Manor, where we have one  
22 off a main road. Mr. Cardie made an e-mail  
23 about the only one we have is off a main road,  
24 not off this crazy little intersection where

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1 it's a free for all where all the schools are  
2 dumping out.

3 The last thing -- and I'm sure you're  
4 glad that is the last thing -- I'm just  
5 curious, when we talk about a hundred year  
6 water event, what is the -- how does the last  
7 five years average track with the data that's  
8 used for the hundred year study? I have a  
9 feeling it's not very aligned. I mean, the  
10 water that we're dealing with these days is  
11 stunning, and the speed of it. I could tell  
12 you, I don't think anyone has ever had events  
13 like they're having now. So when we talk about  
14 a hundred year, is that really more like a 20  
15 year at this point. That area with the very  
16 clay soils, it's great for ceramics, it's  
17 terrible for percolation and for drainage. It  
18 just doesn't. It sits.

19 I'll spare you from any further  
20 ranting, but you need to look hard at this one.  
21 Thank you.

22 THE CHAIRMAN: Thank you. Could the  
23 woman in the front come up first. Yes, please.

24 MS. THOMPSON: Hi. Good evening.

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1 Alice Thompson, 185 Beech Street.

2 I would like to thank the gentleman  
3 who just spoke because he inadvertently  
4 introduced the subject that I want to bring up  
5 this evening. Many of you heard me before,  
6 it's a long time ago, but my story is about  
7 water, and the seriousness of the water problem  
8 in the surrounding areas of the construction.  
9 I am not against the cul-de-sac. I think it's  
10 great. Bill D'Ambrosio built his cul-de-sac.  
11 The houses are beautiful. The people are  
12 wonderful. It has enhanced the town, and the  
13 new one will as well. But caution has to be  
14 exercised here.

15 I live on Beech Street, but my  
16 family's home was at 98 Highland Avenue, and  
17 there was terrible trouble with water. There's  
18 a shed behind the Highland Avenue house that  
19 has a basement in it, and the basement would  
20 fill up up with water when there was any kind  
21 of serious rain. My dad would go out and put  
22 on fishing boots to go into the basement of  
23 this shed just to get the water out. Then we  
24 had mud in the middle part of the property. We

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owned that whole property going back. It was a beautiful piece of land. There was mud, and my husband's car got stuck in the mud so badly, all the way up to the top of wheels, and we had to bring in a truck to winch the thing out.

I was not immune from the problem. I was building my new house on Beech Street. We could not pour the cement in the foundation because it kept filling up with water. The builder would drain it out, and it would fill up again. The water was coming from the Highland Avenue property. Next door, Dr. Weber, her backyard became a swamp every time -- I used to call it -- she doesn't live here anymore, she wouldn't be offended -- Lake Neva. We would look out the window, uh-oh.

On the other side, the DiLeo side -- as I said, this affected a lot of this area right on top of the cul-de-sac. The DiLeo property, the two houses, the one further back, the water was so bad at one point, it poured out of their basement and down that big long driveway with such force, that it broke the garage on the Koblak (Ph.) property. A number

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of years ago, Debbie Koblak Goldman testified to this.

So I was very concerned when the plan for the D'Ambrosio cul-de-sac was to put dry wells on each property because I knew this would not work. I have a dry well in the front of my property, and I have two of them in the back, and with serious rain, hey, guys, it doesn't work. Luckily, the town was wonderful, and many of you who are here, Joe, you helped me very much, Margaret, everybody, and Bill D'Ambrosio was fabulous. He agreed to have an engineer come in and assess the problem and see what could be done. What he suggested was to put a device at the foot of the driveway on the D'Ambrosio property, that would pull the water off the property. It worked. We're fine. But there's a story that says that history can repeat itself. We don't want that to happen. We all want to be safe. So when you're planning the construction of the new homes, keep in mind those of us who are back behind it, and make sure that our water problem and whatever is going on, that there won't be any

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trouble. It was the 1990's that this happened, so it wasn't a hundred years ago.

I have another dumb question. Kids ride around on scooters, the electric scooters in my neighborhood, and I'm just picturing -- I'm a retired Eastchester teacher -- Greenvale, excuse me -- the kids ride around on the scooters, what happens when they have all this -- the buses? This is extra traffic. Is there any way of keeping the kids with the scooters off this area? I don't know. I'm just saying, I worry. They don't look from side to side, they just go, and they go pretty fast. That's just my other thing I was thinking about.

Thank you for listening to me tonight.

THE CHAIRMAN: Thank you for your colorful comments.

MS. SETTE: Kerry Sette, 10 Deerfield. I'm just a mom. I'm not going to speak technically. Actually, I just heard about all of this less than a week ago, so I am not up to date on all of the details. So I'll just preface my statements with that. I do want to

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thank you for giving me the opportunity to talk about this.

As I mentioned, you know, I'm not going to speak technically. I did watch the last meeting. At first, I just want to say as, you know, someone in Bronxville Manor, I heard about the eight houses and I said, you know, this has to be wrong, right, like eight houses on that, you know, really small piece of land. But no, I mean, as egregious as it really sounds, yes, eight house. That's definitely one of my big questions, why the magic number 8?

I know you stated earlier that everyone in the vicinity, right, was told about this proposed major subdivision, and I believe that this actually affects everyone in Bronxville Manor, and I'll tell you why. I'm going to tell you about current state, including -- and I think everyone should be made aware, not just those in the immediate vicinity. So my major concerns that I would like to talk about today -- if it's okay, I've never been at one of these events before -- is

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really to talk about the inundated and sort of outdated infrastructure in Bronxville Manor today, particularly as it concerns the water runoff and flooding issues, along with traffic safety and a really, really narrow road of Beech.

So let me talk about just, you know, sort of what I might classify -- this is my opinion -- you know, the outdated sort of infrastructure. So my home, actually, on 10 Deerfield Avenue, was one of the original structures of Bronxville Manor. My understanding is, that they're hundred year old pipes, storm drains, sewage drains, and to my knowledge, this type of infrastructure has never really been fully overhauled. So I, you know, have the great misfortune of having a downward sloped driveway, on top of all this out dated infrastructure. And that, also coupled with a super high water table, is actually pretty much a recipe for disaster. So even when you're at the top of my driveway, across the street, 17 Deerfield, in a normal rainstorm, you will see a lake. Not like, you

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know, crazy storm. There's literally a lake at the top of my driveway before it goes down a slope.

So now imagine you're at the bottom of my driveway, which is where my basement, my garage is -- I've had many plumbers over the years, you know, I keep them on speed dial, and, you know, they always say, right, plant more trees, right, with a high water table. It's very like simple, right. More grass, the water can absorb it, more trees. Again, I'm not an expert, right. Maybe the flood maps need to be updated with all these new, you know, homes being built in Bronxville Manor, but even without this new -- and I think it's now classified as a major subdivision -- I think, you know, just from a laymen's terms, all that concrete, all that asphalt, the basements that they're all building, clearly the water is not going to get absorbed there anymore, right. Now, you know, you're building eight, what I might also classify as McMansions on this very small plot of land in Bronxville Manor, which has, and I mentioned current

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state, major runoff issues today. Every time I actually hear in the forecast that, you know, there's a possibility of like flash flooding, like anytime it's there, my heart literally skips a beat. I get a huge pit in my stomach. I call my neighbor, and I'm like, get your sandbags ready. Which, by the way, I do have them. I have them outside my garage, and I also have them inside my basement. Any time there's rain in a short period of time, the storm drains today -- and I'm talking at the bottom Deerfield when you go down that hill -- and not a crazy like, you know, hundred year storm, which I might now say is a couple year storm, you can actually -- and this is feet on the street. I walk in the neighborhood. I'm in the neighborhood all the time. They pump out of those storm drains.

Now, I'm not an expert in whatever studies have been done, right, but these are all predictions with these studies. I am in the research industry, though. Not, you know, related to this. But it pumps out of the storm drains at the bottom Deerfield. Any of you, I

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would ask you, go drive around there during any kind of rain event, and you're going to see it. Maybe somebody needs to do a study on that.

Unfortunately for me, I am no stranger to having water in my basement. I've lost everything down there, like pictures of my daughters from like, you know, when they were toddlers, right. I mean, I lost everything. That stuff, by the way, the pictures you can't replace. By the way, what happens is, which I learned the hard way, is that your homeowners -- Allstate is not going to renew me, and Geico didn't want me, State Farm didn't want me. All the major insurers don't want me, right. I had to go back -- you know, listen, you might want to look at some FEMA claims as well.

So not only am I not a stranger to water in my basement, I am not a stranger to sewage in my basement as well. I actually have some pictures for you that I would -- if you would like, if you're open to it, I would love to share with you. I had 3 feet of water in my basement. I had sewage coming out of the

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1 toilet. Because what I learned from all these  
2 plumbers I have on staff is, that when there is  
3 a major rain event, you know, the storm and the  
4 sewer, they all become one, which I learned the  
5 hard way.

6 It is a perfect disaster because, you  
7 know -- listen, I heard dry wells. Well,  
8 here's the thing, when you have a downward  
9 sloped driveway and everybody is pumping their  
10 dry wells into the street, which is, I think,  
11 what happens, I don't know if it's like legit,  
12 but it all comes down my driveway, and I have a  
13 high water table. This is today. This is not  
14 like with a new major subdivision with eight  
15 houses on a little plot of land. So again,  
16 perfect disaster. They back up. I mean, the  
17 system is completely inundated. If you're all  
18 wondering where it's going, I could tell you  
19 because it's coming to my basement. It's in my  
20 basement.

21 Here's the awful lesson that I learned  
22 in all of this, is that when that water is  
23 pouring into your home, right, and you're on  
24 the second floor and you don't know where your

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1 cat is, and you're whole family -- you're  
2 worried because you see the water running into  
3 your house. You didn't have time to shut off  
4 the gas for your dryer. You didn't have time  
5 to shut off the gas for your boiler, right. So  
6 now you're worried that you're whole family is  
7 going to die from carbon monoxide poisoning.  
8 You're worried about your cat, but you don't  
9 want to send your husband down there because  
10 you're like, he might get electrocuted, right.  
11 Like, this really happened to me. This is a  
12 true story. It's a nightmare, though. What I  
13 learned is, when you call 911, no one is coming  
14 to help you. If they show up, they might show  
15 up a couple of days later. So when you think  
16 of this water runoff -- and this is current,  
17 this is not with eight new McMansions right  
18 down the street where now water is not going to  
19 be absorbed -- it's going to my basement. I  
20 feel really bad for anyone with a high water  
21 table who has a lower point of land. So that's  
22 why I say it does affect everyone in Bronxville  
23 Manor.

24 So what do you do if you're me? You

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1 get sandbags. You keep them outside your  
2 garage. You keep them inside your basement.  
3 Listen, I don't live in the Gulf of Florida,  
4 but I feel like I do. Now I think of all the  
5 concrete, the new asphalt, the major  
6 subdivision, it's all, you know, pumping,  
7 overflowing at the bottom of Deerfield. I, by  
8 the way, feel really bad for whoever is at the  
9 end of that sewer line because I lived through  
10 it. By the way, Servepro is not calling you  
11 back either. They didn't call me back, anyway.

12 I would just say, like I renovated my  
13 bathrooms, and what I learned really quickly  
14 was -- you know, I added a sink when I updated  
15 my bathrooms, right. I had one, and I was  
16 adding a third. The plumber said, you know,  
17 this pipe here, you got to update the pipe  
18 because now you got three sinks going to it.  
19 That's very simple. That's how I think about  
20 these things. But like now I think about the  
21 infrastructure that's like a hundred years old  
22 in Bronxville Manor, you're going to attach  
23 eight new houses, like are you guys going to  
24 update the entire infrastructure? Is someone

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1 doing it? Is the builder doing it? Are you  
2 guys doing it? I don't know.  
3 So now I want to talk about the road.  
4 Anyone who has ever driven on Beech, knows it's  
5 too narrow. It's not big enough for current  
6 traffic after school; buses, people, bikes,  
7 strollers, scooters, runners, dog walkers. I  
8 did think it was fortuitous, I think it was the  
9 original traffic study during Thanksgiving  
10 break. That was interesting.

11 So, you know, I know they talked about  
12 parking, and I'm sorry because I came in late,  
13 I'm not catching up, but like are these people  
14 going to have parties? Like these eight new  
15 families, are they going to have birthday  
16 parties, holiday parties? Where are all  
17 these -- I do wonder, again, in laymen's terms,  
18 where are these people going to park? Because  
19 it doesn't seem very plan full to me, but I  
20 know this is the planning committee.

21 So I just want to also say, my son has  
22 special needs, and I also know that there are  
23 some people with special needs right on Beech,  
24 right where this like new development is going

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1 to come out, and, you know, who's going to be  
 2 looking out for my son, right. He has down  
 3 syndrome. He's not going to be looking out for  
 4 himself. I worry. I worry about him, right,  
 5 and that narrow road, and all these people, and  
 6 all these buses, and the UPS and Fed Ex trucks,  
 7 and now you got eight new families and buses  
 8 going in. I mean, to me, it's just -- I'm  
 9 very, very, very concerned. I also wonder,  
 10 what about homecoming? What about all those  
 11 big events? Because there's big events. My  
 12 kids are -- I have the trifecta of Tuckahoe. I  
 13 have Cottle, I have middle school, and I have  
 14 high school. So all those events, add in EYSA,  
 15 kids play soccer, there's a lot of events over  
 16 there, and now a whole new subdivision over  
 17 here.

18 Finally, I have to just question this  
 19 magic number 8. You know, it definitely does  
 20 not go with the character of the neighborhood,  
 21 so maybe that's not high on anybody's priority  
 22 list, but is it like -- is it to stick as many  
 23 houses as you can in there where they don't  
 24 even -- and I'll say, even some of the new  
 25

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1 houses that they built on like small lots,  
 2 these people don't even know where to put their  
 3 garbage cans. It's like funny because you  
 4 drive by and it's like -- they're like right  
 5 almost in front of the house because there's  
 6 nowhere to put them. So who's it really good  
 7 for? I mean -- and again, this is just a mom,  
 8 a concerned mother in Bronxville Manor. It's  
 9 not good for the character of the neighborhood,  
 10 it's not good for traffic, it's not good for  
 11 safety, it's not good for anyone who's  
 12 downstream of this, inundated and outdated  
 13 infrastructure of sewage, storm drains where,  
 14 you know, it's already flooded. By the way, ou  
 15 know, pretty soon nobody is going to have  
 16 homeowner's insurance because everyone is going  
 17 to get dropped like I did, and then it's going  
 18 to be the wild, wild west of unregulated  
 19 insurers, right. I'll also just say, it's  
 20 definitely not good for my basement. So I just  
 21 don't know who to call. This is pre major  
 22 subdivision of eight houses. I don't know who  
 23 to call. Should I call you? Who am I calling?  
 24 Then, I would just say, is it good for the  
 25

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1 schools, is it good for taxes? Who's it good  
 2 for? I mean, clearer the builder, whoever is  
 3 financing it. But it's definitely not good for  
 4 me, it's definitely not good for my family, and  
 5 it's definitely not good for my basement. I  
 6 would love it if I could share these pictures  
 7 with you because this is real. This is my  
 8 house today.

9 THE CHAIRMAN: Since you brought them,  
 10 we'll take them. Sure.

11 MR. TUDISCO: If you want to put them  
 12 up.

13 THE CHAIRMAN: Put them up, sure.

14 MS. SETTE: Up here?

15 THE CHAIRMAN: Yes.

16 MS. SETTE: This is the sewage. Do  
 17 you want to see the sewage? This is  
 18 everything. Thank God for Eastchester garbage,  
 19 right. I love those guys. Jimmy always helps  
 20 me.

21 I forgot to tell you, this one, when  
 22 the water was pumping into my house and it was  
 23 coming up the stairs, I didn't know when it was  
 24 going to stop.

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1 THE CHAIRMAN: We're having a lot of  
 2 fun here, but can you sort of wrap up?

3 MS. SETTE: What was that?

4 THE CHAIRMAN: We're having a lot of  
 5 fun listening to you, but can you sort of wrap  
 6 up. Put those up and then continue.

7 MS. SETTE: Can I just leave this?

8 THE CHAIRMAN: Yes, just leave it  
 9 there. That's fine.

10 MS. SETTE: I just want to say thank  
 11 you. Thank you for giving me the opportunity.

12 THE CHAIRMAN: Thank you.

13 MR. CAMPANA: Thank you.

14 THE CHAIRMAN: I don't think anyone is  
 15 going to top that. Who's up next?

16 MS. BRESCIA: Good evening. Can you  
 17 hear me? Good? Okay. Rose Brescia, 205 Beech  
 18 Street. I spoke at the last meeting, so I'm  
 19 not going to belabor the point. I'm just going  
 20 to reiterate a little about the two concerns  
 21 that I had: traffic and infrastructure.

22 My concerns about traffic are mostly  
 23 because of the variance that's requested for  
 24 that intersection. Last month, we didn't have  
 25

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1 that actual number, and now we actually have a  
2 number of 108 feet, which is a 30 percent  
3 deficiency off the requirement. So I know  
4 that's the zoning code, but I know that's  
5 something that you are concerned with also. To  
6 me, that's not someone just asking for a few  
7 square feet in their kitchen. That's a major,  
8 major event because we are talking about two  
9 streets that are busy. A narrow street, a  
10 wider street, and another narrow street. So  
11 that's a very serious safety concern to me.

12 Regarding the infrastructure, again,  
13 we talked about that. The sanitary sewer  
14 system is a hundred years old, that's a general  
15 kind of event. Personally, 205 Beech is in the  
16 little corner -- I see it here -- so we're next  
17 to lots 1 and 2, okay. So 1 and 2 surround us.  
18 So that's four dry wells on those properties  
19 that drain, and I'll quote -- let's see, where  
20 is my quote -- the water will disperse to  
21 surrounding soils. The surrounding soils is  
22 our basement, okay. That's where the water is  
23 going to go because that's where the water goes  
24 now. We're downhill from both those pieces of

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1 property.  
2 I appreciate the work that's gone into  
3 this proposal. I'm sure all the I's are dotted  
4 and T's are crossed, but having nice numbers  
5 and drawings does not make for a good project.  
6 As the other woman said, is this really good  
7 for our neighborhood? We have a good zoning  
8 code. I think we should stick with it. This  
9 is not the only option for developing this  
10 piece of property, and I think some other  
11 options should be entertained because this  
12 option has unworkable variances and a massive  
13 water treatment facility, and I don't think  
14 that's workable.

15 So thank you very much.

16 MR. CAMPANA: Thank you.

17 MR. NEMECEK: Thank you.

18 THE CHAIRMAN: Thank you. Would  
19 anybody else like to -- there you go.

20 MR. CULLEN: Good evening. My name is  
21 John Cullen. I live at 208 Beech Street.

22 I would like to give the committee a  
23 little history. The reason why there's only  
24 parking on one side on Beech is because more

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1 than 20 years ago, we couldn't get fire engines  
2 down the street quickly. So it became a safety  
3 issue. The Fire Department was great. They  
4 did a survey. Today, in Bronxville Manor, you  
5 see on many streets, parking only one side, and  
6 the reason is so the fire engines can get down  
7 through the Manor quickly.

8 The other is, we had terrible water  
9 problems, and we still do. Water comes down  
10 Beech Street and goes past my house and floods  
11 my neighbor's property. We had to put in dry  
12 wells or had dry wells put in. Water is a big  
13 problem. So we have a high water table in  
14 Bronxville Manor. These problems have to be  
15 addressed.

16 The property that's going to be built  
17 is a little bit higher, and gravity will bring  
18 that water back down to the lower end of Beech  
19 Street and will cause more problems. So it has  
20 to be, in my view, addressed.

21 Thank you for your time.

22 MR. NEMECEK: Thank you.

23 MR. GIACOBBE: Thank you.

24 MR. EGAN: Good evening. My name is  
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1 Francis Egan. I live at 210 Beech Street. I'm  
2 the neighbor that Mr. Culling just about. The  
3 only thing that Mr. Culling got wrong was, it  
4 was over 30 years ago. Mine was new  
5 construction. I'm the only person who has ever  
6 lived in the home. It is 36 years old next  
7 month.

8 There is a water problem. I am  
9 downhill of everybody. Fortunately, a lot of  
10 it goes past me. We were able to divert it  
11 with swales and other engineering feats.

12 The big problem I'm concerned with is  
13 the traffic. It is much more hectic and busy  
14 than what was presented earlier by the  
15 consultants or the people that proposed the  
16 project. You're absolutely right, sir, the  
17 mornings. When I come up out of my driveway,  
18 just to get from -- I am at the dead end of  
19 Beech Street. To go from there to the dog lake  
20 and then around out to Highland Avenue, can  
21 take a considerable period of time considering  
22 the school buses, the box trucks, neighbors,  
23 children walking down to school. It's a great  
24 deal more hectic. I think another neighbor

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1 pointed out that a visual or a picture in the  
2 morning from 8:00, quarter to 8 until well  
3 after 9 is a whole lot busier than that.

4 Further problem that I have is -- Mr.  
5 Cullin was so kind when we first moved in, to  
6 help get a dead end sign put up and to deal  
7 with the Police Department and traffic to have  
8 no parking on what you consider to be the south  
9 side of the street. It's absolutely necessary  
10 because otherwise -- it is approximately a 22  
11 foot wide street, and you put a parked car on  
12 one side, a parked car on the other, and there  
13 is no way that any of the Eastchester Fire  
14 Department's apparatus is getting down that  
15 street, or an ambulance. Major concerns.

16 Another concern is, that almost nobody  
17 stops at the two stop signs. Almost nobody  
18 stops. Many of them do slow down, you know,  
19 but when I come up out of my driveway, I stop.  
20 I do not have a stop sign. I have to stop  
21 because somebody is coming back from the  
22 schools dropping their child up, blows through  
23 that stop sign. I have neighbors who have ring  
24 cameras who could just give you the information

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1 because they tell. I don't see it until I'm  
2 trying to get out of my driveway.

3 Another concern is, I am the dead end,  
4 and again, Mr. Cullin helped get me a dead end  
5 sign, not that anyone reads it, because Lord  
6 knows people are coming down -- he tells me all  
7 the time how many people come down my driveway,  
8 turn around, and go back up. Bad enough, the  
9 problem is they do it at 10, 15, 20 miles an  
10 hour. That was bad when I had three children.  
11 They're all grown and gone. But now I've got  
12 two little granddaughter's who play in the  
13 driveway, and I am back to putting highway  
14 cones at the top of my driveway. I put signs,  
15 but no one reads the signs. You see, they miss  
16 the dead end sign, the stop signs, and my  
17 private property sign. I'm not really quite  
18 sure we go to go with this other than to get a  
19 flaming arrow.

20 I'm trying not to get upset because,  
21 you see, when I see that development -- I won't  
22 get into the water, others have touched it as  
23 well as I could, if not better -- I'm really  
24 concerned with the traffic, a situation that is

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1 truly unsafe and seems to be getting unsafer by  
2 the moment.

3 Thank you for your consideration.

4 MR. NEMECEK: Thank you.

5 THE CHAIRMAN: Thank you.

6 MR. CLARKE: Hi, Committee. It's Drew  
7 Clarke, 195 Beech Street. I've got a couple of  
8 questions from the last meeting, and I also  
9 wanted to -- as part of this meeting, I had  
10 requested that we get more information around  
11 the 12 foot variance that directly impacts my  
12 property at 195 Beech Street.

13 Obviously, there is direct concern  
14 here. Like, I've been at enough board meetings  
15 to see the variances that impact people  
16 directly when it's on their own existing  
17 property, but a situation like this where a  
18 variance directly impacts myself, there was no  
19 discussion or preemptive information around  
20 that particular variance. I don't see why the  
21 road has to be covering -- according to the  
22 consultant -- a small 31 square feet, but  
23 that's 31 square feet that is directly on my  
24 property. I don't see why that road could not

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1 be moved 12 feet that way, so that that  
2 variance would not be required, and I wouldn't  
3 be impacted by that.

4 We already have a fair amount of  
5 quality of life concerns here. We've heard  
6 tonight, there's going to be a direct impact on  
7 my property again with the parking. So once  
8 that parking on the south side is blocked off,  
9 all those cars will come over to the north  
10 side, meaning anybody that is either entering  
11 or exiting my property is going to have a  
12 situation where they're going to have to deal  
13 with coming around cars and possibly into  
14 traffic coming either way as well. That  
15 directly impacts my kids, and the friends of my  
16 kids as well. So again, the traffic pattern is  
17 hard enough on Beech Street, but now we're  
18 making it even harder.

19 The other concern I have is around --  
20 I would just like to understand, is there going  
21 to be a smell and noise with this treatment  
22 plant? You know, there's discussion around --  
23 you know, is there going to be water that's  
24 sitting in there? I know it's underground, but

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1 is there a situation where we are going to be  
2 impacted by either smells or sounds from that  
3 particular unit? If somebody could address  
4 that at the next meeting, that would be great.

5 I've got a quick anecdotal story. At  
6 some point in the last couple of months,  
7 somebody went and I think they dug sewer points  
8 at various locations on the property, 203 Beech  
9 Street. When those were dug, there was a  
10 digger that went into that area to dig those  
11 holes. First off, I didn't understand why they  
12 were being dug before this planning meeting,  
13 but they were dug. I don't know the background  
14 on that. What I do know is, that digger got  
15 stuck in mud in that area, digging those holes.  
16 They had to then get another truck, one of  
17 those really large ones, to come and pull that  
18 vehicle out of that area. Now, if anything  
19 tells you what's going to happen with the  
20 water, that's a really good sign right there.  
21 To have a huge piece of equipment go in, a  
22 digger, go and get stuck in the mud there for  
23 24 hours, and have to have another vehicle come  
24 in and pull it out, tells you everything you

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1 need to know about what that the water is doing  
2 in that area. That's just an anecdotal story I  
3 wanted to let you know about.

4 The final concern I had was just if we  
5 could get more information around the HOA,  
6 where they start, where they stop with regards  
7 to that treatment plant. There's obviously  
8 concerns from a lot of people, that the  
9 maintenance of that area is, you know,  
10 maintained, right, because, again, most of us  
11 have concerns about the water.

12 Thanks. Good night.

13 MR. NEMECEK: Thank you.

14 MR. GIACOBBE: Thank you.

15 MR. BERENSON: Hi. Thanks for having  
16 me. Matt Berenson at 190 Beech Street, so just  
17 up the road.

18 A few questions about the traffic  
19 study. I noticed that the intersection of  
20 Beech and Rose was not included. Other than  
21 Siwanoy, if somebody is coming, I guess,  
22 east -- west on Beech, if they don't go to  
23 Highland, they're actually making the left onto  
24 Rose Avenue. We have seven school grade

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1 children who live between three houses right at  
2 that intersection.

3 As many voiced already, the morning is  
4 the busiest time. I would love to see  
5 additional studies be done Tuesdays,  
6 Wednesdays, or Thursdays during the school  
7 rush, as well as Saturdays when spring sports  
8 start, if not fall as well. It's a much  
9 different look than March, when nothing is  
10 going on at the high school or the new Cottle  
11 Field.

12 I wanted to know after reviewing the  
13 last meeting, what was the results of the study  
14 on the sewer capacity for waste water? The  
15 system that's being put in, that's only for  
16 storm water; correct?

17 THE CHAIRMAN: Correct. The one  
18 they're referencing is the detention tank.  
19 That's the one you're thinking of. The storm  
20 water is being looked at -- the capacities are  
21 being looked at right now -- the sewage.

22 MS. UHLE: Sanitary.

23 THE CHAIRMAN: Sanitary.

24 MR. BERENSON: So that hasn't been

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1 completed.

2 THE CHAIRMAN: They're looking into it  
3 now.

4 MR. BERENSON: By my count, there's  
5 five cul-de-sacs on Highland between 22 and  
6 California Road. Is a sixth as-of-right for  
7 the developer? And if it is, why are we even  
8 here discussing these numerous variances and  
9 the impact to Bronxville Manor? It would seem  
10 logical that, you know, the road just comes in  
11 off of Highland, they're Eastchester Schools,  
12 it would be an Eastchester Road, throw one  
13 house on Bronxville Manor to keep the  
14 continuity with the block, and everybody here  
15 could save a lot of time.

16 The houses on the neighboring  
17 cul-de-sac appear to be -- on the newest one,  
18 D'Ambrosio, by quick measurement, seems to be  
19 about 1200 square meters per lot, where this  
20 one proposes to be about 800 square meters. So  
21 there seems to be about a 30 percent reduction  
22 in the size of each lot. So I'm wonder how  
23 that actually fits with the zoning and how that  
24 would be required.

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1 In addition, I guess similar to my  
2 neighbor Drew, what measures are being taken to  
3 make sure this HOA remains solvent. Is it  
4 going to be incorporated. I'm not a hundred  
5 percent sure how HOA's work, but are they  
6 essentially backed by, you know, the properties  
7 themselves if these owners stop wanting to pay  
8 because this water system doesn't work as  
9 intended and has required a lot of upkeep or  
10 major repairs?

11 Thank you.

12 THE CHAIRMAN: Thank you.

13 MR. NEMECEK: Thank you.

14 THE CHAIRMAN: Any additional  
15 comments?

16 (No comments.)

17 THE CHAIRMAN: Great. Thank you.  
18 Again, we appreciate all of the comments. We  
19 realize there's lots of issues here. You're  
20 going to have to give us a chance to go back  
21 and circle through and come up with some  
22 responses. We're here to take the comments,  
23 not address them right now, but we have them,  
24 and we certainly will continue to work with

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1 this application with the public, as well as  
2 with the developer and our consultants.

3 So for tonight, I think we're going to  
4 just move to the next application. Thank you.

5 MR. NEMECEK: Yes. And the public  
6 hearing stays open.

7 MR. TUDISCO: Ma'am, did you want your  
8 photos back?

9 MS. UHLE: We can take them as part of  
10 the record because they were presented. If you  
11 don't mind, we'll keep them in the record.  
12 Thank you.

13 THE CHAIRMAN: Thank you. Good night,  
14 everyone.

15 The next application is Ray Place,  
16 22-47, 5 Ray Place. Any takers?

17 MS. UHLE: He's getting set up.

18 MR. MARTINEZ: Hi, everybody. My name  
19 is Haime Martinez. I'm the Director of  
20 Development for Trinity Development. We're  
21 here with John Saraceno, he's the owner -- one  
22 of the owners of the property, as well as Ed  
23 Vogel, who is the architect who worked on this  
24 project, along with John Anastasiou, who was at  
25

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1 the ARB meeting last week.

2 Before we get started, I did want to  
3 just say thank you to Margaret. I know  
4 everybody knows she's leaving, but she has been  
5 a fantastic person to work with for our  
6 organization. For me, personally, I actually  
7 got to meet her when I was a young planner some  
8 years ago, and I just, you know, the  
9 recollection of her was being very nice, very  
10 gracious, and very helpful. So, you know, just  
11 wanted to give her flowers.

12 MS. UHLE: Thank you.

13 (Applause)

14 MR. MARTINEZ: With that in mind, I do  
15 have a presentation which I would like to  
16 present today, but I don't see it on the  
17 screen. There it is.

18 So I was not involved in the original  
19 approval of this project. I don't know if all  
20 of you were here for that. So I do have a  
21 quick synopsis of what the project is, and then  
22 we're going to get back to the amendments.

23 Describing the project outright, it is  
24 an 18 apartment project. It has nine, one  
25

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1 bedroom units, and nine, two bedroom units.

2 There are 31 parking spaces. It's an all  
3 electric building, so no gas. Con Ed. doesn't  
4 allow it with the moratorium, but it makes for  
5 a much greater project.

6 The original building when we came to  
7 this Planning Board, had 21 units. We've taken  
8 three units out because we felt some of those  
9 apartments were a little too small. One of the  
10 benefits of that is that we now only need 31  
11 and a half spaces, rather than the 33 spaces  
12 that I think we were required to have under the  
13 original layout, which is a little bit better  
14 for us. I think it's a lower parking demand,  
15 which is a benefit to the project.

16 The proposed project changes are, we  
17 are proposing to change the mansard roof  
18 material from a metal shingle to the slate  
19 material that you have in front of you. We are  
20 proposing the elimination or reduction of  
21 decorative railings on the windows. We would  
22 like to add some squared louvered vents for the  
23 apartment HVAC units, that will be color  
24 matched to the adjoining material. That will  
25

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1 allow us to remove the roof mounted HVAC  
 2 equipment that's currently approved. We would  
 3 be proposing to eliminate the stair bulkhead,  
 4 and reduce the size of the elevator bulkhead  
 5 from 14 feet 6 inches down to 5 feet 6 inches,  
 6 which would essentially take the activity off  
 7 of the top of the roof, lower the building, and  
 8 hopefully have less problems and concern for  
 9 our neighbors at 5 Ray Place. We're adding  
 10 some garage exhaust vents. These are kind of  
 11 minor issues that normally are just part of the  
 12 construction process. Many of these might not  
 13 have yielded us coming back to the board, but  
 14 because we have several small items, we want to  
 15 make sure that we're comprehensive in  
 16 addressing them to board. We also are changing  
 17 the cornice material from Fypon to EFIS. We're  
 18 adding two electrical utility poles to Ray  
 19 Place. We have the removal of a decorative  
 20 wall around the egress path on the northern  
 21 side of the site. We are adding an emergency  
 22 generator in conformance with the building  
 23 code.

24 So I have more specifics. I'm going

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1 to go through the sort of list individually,  
 2 and we'll talk about this. All of this  
 3 information that I'm presenting today is in the  
 4 materials that were submitted to you, whether  
 5 that was in the cover letter or supplemental  
 6 letter that was provided or the actual  
 7 drawings. For the purposes of this, I wanted  
 8 to hone in on this, so we didn't have to be  
 9 shuffling through PDF's.

10 This is the original approved west  
 11 elevation. You could see it had the bulkheads  
 12 at the top of the building. It has those metal  
 13 decorative railings on the central column and  
 14 the top. This is the approved south elevation.  
 15 You could see the bulkheads there. This is the  
 16 approved east elevation. You could see the  
 17 three bulkheads there, which are the stairwell  
 18 bulkheads, and the larger one is the elevator  
 19 bulkhead. You can see the approved north  
 20 elevation. Here you could see that there is  
 21 that little wall around that egress path on the  
 22 northern side, as well as that inset area where  
 23 the stair bulkhead went all the way up.

24 This is a proposal for what

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1 essentially the west elevation is going to be.  
 2 I'll show you all of them, but this, you could  
 3 see here, we're proposing to use those HVAC  
 4 louvered units. They'll be a zoomed in picture  
 5 farther into the presentation, but you could  
 6 see that there. The railings were taken away,  
 7 and essentially it is otherwise the same. The  
 8 color of the material for the roof is  
 9 functionally the same. It was a metal shingle  
 10 before, it's a slate shingle now. So this is  
 11 the proposed south elevation. Again, not much  
 12 changed except for the railings. The proposed  
 13 east elevation, not much changed but for the  
 14 railings, lost the bulkhead and those HVAC  
 15 vents. Then the proposed north elevation, you  
 16 could see there's a good bit of difference  
 17 here. The building was sort of brought  
 18 together. That bulkhead allowed for some ease  
 19 of design there, Made it a little bit more  
 20 continuous for the mansard roof around the top  
 21 of the building, and we were able to eliminate  
 22 that additional wall around the egress path.

23 So the materials that we're proposing  
 24 to change to are a natural slate material. You

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1 have it there in front of you. Slate is as old  
 2 as time, so I don't think you have to get much  
 3 description on what slate is for a roof. It's  
 4 a beautiful material. I think it's amongst the  
 5 best material that you could get for a roof.  
 6 It is also at a significant cost savings, due  
 7 to the fact that metal is very expensive. Over  
 8 the past few years, prices have gone up. This  
 9 is a better product for us. It actually turns  
 10 out to be, we think, a better product design  
 11 wise for the project. So we proposed it to the  
 12 ARB. I think the ARB did come back with  
 13 support for that change. So that's in front of  
 14 you there.

15 We're proposing to eliminate or reduce  
 16 the amount of decorative railings that we have  
 17 on the windows. Currently, we do have -- you  
 18 know, we proposed to eliminate them entirely.  
 19 The ARB did not recommend this. The ARB asked  
 20 that we keep it as it is and approved before.  
 21 We're not here to skirt around that issue.  
 22 They don't want us to get rid of it. We would  
 23 still like to get rid of it. We are open to  
 24 the idea of potentially leaving it on one side

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1 on Ray Place. We would prefer to not have to  
 2 deal with the maintenance upkeep with it, that  
 3 could come with problems. We think it's better  
 4 for the windows in general. Everywhere we have  
 5 those railings, you can't operate those windows  
 6 on the bottom. So you will be able to operate  
 7 the upper windows, you will not be able to  
 8 operate those lower windows. It comes at an  
 9 additional cost. We don't think it's a good  
 10 fit. We did, at one time, think that it would  
 11 be nice. We sort of changed our mind on it,  
 12 and we're asking this board to consider  
 13 allowing us to either eliminate them, or to, at  
 14 a minimum only require us to have them on the 5  
 15 Ray Place side. We have, you know, the  
 16 northern elevation, southern elevation where  
 17 these railings are essentially facing the back  
 18 of CVS and a parking lot. We have another one  
 19 that's facing White Plains Road. So, you know,  
 20 we don't feel like it adds that much.  
 21 Obviously, the ARB did not agree with us, but  
 22 we would ask that you consider that. This is  
 23 an example of what it would look like without  
 24 the railings. This is the proposed west

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1 elevation. This is essentially that building  
 2 without the railings.  
 3 For the louvered vents for the  
 4 apartment HVAC units, the removal of the  
 5 mounted HVAC equipment, the new roof, the way  
 6 it would work is, you could see in the lower  
 7 left-hand corner we have essentially a small  
 8 elevator bulkhead, and then we have a hatch  
 9 that you can use to access the roof. We're not  
 10 going to have any mechanicals. We don't  
 11 anticipate having many mechanics other than  
 12 maybe some vents on the top of the roof. So it  
 13 should be a much quieter, less messy, and  
 14 certainly a less busy roof than it was before  
 15 when we were considering using it as sort of a  
 16 space that the tenants could use, which would  
 17 have been nice for the tenants, but I don't  
 18 believe that the individuals at 5 Ray Place  
 19 were super excited about the idea of having  
 20 people on top of the roof and them looking into  
 21 that. So I think it works out in their favor  
 22 as well. It's something that they did like.  
 23 The key for us here is, I don't think we sort  
 24 of approached this from the standpoint of

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1 trying to get rid of that access, but by  
 2 changing to this high efficiency heat pump  
 3 system as opposed to systems that are mounted  
 4 on the roof, it allowed us to eliminate all of  
 5 that need to get up there any ways. So with  
 6 that need, we were able to get rid of those  
 7 stair bulkheads, and we decided to just  
 8 eliminate what was going to be a small space  
 9 for active use by the tenants.

11 The louvers themselves are essentially  
 12 11 inches by I think like 16 inches or  
 13 18 inches, thereabouts. They're color matched  
 14 specifically. So you can order them directly  
 15 from the company, you give them a color, you  
 16 tell them what color you want them to be. So  
 17 they're going to be color matched in every  
 18 instance to either the brick material that  
 19 they're on, the roof material that they're on,  
 20 so that they're essentially invisible except  
 21 for small louver lines. Those are for the heat  
 22 exchange, the air exchange that you need for a  
 23 heat pump system. These heat pumps are going  
 24 to be mounted to the ceiling inside the units,  
 25 so they're going to be extremely quiet, very

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1 kind of non-noticeable, high efficiency. One  
 2 of the benefits, just from a stability  
 3 standpoint, is that you want to give people  
 4 control, the ability to turn on the heat where  
 5 they want it and where they don't, rather than  
 6 having heat or air in the entire building, so  
 7 that you could have the energy savings that  
 8 come with it. So if you say, oh, my bill is  
 9 too high because I'm keeping my spare room with  
 10 too much AC, it's my office and maybe I'm not  
 11 in there all the time, you could set the heat  
 12 to a lower level, 50 degrees, whereas your  
 13 bedroom might be 75 degrees. So that's a  
 14 benefit of having that separated heat pump  
 15 system, rather than a central system that keeps  
 16 the entire apartment, some of which are quite  
 17 large, 1200 square feet apartments, all heated  
 18 at the same level. In order to do that, we  
 19 need these louvers, and that's why we're making  
 20 the request for that change.

22 This is the previously approved plan.  
 23 You could see what's listed here as a green  
 24 roof, it's not really a green roof, it's just  
 25 an accessible roof. You could see those

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bulkheads and sort of the space. That's the old plan that we have an approval for today, as opposed to the new plan, which essentially is the stair hatch and very minimal equipment on top.

You could see here, this is kind of the best way to see the difference between the elimination of that stair bulkhead. You could see, it makes a pretty significant impact on the north side of the property facing CVS. I think it would be hard to argue that this is not an improvement. We've taken that mansard roof, brought it all the way around, eliminated the height of that bulkhead, eliminated the sort of -- the kind of gap in design that you lose because of the way it was designed before, and have improved it I think all the way around.

We've added garage vents. So again, we needed garage vents just for mechanic ventilation, it's a requirement of the code. So we added a vent. It's going to be on the White Plains road side. You're not going to see it. It's a small change, but we want to be

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as forthcoming as possible with all of the changes.

There's the change in the cornice material from Fypon EIFS. We talked about this at the ARB. This is essentially because the Fypon was just not going to work for the construction of it. We just needed to use a different material. It was listed in the plans that were submitted, so we just wanted to, again, be forthcoming. This is essentially a construction issue more than it is, really, a material issue. You're not going to notice the difference, but it would be impossible for us to use the Fypon. We need to use EIFS. It wasn't noted at that time, so we're noting it now.

We're also requesting the addition of two electrical poles, utility poles to Ray Place. Previously, we were going to have a pole come all the way from Brook Street, up the block, under the sidewalk, across the street, and all the way up to the property. I think it was essentially 200 linear feet, 230 linear feet. It's very expensive to do all that work,

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all that trench work, all that change. You know, over the past few years, I'm sure as you're all probably in the business or have been listening to this for some time, costs have gone up significantly. In that area, I think in Eastchester in general, utility poles are pretty common. If you go to Con Ed and you ask for electrical service, if you don't have it on your property, they put up utility poles, they bring it right to your property, you don't pay anything. The minute you tell them that you want to put it underground, they charge you for all of the work involved with doing that, which is significant. So that's why we're back here today.

Now I want to point out kind of where they are. You could see these two poles. One would be located on the corner of Brook and Ray in the grass right around the sidewalk where we're going to be putting in a brand new sidewalk, and one would be near the corner of the property. This is the exact same condition that you have on the opposite street, Dunwoodie, next to 5 Ray Place. So 5 Ray

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Place, when it went up, got a brand new utility pole run to the corner of their property. That one, actually, is next to a house, as opposed to this one, which is annexed to the side of the CVS, had it run all the way to the end of Dunwoodie, and then at that point it went underground, and it connected to their property. We're asking for the same treatment. Exactly the same treatment. So to give you an example, right, you could see 5 Ray up there in the upper left-hand corner, and you could see the utility pole that is connected to only 5 Ray, because there are buildings and houses on the other side of it. Not 5, I'm sorry, 24 Ray Place. Apologies. There are houses behind that, but they're serviced by a different utility pole. That utility pole services only 24 Ray Place. It's pretty similar to what we're asking for. The location right now is going to be -- on Ray Place and Brook Place is would be essentially in line with where the wires are today. So tried to do a sort of really rough kind of a rendering of how this would look based off of the Google street view.

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1 So you could see, it would just be two, 20 to  
2 30 foot standard size utility poles; one at the  
3 corner of 5 Ray Place, and one at the corner of  
4 Brook and Ray. That's essentially what it  
5 would look like. It would tie in over there.  
6 There would also be a transformer, which I  
7 didn't demonstrate on this, but it's a standard  
8 size transformer.

9 THE CHAIRMAN: On the pole?

10 MR. MARTINEZ: Yes, on the pole.

11 THE CHAIRMAN: Like the one in the  
12 photo?

13 MR. MARTINEZ: Yes, very similar to  
14 that. So there are a couple of different  
15 kinds. There's a square. I was told by Con  
16 Ed, you know, you could kind of get the can  
17 size or you could get the square size, they  
18 really don't care. They're essentially the  
19 same thing, same size, similar functions.

20 We're also recommending a removal of  
21 the decorative wall around the egress path on  
22 the northern side of the site. You could see  
23 here the area that we're talking about.

24 There's a little red box around it. The blown

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1 up box shows you that egress path. You could  
2 see from that elevation on the side, that there  
3 was that little decorative wall. It's not  
4 needed. It's not needed for any purpose. So  
5 we're proposing to remove it.

6 Then we're adding an emergency  
7 generator. When we went through the approval  
8 process before, we did not have a generator  
9 designated for that site. We have to do it by  
10 code, so we have to have a generator. There's  
11 a couple of different ways that you could try  
12 to crack this egg. This one is located to the  
13 back of the commercial area away from the  
14 residential property. You would not want to  
15 have it anywhere near Ray Place because that  
16 would be closer to the residential properties.  
17 You wouldn't want it on the other end of the  
18 property closer towards DeCicco's because that  
19 property could get redeveloped in the future.  
20 If there is somebody over there, they're  
21 probably not going to want hear it either. So  
22 we placed it right where it was most optimal  
23 for us to have it for safety purposes, for  
24 access to us working with it so that you could

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1 get to it from the parking lot, and it would  
2 have the least amount of impact to any  
3 residents in the area. So that's it.

4 MR. NEMECEK: Tell me again, this was  
5 approved originally for 21 units and you're  
6 reducing that number to 19?

7 MR. MARTINEZ: 18.

8 MR. NEMECEK: 18.

9 THE CHAIRMAN: What did we approve  
10 previously as far as the utility pole goes?

11 MR. MARTINEZ: I'm sorry, I didn't  
12 understand.

13 THE CHAIRMAN: I'm sorry. What did we  
14 approve previously as far as the utility pole?

15 Was it going underground, up Ray and then --

16 MR. MARTINEZ: Yes. It was going to  
17 come from Brook -- so when the original plan  
18 was made, honestly, you know, I wasn't here for  
19 that, but it always would have made sense to  
20 have a pole put on the corner of Brook and Ray.  
21 There's the line there. It didn't make a ton  
22 of sense to run it all the way down there. We  
23 should have asked for that then. We didn't.

24 MS. UHLE: So what was shown on the

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1 plans, it was always shown as underground  
2 coming from Brook Street up Ray underground.

3 THE CHAIRMAN: That was the last pole?

4 MS. UHLE: The existing pole, and then  
5 it was underground.

6 THE CHAIRMAN: So we always had a pole  
7 at that corner but not one up Ray?

8 MS. UHLE: Yes. The pole is on Brook  
9 Street, and they're proposing the two new poles  
10 on Ray. So, yes, it was always underground  
11 from that pole on Brook Street. It really  
12 wasn't discussed that much at the meeting  
13 because it was proposed as underground, it  
14 wasn't an issue.

15 MR. NEMECEK: Margaret, when did 5 Ray  
16 Place first come before us as a concept, do you  
17 recall that?

18 MS. UHLE: I believe it was before  
19 Covid.

20 MR. NEMECEK: It was before Covid for  
21 sure.

22 MS. UHLE: We had many of the meetings  
23 on Zoom, but I think that -- oh, I should have  
24 it in my notes.

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MR. TUDISCO: It's in your notes. I believe it was July 20th, 2021.

MR. NEMECEK: That was final site approval.

MS. UHLE: I think we had a couple of in person meetings initially, and then we moved to Zoom. So that would have been prior to March of 2020.

MR. NEMECEK: Maybe late 2019?  
(Discussion from the audience.)

MR. TUDISCO: Ma'am, if you want to speak at the public hearing, you have to come up to the mic. Thank you.

THE CHAIRMAN: Do we have to decide on the railings?

MS. UHLE: Excuse me, what was that?

THE CHAIRMAN: Do we have to decide on the railings? You're asking us to remove them contrary to what the ARB advised?

MR. MARTINEZ: I was told we could ask. You know, if you don't ask, you never know.

THE CHAIRMAN: You did say something. You said you can't operate windows because of

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the railings?

MR. MARTINEZ: Yes.

THE CHAIRMAN: Because they're hopper windows or --

MR. MARTINEZ: They're inoperable. The windows are huge, right. So there's essentially two sets of windows on top of each other. The bottom half where the railings are will be inoperable. The top half will be operable.

THE CHAIRMAN: Okay.

MR. MARTINEZ: These are massive windows. The windows are kind of the best part of the project.

THE CHAIRMAN: Them being inoperable is not a function of the railing, it's just the way they were designed?

MR. MARTINEZ: No, it is a function of the railings. Because those railings are there, it doesn't make sense to operate them. I think the architect could better answer this.

MR. NEMECEK: The windows open out, is that it, and they can't open out because of the -- okay.

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THE CHAIRMAN: That's what I just asked.

MR. NEMECEK: They can only open a tiny bit, I guess.

THE CHAIRMAN: So why can't you get windows that can go up and down rather than out?

MR. NEMECEK: Then I guess you're changing windows.

THE CHAIRMAN: Well, if you want to operate a window, you get one that works.

MR. VOGEL: Good evening. Ed Vogel, Warshauer, Melussi, Warshauer Architects. So, yes, the windows on the upper part are going to be casements out swing, and the lower half of the windows would be fixed. Part of that drive is because of the ornamental balconette railings that are out in front because you wouldn't be able to operate the lower portion of the window. The window opening itself is roughly 7 foot in height, it stands about 8 inches from the floor and runs close to the ceiling. It is a major feature, as Mr. Martinez had mentioned, to the units

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themselves. So we want to keep that openness for the window. Changing the style of the window is a possibility, but that's not the style for this building.

MR. NEMECEK: Did you say the windows are only 7 inches above the floor level; is that what you said?

MR. VOGEL: The window starts.

MR. NEMECEK: The window starts. Okay. So my assumption is, you were never going to have the bottom part of the windows opening at that point anyhow because that would be a safety problem.

MR. VOGEL: Right.

MR. NEMECEK: So the fact that the windows are unable to operate -- the bottom half of the windows are unable to operate because of the decorative railings, is really a bit of a moot point. They never were going to operate; right?

MR. VOGEL: They do not need to operate.

MR. NEMECEK: Okay. Thank you.

THE CHAIRMAN: We're talking about the

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1 railings. I was just more curious as to what  
2 the design intent was. All right. Louis, what  
3 do you think?

4 MR. CAMPANA: I understand the value  
5 they give to the units from the interior, but I  
6 do think that the building, as it's viewed from  
7 the public and us as a board from the exterior,  
8 it seems like it is missing something without  
9 the railings.

10 THE CHAIRMAN: Can you put a rendering  
11 back up with and without?

12 MR. MARTINEZ: So here's the -- let me  
13 show you the 5 Ray facade. So this is the 5  
14 Ray facade with the decorative balconettes. I  
15 don't want to say this wrong. I'm a planner,  
16 not an architect. We have them on the central  
17 column. We have them on the top. We don't  
18 have them on every window.

19 The chairman: Can you keep going  
20 around to the --

21 MR. MARTINEZ: That's the way it's  
22 approved today.

23 THE CHAIRMAN: Right. Can you keep  
24 going to the other elevations?

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1 MR. MARTINEZ: So that's the south  
2 elevation and it's on the top. That's the east  
3 elevation, it's on the top. That's the north  
4 elevation, it's on the top.

5 THE CHAIRMAN: Now the proposed.

6 MR. NEMECEK: So as approved, it's  
7 only the Ray Place side?

8 MR. MARTINEZ: The Ray Place side has  
9 the primary design.

10 MR. NEMECEK: Right. But that's the  
11 only side that has the railings approved for  
12 beneath the top floor?

13 MR. MARTINEZ: Correct.

14 MR. NEMECEK: And it's only that  
15 center --

16 MR. MARTINEZ: Yes. Which is kind of  
17 why we are open to the idea of maybe splitting  
18 the baby and saying, let's keep the Ray Place  
19 side and allow us to eliminate them on the  
20 other three sides, where it has a minimal --

21 THE CHAIRMAN: Could you keep  
22 flipping to the next page?

23 MR. MARTINEZ: Yes. So the proposed  
24 elevation, again, shows it with nothing. So

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1 this is the proposed west elevation, the  
2 proposed south elevation, proposed east  
3 elevation, and the proposed north elevation.

4 Now, again, the balcony on the top  
5 floor adds something to the windows, but the  
6 mansard roof also adds significantly to the  
7 architectural detail on that top floor. So  
8 while I do understand, you know, the idea that  
9 it does add an element to it, there are a  
10 significant amount of different architectural  
11 details that make this a lovely building  
12 without those railings. Decorative  
13 balconettes, sorry.

14 THE CHAIRMAN: I kind of like what was  
15 approved.

16 MR. CAMPANA: Yes. I would have to  
17 agree with them.

18 THE CHAIRMAN: I think it adds more  
19 texture. I think it's nicer.

20 MR. NEMECEK: I think the ARB also was  
21 pretty insistent on that. I watched some of  
22 that.

23 MR. MARTINEZ: They were pretty  
24 insistent, yes. They weren't all super

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1 insistent, but some of them were quite  
2 insistent.

3 MR. NEMECEK: Yes. Yes.

4 MR. MARTINEZ: There was at least one  
5 member who was open to the idea of maybe  
6 leaving them only on the top, but that did not  
7 get voted on.

8 MR. NEMECEK: Leaving it only on the  
9 top would really only remove three railings,  
10 that's it.

11 MR. CAMPANA: Can you go to the first  
12 page of the presentation where you have that 3D  
13 rendering, perspective view of the building?

14 MR. MARTINEZ: Yes. So this rendering  
15 was done with the balconettes, and it was done  
16 when the color of the roof was a little bit  
17 different. We didn't update the rendering  
18 because, honestly, it's quite expensive to go  
19 through this process. The only difference was  
20 the shade of that. We thought that the  
21 presence of that slate material would give you  
22 a real essence, rather than sort of a  
23 designer's vision of what it looks like on a  
24 cartoon.

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THE CHAIRMAN: What do you think of this?

MR. NEMECEK: Is this slate going to be dark enough?

MR. CAMPANA: Yes, definitely.

MR. NEMECEK: It will?

MR. CAMPANA: Thinking about the railings --

MR. MARTINEZ: We do have the original materials that were approved, and I'll bring that up to you so that you could see. It's a pretty similar color. Very similar color.

MR. CAMPANA: So I want to stick on the railings for a second. I think the slate is good. I like that. It's definitely the right option, I think, right substitution.

Something, to me, when I'm looking at this rendering, is missing. The railings gave it a different scale.

MR. MARTINEZ: The railings are on this rendering.

MR. CAMPANA: They're on this rendering?

MR. MARTINEZ: Yes, they're there.

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MS. UHLE: I don't think it's a great rendering because it does not read very clearly.

THE CHAIRMAN: It's not very flattering.

MS. UHLE: They read better on the elevations.

THE CHAIRMAN: They do.

MR. MARTINEZ: I'll show you the elevations. The problem with the elevations is that they don't define the scale. So what looks very thick here, is not the way it would be in actual construction.

THE CHAIRMAN: Oh, those are the colors.

MR. CAMPANA: So in this rendering -- you mentioned that the coloration seems a bit lighter in the rendering, but are the railings proposed to be black; right?

MR. MARTINEZ: Yes.

MR. CAMPANA: Or were proposed to be black?

MR. MARTINEZ: I'm sorry, Ed, maybe you can answer that question because I don't

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know.

MR. VOGEL: Yes, the railing color for the balconettes, the ornamental railings, are to be black or close to the ebony color of the window frames.

MR. CAMPANA: Understood. I guess what the difference is, what I'm noticing here is that in the elevation, there's actually more depth shown because the railings look like they're terminating into the casing on the side of the windows, as opposed to the rendering where the railing looks like it is just sitting in front of the window and terminating into the side of the casing instead of into the front of the casing.

MR. MARTINEZ: I would say, obviously the elevations that are done by the architect are more accurate --

MR. CAMPANA: Right. Of course.

MR. MARTINEZ: -- And a rendering which is done by an outside agency is trying their best to realistically illustrate what it looks like. At the same time, the challenge with a rendering is those hard black lines at

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the corners are much heavier than they would be in real life. So it's sort of a, look at them both and make a determination.

MR. CAMPANA: I think the railings have to stay in.

THE CHAIRMAN: I think so.

MR. CAMPANA: I think they do.

THE CHAIRMAN: Railings stay.

MR. MARTINEZ: Didn't hurt to ask.

THE CHAIRMAN: Any other changes that we want to inquire about? I think everything else is pretty much the same.

MR. CAMPANA: I'm okay with the others.

MR. NEMECEK: Certainly, the emergency generator is fine.

THE CHAIRMAN: Why didn't you have one before? Why wasn't there one originally there?

MR. CAMPANA: He wasn't here before.

MR. MARTINEZ: I don't know if the code required it when it was designed originally, and it does now.

THE CHAIRMAN: All right. If there isn't anything else, let's open the public

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1 hearing.

2 MS. UHLE: Did you have any comments  
3 about the utility poles?

4 THE CHAIRMAN: I think we're leaving  
5 it. I don't think we have a choice. I would  
6 love to say, go underground. What is the cost?

7 MR. MARTINEZ: It's going to be over a  
8 hundred thousand dollars to get it just from  
9 Brook Street. It would take a quarter of a  
10 million dollars to get it from where it was

11 originally approved. It costs nothing to do it  
12 as designed. So, that's the difference. As  
13 proposed, I apologize. Con Ed. will bring it  
14 and won't charge us anything because they're  
15 going to make money off of the electricity.  
16 We're not paying for the connection, we're  
17 paying for the digging, and the work that has  
18 to be done to get it underground all that way.

19 THE CHAIRMAN: Right. I remember last  
20 time we went over this, we were sort of  
21 sticklers. I mean, we talked more about the  
22 poles and the above ground to get it to Brook,  
23 and then we just took it for granted that it  
24 was going underground. Now I'm looking at it

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1 and saying, it doesn't look so bad. What isn't  
2 on that rendering that you showed us is the  
3 transformers on that. That's a little  
4 misleading.

5 MR. MARTINEZ: Yes, I didn't mean  
6 to -- it's just a -- in my effort to do it --  
7 we tried to get it done. When I spoke to Con  
8 Ed. -- I'm going to take you to that picture --  
9 they did say that we don't actually need to put  
10 the transformer there. The alternative is,  
11 that we would have to put the transformer in  
12 the front of the property somewhere. It would  
13 be visible from the ground as opposed to  
14 visible from the air.

15 THE CHAIRMAN: That's better.

16 MR. MARTINEZ: I mean, it might be  
17 better. I don't know. If you think it makes  
18 more sense for us to put the transformer in the  
19 ground, I think we'd go back and we'd work with  
20 Con Ed., it wouldn't be a problem with us. We  
21 don't have it on our site plan right now, but  
22 if you're saying that you'd agree with it, I  
23 think we would be open to that. We did ask Con  
24 Ed. whether it was possible to put it on the

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1 property. We would just have to put a concrete  
2 pad in, and they would place it on the  
3 property.

4 THE CHAIRMAN: I'm sorry. I  
5 understand. When you look at it, we were  
6 making a big stink about how they're going to  
7 get the wires to that, and then like you turn  
8 around and look at the rest of the street, and  
9 there's like wires every one come.

10 MR. CAMPANA: What would be the  
11 proximity of the those two poles, the existing  
12 pole and the new one?

13 MR. MARTINEZ: So this is it. So  
14 CVS -- there's the pole that's right in front  
15 of CVS. We talked to them about where the best  
16 place was to locate it. They said we should  
17 put it in that patch of grass right there. So  
18 it is sort of rendered precisely where it would  
19 be. That is where it would be. The distance  
20 between the two poles is about a hundred feet.  
21 That's where the end of the property line is  
22 for CVS, and that's where the 5 Ray property  
23 starts. So it's going to go there, and then  
24 it's going to go underground. The nice thing

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1 is that you drive up 5 Ray, it will be  
2 underground at that point, you'll see the  
3 building, it will be beautiful. Those utility  
4 poles will be on the side of CVS, so they're  
5 not going to block any windows from CVS,  
6 they're not going to be blocking any neighbors'  
7 windows who are trying to look out and now  
8 looking at the pole.

9 THE CHAIRMAN: How does it get to the  
10 pole on Brook?

11 MR. MARTINEZ: It's going to run --  
12 you see the transformer that's there? It's  
13 going to connect from that spot, that pole  
14 over, as opposed to what they had proposed  
15 before, which was to run it to the pole all the  
16 way I think is the west to the next pole, which  
17 was very far away. Again, I'm not really sure  
18 why they decided to run it from that line as  
19 opposed to here. For whatever reason, that's  
20 what Con. Ed originally came up with.

21 THE CHAIRMAN: Right. The last time  
22 we were here, we were talking about what you  
23 just said, that it was coming from the west.

24 MR. MARTINEZ: Yes.

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1 MS. UHLE: Well, actually, that was  
 2 you and Phil at a pre-meeting. So this was  
 3 never before the board previously.  
 4 THE CHAIRMAN: Oh, really?  
 5 MS. UHLE: Yes. So this is the first  
 6 time it's before the board. That was a  
 7 discussion that you and Phil were involved in.  
 8 THE CHAIRMAN: So I'm okay if we make  
 9 sure the transformer is at the base of Brook.  
 10 MR. MARTINEZ: On the property?  
 11 THE CHAIRMAN: Yes. As you said, it  
 12 gets to that pole and it disappears, you don't  
 13 have to see it.  
 14 MR. MARTINEZ: I mean, if you want to  
 15 make that a condition of the approval, and  
 16 we'll, you know, with our construction  
 17 submission, which we've already submitted, I  
 18 think we have like a hundred percent plans  
 19 almost to this point submitted, so when we're  
 20 going through, we'll just update the plan to  
 21 show that there, and we can handle it. I don't  
 22 know where it would go right now. That's a  
 23 decision for an engineering. It's a small  
 24 transformer.  
 25

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1 MS. UHLE: So can you just clarify for  
 2 me. You're saying a transformer --  
 3 THE CHAIRMAN: Not on the pole.  
 4 MS. UHLE: Not on the pole.  
 5 THE CHAIRMAN: When it terminates at  
 6 that second pole up Brook -- could you go back?  
 7 Can you put a transformer, whatever it looks  
 8 like --  
 9 MR. MARTINEZ: Where?  
 10 MR. GIACOBBE: On the property.  
 11 MR. MARTINEZ: Yes, it would be on the  
 12 property, on the 5 Ray Place property.  
 13 THE CHAIRMAN: Pull up a plan. Could  
 14 you get a plan up and point where it would be?  
 15 MR. MARTINEZ: Yes.  
 16 THE CHAIRMAN: Actually, we have your  
 17 roof plan up here from your presentation.  
 18 MR. CAMPANA: We have a previously  
 19 approved roof plan.  
 20 MR. MARTINEZ: Do you want to see the  
 21 previously approved roof plan?  
 22 MR. CAMPANA: You could see the green  
 23 space around the building easily, the  
 24 previously approved roof plan in your  
 25

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1 presentation.  
 2 MR. MARTINEZ: Yes. This is the site  
 3 plan. The previously approved roof plan is  
 4 just a cut in of this -- that's not me. I  
 5 don't know what that is. That's not what I'm  
 6 looking at. I don't know what that is.  
 7 Sometimes it gives me the dual screen access,  
 8 so let me just change my display settings.  
 9 MR. NEMECEK: Page 16, I think.  
 10 MR. MARTINEZ: My apologies about  
 11 that. I didn't realize you all were looking at  
 12 something different.  
 13 So this is that plan that you're  
 14 talking about, I think.  
 15 THE CHAIRMAN: Yes, that's what we  
 16 were talking.  
 17 MR. MARTINEZ: So the, you know, most  
 18 likely location will be somewhere around here,  
 19 that lower north western corner of the  
 20 property.  
 21 THE CHAIRMAN: That's about where it  
 22 will end up.  
 23 MR. CAMPANA: That's where we were  
 24 thinking. Where it could easily be screened.  
 25

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1 MR. MARTINEZ: Again, I would have to  
 2 talk to the site engineer, but essentially  
 3 that -- it would have to come down. The way  
 4 that the utility line is run right now, the  
 5 transformer would run along the property, into  
 6 the building that way. So it would continue to  
 7 follow a similar path to where the underground  
 8 wires would fall.  
 9 THE CHAIRMAN: They would still have  
 10 to go underground, but not as far?  
 11 MR. MARTINEZ: Yes. Yes. They would  
 12 have to go underground to get to the  
 13 transformer, and then they would go back  
 14 underground to get to the building.  
 15 MR. CAMPANA: Exactly. Okay. Thank  
 16 you.  
 17 THE CHAIRMAN: How big is it?  
 18 Dimensions of the transformer.  
 19 MR. MARTINEZ: Dimensions of the  
 20 transformer, I got to remember off the top of  
 21 my head. I want to say it's about -- the ones  
 22 that go on the pole, which are similar shape to  
 23 the ones that would go on the ground, it's  
 24 about 3 feet high, 16 inches. They're not  
 25

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1 huge.

2 THE CHAIRMAN: Not monstrous.

3 MR. MARTINEZ: No.

4 THE CHAIRMAN: We're good.

5 MR. MARTINEZ: We would have to follow  
6 the code as to whatever is required, but  
7 they're not massive.

8 THE CHAIRMAN: Right. We're going to  
9 put it down, we're going to put some  
10 landscaping around it. Can you put landscaping  
11 around it?

12 MR. MARTINEZ: We would have to check  
13 the code, but we certainly want -- we don't  
14 want to be able to see it, so we're probably  
15 going to try provide something to hide it as  
16 much as possible. You have to keep it  
17 accessible, but I'm sure you can add some  
18 landscaping around it.

19 THE CHAIRMAN: So that's the  
20 condition. Cool. Anything else we want to  
21 talk about as far as the application goes?

22 MR. NEMECEK: I think we're good. So.

23 THE CHAIRMAN: I make a motion to open  
24 the public hearing on Application 22-47, 5 Ray

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1 Place.

2 MR. NEMECEK: Second.

3 THE CHAIRMAN: All in favor.

4 (AYE)

5 MR. GALANEK: Good evening. Charlie  
6 Galanek, 21 Potter Place.

7 We have this project going on from  
8 some time in 2019. It seems recently, in this  
9 last year or so, that this organization is  
10 saying, well, you know, things are getting a  
11 little expensive, so like the metal roof, now  
12 we're going to put a slate roof on. At one  
13 time, they were burying the cables, but now  
14 they're going to go on poles above. If I'm  
15 correct, I think we were having gas heating  
16 into this building.

17 MR. MARTINEZ: No.

18 MR. GALANEK: No? Always electric?

19 MR. MARTINEZ: Electric.

20 MR. GALANEK: Always electric. Did we  
21 have any original -- there were no vents on the  
22 building above each apartment?

23 THE CHAIRMAN: Yes, the heat pumps are  
24 new, correct.

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1 MR. GALANEK: Were they just way up on  
2 the top, the vents?

3 THE CHAIRMAN: They changed their  
4 system such that they need the vents now,  
5 correct.

6 MR. GALANEK: Now the building is  
7 going to have all these vents where we didn't  
8 have them before. At one time when this went  
9 before the Architectural Review Board, they had  
10 recommended to the builders to put the railing  
11 on it to just give a little pizzazz to the  
12 building. Of course now that's another cost  
13 factor, so that basically, if I got this  
14 correct, is eliminated.

15 THE CHAIRMAN: No.

16 MR. CAMPANA: We just asked them to  
17 keep it.

18 MR. GALANEK: So the railing is still  
19 going to be on all those windows that they  
20 originally planned, all of them?

21 THE CHAIRMAN: Yes. They tried. It  
22 didn't work.

23 MR. GALANEK: Is that correct? Good.

24 THE CHAIRMAN: They didn't get past

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1 us.

2 MR. GALANEK: I thought those railings  
3 in front of the windows were gone?

4 MR. CAMPANA: We asked them to put  
5 them back on.

6 MR. GALANEK: The railings on the top  
7 of the roof, wasn't it designed at one time  
8 with those railings, that that was going to be  
9 open space for the tenants and residents of  
10 that building, and if so, what's happenings  
11 now? Those railings are gone, which I'm going  
12 to bet you, that it's not going to be open to  
13 the residents of the building.

14 MS. UHLE: The applicant had indicated  
15 that they're no longer proposing access to the  
16 roof. By eliminating access to the roof,  
17 they're also eliminating quite large bulkheads  
18 that would allow that access to the roof.

19 MR. GALANEK: Thank you, Margaret. So  
20 one of the things what I'm asking or  
21 suggesting, basically asking, if originally we  
22 had railings and that was open to the  
23 residents, is that fairly correct or is that  
24 not correct?

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THE CHAIRMAN: I don't know what the usage is.

MR. GALANEK: I thought there was supposed to be like, I don't want to say green space, but space where the residents could up.

MR. MARTINEZ: That's correct.

MR. TUDISCO: Hold off on --

THE CHAIRMAN: Continue.

MR. GALANEK: Basically, if we still have that open space up on the roof -- no?

THE CHAIRMAN: No.

MR. GALANEK: Did we have it at one time?

THE CHAIRMAN: Yes.

MR. GALANEK: So why are the builders taking away that now? This was supposed to be this great building for the community and for the area, and this was going to be for the folks in the building, the residents, that they would have this opportunity.

My point that I'm trying to say tonight is, they're gnawing away at anything that costs them money. I guarantee you that the cost of burying those cables would be very,

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very expensive, and that's probably why they got away. I'm going to also say, which they said, going from metal roofs to slate roofs because the metal is now very expensive.

All these things in retrospect, whose fault is it? They've had this thing since 2019. It was approved last year. So now should we, the residents of Eastchester, keep on diminishing what was agreed on with the boards and now just keeps on gnawing away. When they want to take away something from the quality of this building, it keeps on getting eroded away. What I'm suggesting is, when does it stop? Okay. If we have an original building set a certain way that was agreed on a year ago, and they were happy -- well, I don't know if they were happy, but they agreed to it, and then all of a sudden now it's not. So now we're taking away and taking away and taking away.

So I would ask you to look at what they originally asked for, get away from these little vents in front of this building. You've got to remember the height of this building. I

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don't think they can go down very deep. I believe it's almost going to be no foundation. If it is, I would believe it would be minimal. If I understand it, that's all a big ridge of stone.

MR. CAMPANA: Thank you.

THE CHAIRMAN: Thank you.

MR. CAMPANA: One quick comment. So I remember throughout the initial approval process, that one of the major issues was building height. What this new application has done was actually lower the building height, and also took away the bulkheads for the elevator and stairs to get up to the roof area. So that building height has come down.

In terms of the slate roof, slate is a very beautiful material. It's not inexpensive at all. I think the issue that the developers run into is more of a supply chain issue in terms of availability for the metal roofing. So I don't think the height really should be still considered an issue because the building is coming down. They're substituting some materials based on current supply chain issues

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and also availability.

MR. GALANEK: But also, I believe another thing that they have taken away, if I understood it tonight, I believe like corner caps going down the building. I don't know if there's another name for them, but I thought I saw that tonight, that they're taking that away too. The material, different type of material. It seems they're gnawing away at what was originally approved, and now it just keeps on going downhill. I'd ask you to take a look to see what was and what is proposed.

THE CHAIRMAN: Great. Thank you.

MR. GALANEK: Thank you. I appreciate your time.

MS. GABRIELE: Hi. Pat Gabriele, 24 Ray Place. I'm concerned about the changes they're making because, again, I think they are cost cutting measures that they're taking.

THE CHAIRMAN: You know, I'm having trouble hearing you.

MS. GABRIELE: I'm sorry.

THE CHAIRMAN: Do you mind?

MS. GABRIELE: I'm concerned with the

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changes they're making because I believe that they are being initiated because of cost cutting.

MR. NEMECEK: They've admitted as much. They said that. They're wide open about it.

MS. GABRIELE: What I'm concerned about is, I live right across from where this building is. The building is going to take away my sunlight. That's the only view I have, and now what I see are beautiful trees, now what I'm going to see a building. Now you're adding these utility lines that I'm going to see. Before they were underground, now I'm going to be seeing them right out my window. So I would like you to consider maybe having them look into keeping them the way they were before, underground. I appreciate what you said about not having the transformers on the poles, that was a big help, but I would like to see no poles at all, if you could possibly consider that.

My other concern is, I mean, all these cost cutting measures they're doing, right now

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the only solace I have to not see this building too much is the trees on Ray Place facing that building. They're nice trees. They're big, they're grown. They kind of like cover the view a little bit. When they do all their work, the digging, the excavating, with all the dust and the bricks and pebbles that might be flying around, that might destroy the trees. What are they going to do to protect that? I mean, they're doing all these cost cutting measures, I don't want them to do cost cutting that's going to impact my building. It's going to get dirty from all the work. What are they doing about that?

So my two things are, looking into the underground option rather than poles, and what are they going to do to protect my building, the trees so that my building doesn't get impacted by the work that they do because they are trying to cut costs. I understand everything has gotten more expensive, but if you can't afford to do the building the right way, don't do the building at all.

THE CHAIRMAN: Are you specifically

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talking about the trees on your property?

MS. GABRIELE: Yes, on 24 Ray Place.

On Ray Place. The trees right outside my window, they're fully grown trees. They give me some protection from seeing the building. If they do work, if they do excavating and blasting and stuff, you know, little pebbles are going to go, the trees are going to get destroyed. Dust, pebbles. So, you know, what kind of recompense will we get for that because that's the only thing that's going to not make me see this building right in front of my face. There's about nine units that the only view we have, we only have the windows on the one side, they face this building.

THE CHAIRMAN: Trees would be protected.

MS. GABRIELE: The trees protect me a little bit.

THE CHAIRMAN: I'm sure they will be during construction. They have all sorts of methods to make sure that they don't affect all the surrounding areas.

MS. GABRIELE: Can they put like some

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screening up or something maybe?

THE CHAIRMAN: I don't know what they are, but they certainly -- they try and keep the amount of dirt, and they clean the roads and everything to make sure there isn't debris and everything on the streets to protect.

MS. GABRIELE: Again, keep the underground would be a big help. I know it's money but --

THE CHAIRMAN: Thank you.

MR. GIACOBBE: Thank you.

THE CHAIRMAN: Any more comments? Good. So I'm going to close the public hearing.

MR. NEMECEK: Wait.

MR. FIORAVANTE: Bill Fioravante, 24 Ray Place. I'm going to try to keep it short because I know you guys probably got to go to work tomorrow, so you're tired here.

I'm going start first that what Charlie and Pat said, and, you know, this is a great building. If this building is built, it will probably be the best rental building in Eastchester. I mean, it's going to look really

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1 nice. I understand, you guys approved this  
2 building with a lot of different parameters,  
3 with the railings.

4 First of all, the green roof is  
5 probably a good thing to have because right now  
6 when you guys drive on that hill, it's all full  
7 of trees. You know, it's like a little  
8 paradise over there, it's like a little park.  
9 Actually, that place should be a park for kids  
10 to play in, not a rental building, but I'm  
11 going to get to another story. When you take  
12 those trees down, you're eliminating -- with  
13 these storms that we're having, you know, these  
14 storms are more intense -- I don't have to say  
15 it -- in the last 5, 10 years, those trees  
16 absorb all that rain water. If they have a  
17 green roof on top of the building, at least  
18 that might help alleviate some of those issues  
19 with some of that rain coming down. I'm not an  
20 architect or an engineering, but, you know,  
21 with a blacktop roof -- I think that the green  
22 roof would help alleviate some of those issues.

23 Secondly, I've lived in this area for  
24 30 years, I don't know if any of you guys live  
25

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1 in north Eastchester, Green Knolls or any of  
2 that area over there, but I've gone through a  
3 couple of bad power outages. One time, we had  
4 a power outage for a week. The whole area had  
5 power outages. So I went around canvassing,  
6 trying to get Con Ed. -- he's wrong about that,  
7 the transformer that goes for our building is  
8 on Dunwoodie, at the bottom of the street, not  
9 across the street on that pole. I actually  
10 talked to him about this. I had to get the  
11 guys because that road is hidden. Dunwoodie is  
12 a little side street hidden off of Brook and  
13 22. A lot of people don't even know about it.  
14 When you're trying to find, like in a blackout,  
15 you know -- we've had a some severe blackouts a  
16 few times in that area. You know, sometimes  
17 it's just for a day or two.

18 But, you know, I think, you know, with  
19 the poles, originally they were supposed to put  
20 them under Ray Place. Now you look at Ray  
21 Place right now, 24 Ray has no poles on the  
22 street. This is one of the highest points in  
23 Eastchester. The hill is very steep. I mean,  
24 I've seen trucks go up to DeCicco's right now,  
25

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1 which as the hottest -- as Sean Cam (ph.) would  
2 say -- it's one of the hottest places in  
3 Eastchester, huge revenue generator for the  
4 town, and I've seen a couple of times 18  
5 wheelers slide down the street going into Brook  
6 Street. If you're going to put power poles,  
7 let's say one of these poles comes down and  
8 somebody is walking on -- they're going to put  
9 a sidewalk, let's say someone is electrocuted,  
10 who's going to be liable for that? Someone is  
11 going to sue the town for the down power line  
12 that electrocutes somebody coming down --  
13 walking up or down the hill. I mean, across  
14 the street from those lines is a building that  
15 has a lot of senior people in it that are, you  
16 know, on fixed income. A lot of those people  
17 are handicapped. What if that power line comes  
18 all the way across the street while they're  
19 trying to pull their car because a lot of  
20 people in that small building pull their car  
21 directly out onto Brook Street. That power  
22 lines should not be on Ray Place. I'll tell  
23 you something, because I've lived there for a  
24 long time, the winds are very strong, they're  
25

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1 powerful. That is wrong. I've lived in the  
2 area, they don't.  
3 Secondly, the last question I'm going  
4 to bring up here is umm, the ah -- I won't go  
5 on the storm water. But, you know, I think you  
6 guys approved of a building that's going to  
7 be -- it's in Eastchester, but it has a  
8 Scarsdale P.O., they're kind of trying to  
9 downplay this building, but this should be like  
10 the Ritz Carlton of Eastchester if it's going  
11 to be a rental. Originally, you guys approved  
12 of a building that looks really nice. It  
13 looks -- so I got to give them credit, they  
14 designed a great building. But you should  
15 have -- I mean, if you're going to downsize a  
16 building and make it not a rental, at least  
17 have it in Eastchester with a Scarsdale P.O.  
18 and make it look really appealing to other --  
19 you know, there are other places that people  
20 want to rent now. Look in New Rochelle and  
21 White Plains. I mean, there's a lot of  
22 competition. Downtown Yonkers.

23 The last point I'm going to bring up  
24 here, our Town Supervisor has put out a letter  
25

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1 here up against the Governor of what she wants  
 2 to do and building multi-family units within a  
 3 mile radius of the MTA. I mean, basically what  
 4 he says in this letter is against what this  
 5 building is standing for because once this  
 6 building is approved, I assure you, there's  
 7 going to be more buildings in north Eastchester  
 8 that are going to be built and try to be built.

10 Lastly, I'm going to say, during  
 11 Covid, in the height of Covid, I went around  
 12 all Green Knolls, the other side of 22, in the  
 13 height of Covid, and I got 200 signatures of  
 14 people. When they heard saw -- heard about  
 15 this building being built, they were adamantly  
 16 against this whole thing. I mean, you guys did  
 17 a great job tonight. I like your, you know,  
 18 insights of how you -- you know, with that last  
 19 group allowing them to express their  
 20 differences about, you know, what that project  
 21 was going on, but if you take all these  
 22 residents that I, you know, spoke about and  
 23 talked about this building, I showed them  
 24 pictures, they were a little bit appalled about  
 25 this whole thing. So on that issue, I guess

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1 that's it. Thank you, guys.

3 THE CHAIRMAN: Thank you.

4 MR. GIACOBBE: Thank you.

5 THE CHAIRMAN: So we decided about the  
 6 railings. I think --

7 MR. TUDISCO: Are there any other  
 8 people?

9 THE CHAIRMAN: I think I'm going to  
 10 leave it open.

11 So I'm just thinking, we decided about  
 12 the railings, we're good.

13 The telephone pole, I know I said I  
 14 was okay with it, I want to reconsider. So I  
 15 think we all should sort of either vote on it  
 16 now or think about it and come back next month.  
 17 It is kind of --

18 MR. MARTINEZ: If I might add a couple  
 19 of items somewhat in response. Is it possible  
 20 to respond?

21 THE CHAIRMAN: Yes.

22 MR. MARTINEZ: We agree at least on  
 23 one thing, we do think it's going to be the  
 24 nicest building in Eastchester. We've got  
 25 common ground.

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2 I would point out that the picture  
 3 that I showed you is from Dunwoodie Street. It  
 4 is from Dunwoodie. The transformer and the  
 5 utility pole that run, I don't know, 5 or 6  
 6 feet from a home, is to feed only their  
 7 property. That much is clear.

8 MR. NEMECEK: It says 7 Dunwoodie  
 9 Street on it.

10 MR. MARTINEZ: He brought up a really  
 11 good point about the runoff, right. As a part  
 12 of this project -- it's a parking lot now and  
 13 all that water just runs downhill. We're going  
 14 to be putting in a huge storm water capture  
 15 system in there. So the issue of storm water  
 16 runoff that did exist before has actually been  
 17 heavily worked on because of this project. So  
 18 that's a big upgrade from what was there before  
 19 with it being just a parking lot.

20 Understandably, you know, people are  
 21 afraid of change, but I do think that this  
 22 building is quite lovely, and it looks better  
 23 than a parking lot. So the view from 24 Ray  
 24 Place should improve.

25 MR. TUDISCO: Ma'am, please. Ma'am,  
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1 you had an opportunity to speak.

3 THE CHAIRMAN: Do you want to make a  
 4 few more comments, ma'am? I'm sorry. When  
 5 he's done, yes. He's going to keep talking  
 6 unless we stop him.

7 MS. UHLE: Can I just say something  
 8 very quickly? Storm water management is not  
 9 before you, the character or the quality of the  
 10 building, you've already approved the building.  
 11 So it seems to me that what you said is -- I  
 12 would respectfully disagree with Mr. Galanek,  
 13 who thinks some of the changes are necessarily  
 14 a downgrade. They're different materials, but  
 15 not necessarily cheapening the building.

16 It sounds like, based on the ARB  
 17 recommendation, you're okay with the material  
 18 changes. However, you also agree with the ARB  
 19 that the railings should be provided.

20 I think the most significant issue is  
 21 with regard to the poles. The only thing I  
 22 would be concerned about that is sort of  
 23 considering precedent for other projects and  
 24 things. I don't know if you just want to take  
 25 some time to think about that particular issue,

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go out and look at it at the site, etcetera.

The other issue with regard to construction impacts or storm water management or the height of the building, that's all been decided. I think it's really boiling down to the utility poles right now.

MR. NEMECEK: If I could comment.

There obviously were changes that were made.

One of the reasons I asked about when this project started, we obviously had Covid in between. It is true that the cost of a lot of materials shot through the roof. But the changes that were initially proposed, and the ones that it sounds like this board is ready to approve, with the significant input of the ARB, are, in many ways, very positive. I know height has been reduced. That's something that the public was clamoring for a few years ago.

I think the slate looks really terrific. I think you've reduced the number of units by 14 percent. I mean, so there's not going to going to be 21 anymore, there's going to be 18. I would think for the neighborhood for the people concerned, that reduces the flow of

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sanitary water and everything. The amount of parking.

So many of the changes, which, you know, maybe, you know, some of them are obviously -- and you've admitted as much -- cost motivated, at the same time, you've had to come before us and before the ARB, and, you know, we've heard you out, we've explored alternatives that still work and preserve what I think is a terrific looking building.

So it seems like we're sort of down to one item, that's it, and that's the poles, and you know, how we want to get the electrical to it.

THE CHAIRMAN: So we're going to drive all around Eastchester, look at poles, and decide.

MR. MARTINEZ: I mean, so, if you go down 5 Ray Place and Brook Avenue, you'll note that there are a lot of utility poles connecting directly to homes at the corner of Brook and Ray, utility poles obviously leading to 24 Ray Place up Dunwoodie, utility poles leading to houses. So in as much as we're

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asking for similar treatment, except we're going to do it even better because we're going to put the transformer on our project, and it's going to be underground when it gets there. So it's going to look better.

Dunwoodie -- arguably -- Dunwoodie is in front of somebody's home. They look out their window and they see that utility pole. These two utility poles are going to be on 5 Ray Place, which services our building, services 24 Ray Place, services the property on the corner, services DeCicco's. Those poles are going next to CVS. It's not blocking an entrance. We think we're asking what is essentially the minimal amount here, which is just an accommodation to be treated just like other projects that are in Eastchester now.

THE CHAIRMAN: Point taken. We understand. Let us think about it. Please.

MS. GABRIELE: I want to comment to what he said that he thinks that the building is better than a parking lot. Yes, a parking lot is not a pretty thing, but you don't see the parking lot because of the trees. I see

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sunlight. You put the building up, it's going to be worse for me from what I'm looking at.

The other thing is, yes, I think I know what you're talking about the pole on Dunwoodie, but --

MR. TUDISCO: Ma'am.

THE CHAIRMAN: Could you talk to us.

MS. GABRIELE: That's right. I'm sorry.

THE CHAIRMAN: You don't have to be sorry, just --

MS. GABRIELE: I'm not used to this.

THE CHAIRMAN: You're doing a good job. Keep going.

MS. GABRIELE: The pole on Dunwoodie, it's just like the back -- the way you come down our building. There are no houses over there. It's very far from the other house. There's really no houses on that area. I mean, I would suggest, why don't you guys take a ride up to Ray Place. I don't know if you have before or not.

MR. NEMECEK: I go to DeCicco's all the time.

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MS. GABRIELE: That's another thing, DeCicco's is a mess. It's always crowded. This is going to cause more of a backup and everything. Like Bill said, that's very high, so these poles are going to be very visible. Again, I ask you to look at that.

The other thing -- I just lost my train of thought because I'm getting old -- but anyway, just --

THE CHAIRMAN: Thank you.

MS. GABRIELE: Thanks very much.

THE CHAIRMAN: Public hearing stays open. Come back next month, and we'll give you a decision. Good night.

MR. GIACOBBE: Thank you.

MR. MARTINEZ: Thank you for your time.

MR. CAMPANA: Thank you.

THE CHAIRMAN: The next application -- should be a quick one -- is 22-34, Wood and Fire, 118 Brook.

MR. FERRARA: Mike Ferrara, CEO, Wood & Fire Group. My partner, Frankie Carenza.

I guess we've been approved by ARB and  
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Zoning. We are going for an outdoor structure in the back of our restaurant. We have two at all other locations, Wood & Fire Pleasantville and Southern Table.

We additional had came here to do the renovation and do the addition upstairs, but it just didn't make sense for us when it was all said and done. So this is our new plan. How do I share --

MS. UHLE: Do you have a board?

MR. FERRARA: We do have a board. I was trying to actually show the visual.

MS. UHLE: Then you need a cable.

MR. FERRARA: I'm connected to it.

MS. UHLE: Oh, you're connected.  
Gary?

MR. FERRARA: Do I have to screen monitor? Do I have to mirror it?

So it's an aluminum structure. Retractable roof louvers, so it doesn't completely open. The louvers obviously just go 180. Retractable sides that go all the way to the top. It's a hard plastic side. The structure will be equipped with infrared heat

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and fans, so that we could seat it all year round.

This is our smallest store that we have, 50 seats. Knock on wood, we are busy, but we do have a shortfall come the wintertime. That's why when Covid came and we had the tent, we extended our season a little bit. But we do struggle through the wintertime because we don't have enough seats. So this will extend our seating and give us another 50 seats all year round, which having a hundred seats 12 months of the year makes a huge difference for us. That's what our other stores have. That's what we need to operate.

It's pretty basic. The roof opens 180 degrees. Sides open a hundred percent. That's really what it's going to look like. It's three units put together. It's got a built in gutter system at the top so the water drains through. That's it.

The louvers have a built in J channel as well. So, you know, in the summertime we could get a rain storm out of the blue, we shut the roof, the rain that falls on the top, it

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doesn't just -- you know, when it opens, it's not going to fall on the customers, which is why we picked this unit. It works great. We can open the roof easily. If the sun comes back out, the water will drain right into the J channel, right into the drains, and tie into the rest of our gutters.

MR. NEMECEK: You said you have this unit -- this --

MR. FERRARA: In Wood & Fire in Pleasantville. This was always the original store that was supposed to happen first. It's taking us a little bit longer. There's a few more steps with Eastchester, which is fine, but we got it approved last year in November in Pleasantville for Southern Table. The next month, we got it approved for Wood & Fire. We had it up and built and used by Super Bowl last year for a wedding.

MR. NEMECEK: Any issues with it?

MR. FERRARA: Zero issues.

MR. NEMECEK: Okay.

MR. FERRARA: Granted, if it's zero degrees outside, we're not really sitting

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1 people outside, but, you know, all winter long  
2 this year -- we've had a mild winter -- heats  
3 on, we do a load calculation, the electrician  
4 does a load calculation for the infrared heat.  
5 We're sitting people every night. On the  
6 weekends too. Wood & Fire in Pleasantville,  
7 it's a huge store. It's 6,000 square feet. It  
8 holds 150 people plus the bar inside, and we're  
9 still using it outside. Some people just don't  
10 want to be inside.

11 MR. NEMECEK: You guys have been  
12 before us a number of times because you've  
13 incrementally --

14 MR. FERRARA: We're trying.

15 MR. NEMECEK: Each and every time,  
16 it's been -- you know, I think you guys were a  
17 Godsend. You were one of the places I would go  
18 to frequently, especially during Covid, because  
19 you had the outdoor seating that we approved,  
20 and I could tell you, it wasn't a fiasco from a  
21 parking standpoint. You guys always seemed to  
22 have that in order.

23 MR. FERRARA: Valet. We do our best,  
24 you know, to keep it going. You know, we even

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1 went to go get a tent, I think, for this year.  
2 But, you know, during Covid it was a lot of  
3 easier. Now it's basically the same process of  
4 what I'm doing right now, so we skipped it, you  
5 know, because it was costing us almost \$700 a  
6 week in propane. It becomes a bill, you know.  
7 It becomes an expense.

8 This is the ultimately goal. It's a  
9 \$250,000 investment on our part. Wood & Fire  
10 in Scarsdale is our best store as far as patio  
11 wise because it's in the back of the building.  
12 It's going to match. It's a dark gray  
13 aluminum. It ties in with the building  
14 perfectly. The patio is gray, the tables are  
15 gray. It all works. This was the best bet  
16 versus going upstairs.

17 MR. NEMECEK: You won't consider  
18 taking that \$250,000 and investing in some  
19 electrical a little bit up the road, would you?

20 MR. FERRARA: I would do anything. If  
21 I had it, I would bring it there tomorrow so we  
22 could get out of here. Nobody realizes that  
23 these guys are making a huge investment.

24 MR. NEMECEK: Yes. I think this looks

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1 terrific.

2 THE CHAIRMAN: I know it's just a  
3 pergola covering the existing tables. Table  
4 count is --

5 MR. FERRARA: Table count is the same.  
6 Actually, believe it or not, we'll probably  
7 lose in the wintertime the perimeter tables and  
8 chairs. So if I have 60 seats right now, I'll  
9 probably have like 50. That's what we're  
10 counting right now. We have about 60, we'll  
11 probably end up with 50 because you have to  
12 allow for the sides to be able to go up and  
13 down in the wintertime. In the summertime, you  
14 could cheat, and you could have a table kind of  
15 against the railing, straddling in between the  
16 columns. But it's a great look. It's not  
17 cheesy. The roll down sides, it's all  
18 automated. It's in a built-in track, you know,  
19 so it's nice, it's tight. We've had a lot of  
20 wind, you know, issues. We've had a windier  
21 winter; no issues. We haven't had any  
22 breakage. They're running great. So we've  
23 been using them now 12 months in Pleasantville.

24 MR. NEMECEK: It's important to know

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1 we're not the test case here.

2 MR. FERRARA: No. It's two stores in.  
3 We built it kind of quickly because we had a  
4 wedding on Super Bowl last year at Southern  
5 Table, and, you know, it worked. People were  
6 happy.

7 MR. GIACOBBE: How does the lighting  
8 work?

9 MR. FERRARA: The lighting is -- we  
10 have built in lighting. It comes with Puck  
11 lights. In those cross beams, there's Puck  
12 lights. The fans don't come included, but this  
13 unit will probably have four to six fans, and I  
14 put lights on the fans as well just for extra  
15 lighting. But we have our string lights too.  
16 So in the summertime, the string lights when  
17 the roof is open, you'll have that lit.

18 MR. CAMPANA: One question: Who gets  
19 married on Super Bowl Sunday?

20 MR. FERRARA: You don't even want to  
21 know. A lady that refuses to play the Super  
22 Bowl at the wedding. People took their food to  
23 go. People asked for their steak to go because  
24 they wanted to watch the game, and we told them

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we couldn't put it on because the bride didn't want it on.

THE CHAIRMAN: That's good. Let's do the public hearing. I make a motion to open the public hearing on Application 22-34, Wood & Fire.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. NEMECEK: Adamo, anything?

THE CHAIRMAN: You good Adamo? Good. I make a motion to close the public hearing on Application 22-35, Wood & Fire.

MR. NEMECEK: Second.

THE CHAIRMAN: I make a motion to approve application --

MR. NEMECEK: All in favor.

THE CHAIRMAN: I make a motion to --

MR. NEMECEK: You have to also vote on closing the public hearing. I seconded it.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: I make a motion to adopt a Neg Declaration for this application,

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22-34 Wood & Fire.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: I make a motion to approve 22-34, 118 Brook Street.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you.

MR. FERRARA: Thank you.

MR. CARENZA: Are we good at this point?

MS. UHLE: Yes.

MR. CARENZA: Could we start?

MS. UHLE: No. You have to submit an application for a building permit. That's it. You could submit that tomorrow. Absolutely.

MR. CARENZA: We'll be here first thing.

MR. NEMECEK: If you wait another hour and 40 minutes, it will be tomorrow.

THE CHAIRMAN: The next and second to last application is 22-48, 5 Nancy Place.

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MR. MAIORANO: Good evening, board members. Adamo Maiorano from Community Designs and Engineering. On behalf of the owner, Nick DiSalvo, we are proposing additions and alterations to 5 Nancy Place.

The applicant purchased the home a few months ago, obviously looking to create a home for their family to live in for many years. With that, the additions are mainly what we did to try to achieve, you know, the most usable space of the site, we situated the proposed two car garage on the right-hand side of the property. It's in a dead end street. Not too many homes around. It's an R-7.5 district, but we did receive a zoning variance for this front addition. The garage protrudes into the front yard setback. It's only like the corner of the garage because it's an arch front property line.

So basically in the overall site design what's going to happen is, the driveway will now turn to the right to access this two car garage. The existing garage will be removed, it will be a playroom, and then we'll

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have some landscaping and some grass in front of it.

Basically, the new impervious surfaces overall on the site, we'll have new storm water management, we'll have drainage facilities in the front of the house to capture some of the front area, and then drainage facilities in the rear to capture the new impervious in the rear.

Most of really what's happening with the dwelling is, the right side is being enlarged to create more liveable space in the first floor kitchen area, open space, and then obviously the second floor is the master bedroom and additional bedrooms for the size of the family.

Basically, I mean, the new design of the home, it will pretty much take on a tutor style home. Some transitional elements as well. Basically, everything will be new. The windows will be Andersen 400 series casement windows. They're in a dark bronze finish. So basically we're trying to mimic that color throughout with all of the trim and the soffits. The AZEK will be painted that same

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1 bronze finish. The metal roof will be similar  
 2 to that bronze finish. It's an aged bronze  
 3 just to give it a little contrast. The front  
 4 and sides, as well as the rear, is a stucco  
 5 finish. It's in like an off-white color. The  
 6 stone on the front, the natural thin stone  
 7 veneer, Concord is the name of the stone, but  
 8 it's an over grout. So basically, it will give  
 9 it a little more rustic feel, again, to capture  
 10 that look and feel that the owners sort of  
 11 want. Lastly, is the roof. The roof is  
 12 architectural shingle. It's timberline. It's  
 13 part of the harvest collection, so it's a  
 14 little different color. It has some variations  
 15 to it. It's called Appalachian sky. It sort  
 16 of looks a little bit like a slate, but it's an  
 17 asphalt shingle roof. The garage door, front  
 18 door, lighting is all pretty much as depicted  
 19 as well on the elevations.

21 MR. NEMECEK: Adamo, I see there's a  
 22 chimney in the existing. Does that --

23 MR. MAIORANO: The chimney is going to  
 24 be removed because that's really where the  
 25 addition goes, and then they're just going to

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1 have a gas fireplace. It's there in the  
 2 elevation, but it's in the back of the house.  
 3 There will be no new chimney. Utilities will  
 4 be in the basement, but they'll be direct vent.

6 MR. NEMECEK: How is Santa going to  
 7 get in?

8 MR. MAIORANO: What?

9 MR. NEMECEK: How is Santa going to  
 10 get in?

11 MR. MAIORANO: They have to leave the  
 12 window open. The casements open big.

13 MR. NEMECEK: Got to plan ahead.

14 THE CHAIRMAN: Looks good to me. This  
 15 is what you do. It looks very good. I don't  
 16 have any comments.

17 MR. CAMPANA: No comments.

18 MR. NEMECEK: It's quite a -- it's a  
 19 very nondescript home right now. It  
 20 certainly --

21 MR. MAIORANO: Some of the homes in  
 22 that area have, you know, gone under  
 23 renovations, and some have that similar sort  
 24 of --

25 MR. NEMECEK: It's not unattractive,

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1 but nondescript is probably the best word for  
 2 it, and you're proposing something really  
 3 beautiful.

5 MR. CAMPANA: Definitely an  
 6 enhancement for the neighborhood for sure. I  
 7 live in the neighborhood, so good job.

8 MR. GIACOBBE: I just looked it up,  
 9 your name came up right next to it.

10 THE CHAIRMAN: It brings up the  
 11 character of the neighborhood.

12 I make a motion to open the public  
 13 hearing on Application 22-48, 5 Nancy Place.

14 MR. NEMECEK: Second.

15 THE CHAIRMAN: All in favor.  
 16 (AYE)

17 (No comments.)

18 THE CHAIRMAN: Motion to close the  
 19 public hearing on the same application, 22-48,  
 20 5 Nancy.

21 MR. NEMECEK: Second.

22 THE CHAIRMAN: All in favor.  
 23 (AYE)

24 THE CHAIRMAN: Make a motion to  
 25 approve this application, 22-48, 5 Nancy Place.

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1 MR. NEMECEK: Second.

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

5 MR. MAIORANO: Thank you.

6 THE CHAIRMAN: Next application  
 7 tonight is 23-10, 16 Greystone Circle.

8 MR. MAIORANO: Adamo Maiorano again,  
 9 Community Designs and Engineering. On behalf  
 10 of the applicant, Lisa DiFeo, we are proposing  
 11 a new dwelling at 16 Greystone Circle.

12 Just to give quickly a little  
 13 background, this entire project was part of the  
 14 subdivision that you guys approved a couple of  
 15 years ago, it was 20 Greystone Circle with this  
 16 parcel next to it. We did propose a single  
 17 family home similar to this almost a year ago,  
 18 that you guys approved. The new owner sold the  
 19 property to an actually, you know, homeowner  
 20 that want to build a home for themselves, so  
 21 they want to do changes. So we're here  
 22 proposing basically in a nutshell a new home,  
 23 but just to give an idea, everything on the  
 24 site stays exactly the same as what was  
 25 approved before. It's mainly the aesthetics

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that changed throughout the home.

Just to go through a little bit of the, I guess, site again, the site slopes from the front to back. So with that, basically it's, you know, very low to the front elevation, front street-scape, and then the back of the house is sort of, you know, there's like a deck and a walk-out to the basement, and then there's a retaining, just like a 3 foot high retaining wall to get a little bit of a higher grade back there in the far back, and that's where a lot of the storm water management has since been approved, but there's a lot of drainage back there, you know, due to just the soil and all that stuff. That's where a lot of our drainage facilities will be located. Then we have some of it concentrated to the front as well.

Your basic features of the home: Driveway on the left-hand side, two car garage, and then, yeah, landscape plan and all that stuff.

I'll just go through the elevations. So, yeah, the idea is the, you know, house is

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pretty specific to homeowners, so they really wanted this brick finish. Basically, it's a white brick with, you know, the same sort of color grout, so it almost looks like painted brick. Basically, there's an archway at the front double door. They wanted, you know, make the entry a little more dominant in this house, so it's sort of symbolized with that, you know, front entry. All of the windows are a black finish on this house. There are casement windows as well. Then the rest of the house is just a regular lap HardiePlank siding. It's in a white finish as well. The AZEK trim and all of that is just your standard white AZEK trim. The front metal roofing is in a charcoal color, and the asphalt shingle roof is, again, in a charcoal color. The garage door, same thing with the double doors, they're in a black finish as well. That's pretty much it.

MR. NEMECEK: Nice chimney.

MR. MAIORANO: This does have a real chimney with a brick finish. Landscape plan, that's the original landscape plan.

MR. NEMECEK: The notes that Margaret

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gave us reflect that the building footprint and the impervious surface coverage haven't changed since the prior application.

All the same waste water management runoff is in place; right.

MR. MAIORANO: Exactly.

THE CHAIRMAN: You said there was a landscape plan in place previously, and it stays as it was?

MR. MAIORANO: They're using the same one, yes.

THE CHAIRMAN: Again, very handsome. No other comments. I like it.

MR. NEMECEK: Same here.

THE CHAIRMAN: So then --

MR. CAMPANA: Likewise.

THE CHAIRMAN: It's unanimous, we all like it.

I make a motion to open the public hearing on Application 23-10, 16 Greystone Circle.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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(No comments.)

THE CHAIRMAN: I close the public hearing on the same application, 23-10, 16 Greystone.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So I'm just going to run through the condition about landscape:

Prior to the issuance of the CO, the landscape architect shall provide a signed and sealed letter to Building and Planning, certifying that the landscape plan has been installed in accordance with the approved plans.

Any proposed changes to the plans shall be reviewed by a landscape architect, approved by the Building and Planning Department prior to installation, and shall be documented in a letter submitted by the landscape architect.

So subject to that condition, I make a motion it approve this application, 23-10, 16 Greystone Circle.

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MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Good. Good to go.

MR. MAIORANO: I don't want to take up any more of the board's time, but I think we all owe Margaret a huge thank you. This is your last Planning Board meeting. I feel honored to, I guess, be the last one to present.

MS. UHLE: I did that on purpose, Adamo.

MR. MAIORANO: Truly, thank you for your time. Not just me. Other architects, homeowners, engineers in town truly appreciate, you know, that you devoted all your time to us and everybody. You know, not even just your time here, you know, but after hours making this town a better place to live in and beautifying it.

MS. UHLE: Thank you. So kind of you to say that.

MR. NEMECEK: I want to add to that, that I've now been on this board -- I guess

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this is my 14th year on the board. I started at the beginning of 2010. I have to say, it's just been a joy working with you. You've always been so giving of your time, so gracious with all of us. You've always been there to answer whatever question we've had on this. I know you've had the same approach to the people of this town. You've been a terrific resource to this town, and we're all going to miss you very much.

MS. UHLE: Thank you so much for saying that.

THE CHAIRMAN: Yes. The whole town is going to miss you, Margaret.

MS. UHLE: I always said, I've been very lucky with the board members that I've worked with, every single one of you. Except for the meetings being long, they're actually kind of fun.

MR. MAIORANO: Especially leaving at the time that we have some big projects coming on.

MS. UHLE: I know. Good timing.

MR. NEMECEK: We've got the new guy.

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THE CHAIRMAN: Guys, I'm going to close the meeting. We are still open here.

I make a motion to adjourn the March 23, 2023 Planning Board meeting.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(Meeting adjourned.)

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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 14th day of April, 2023.

  
DINA M. MORGAN  
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEET

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