

Eastchester Town Clerk
OCT 18 12:22 AM '22

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
SEPTEMBER 22, 2022

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
MARK CUNNINGHAM, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter
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THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Similarly, I make a motion it approve the minutes --

MR. NEMECEK: I have no revisions.

THE CHAIRMAN: I was going to get to that, yes. -- The minutes of July 19, 2022.

MR. NEMECEK: That was a special meeting, you know.

THE CHAIRMAN: Second?

MR. NEMECEK: Second, yes.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. So we have three applications tonight --

MR. NEMECEK: We have Mark Cunningham.

MR. CUNNINGHAM: Sorry for being late.

THE CHAIRMAN: Your name tag is over there. Let's go back to the attendance. Mr. Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: We have three applications tonight. One is the Amoco Station at 497 New Rochelle Road. That applicant isn't

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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of September 22, 2022. If everyone would rise for the Pledge of Allegiance, please.

(Pledge of Allegiance.)

THE CHAIRMAN: I'm going to take attendance here. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Mark Cunningham doesn't seem to be here. Jim Bonanno is here. Anthony Giacobbe is unable to attend tonight. We'll get to applications in a second. For now, maybe we can approve meeting minutes; right? So then -- did you make any comments, Phil?

MR. NEMECEK: I made comments to the June --

THE CHAIRMAN: June 23rd?

MR. NEMECEK: Yes.

THE CHAIRMAN: I make a motion to approve the minutes of June 23, 2222 Planning Board, subject to the comments by Phil Nemecek.

MR. NEMECEK: Second.

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here yet, so I think we're going to start with 22-31, White Plains Hospital, 750 White Plains.

MR. CASE: I'm going to put it on the screen. I think it's easier. I could zoom in on stuff that way.

My name is Jim Case. I'm with Cannon Design Architects. We're the architects for this facility that we're renovating for White Plains Hospital. With me is Danielle Schmidt, project architect on the job, also Cannon Design.

I'm going to put -- do you all have copies of the drawings that we submitted? Good. I'm going to skip over to the third drawing. Actually, let me go to the second one first. I'm just going to zoom in. Oh, I see, this is different. Sorry.

MR. NEMECEK: It's an existing building that we've all known as the Lord & Taylor building. If you could let us know what changes you're going to make to the exterior of the building, what the purpose of the building is, what its use is going to be, its hours of operation, its anticipated parking use,

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etcetera.

MR. CASE: So this in yellow is the building. We're not taking up that entire footprint, we're taking up 50,000 square feet, roughly, in this area here.

I'm going to go to -- I'll stay there for a second. There are two parking lots. What we're designing is an out-patient facility, multi-specialty practice out-patient facility for White Plains Hospital. This is an upper parking lot that enters the building right now right here. It has an entrance at grade with the parking lot. There's another parking lot over here which is lower, a floor below. So there's a slope down and around to this parking lot. There's a vestibule here that currently has an escalator that goes up. We're going to revise that vestibule, put a stair and an elevator in -- and I'll show you that in a few minutes -- so patients will be able to enter from this parking lot and go up or for this parking lot and go right in.

There are basically four interventions to this building that are taking place. One is

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windows are being added by the landlord under a separate application. Let me just go to the next drawing for a second. This is another view of the building. This is the entrance off the upper parking lot, and the lower parking lot is behind over here. We're occupying most of what's in white right here. Not all, but most of it. So windows are being put into this wall here. Right now, it's a blank brick wall. You'll see elevations of that in a few minutes. The landlord may be adding some windows over here. I'm actually unclear of that at the moment. That's being discussed. That's a separate application. That's the landlord's work.

The landlord is also doing some, I think, minor modifications and re-striping in some of the parking lot. Again, a separate application that we're not involved in.

I'm going to just slide this over a little bit. I want to show you -- the next intervention is that we are modifying this entrance here at the upper parking lot at the north, and we're also modifying the vestibule

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at the east lower parking lot. I'll also talk about the last intervention, which is adding some rooftop HVAC units, which I'll show you.

On this elevation -- just to zoom in a little bit -- right now, other than the landlord adding windows along here, what we're changing is this area right in here. This right now has stone veneer and some glass windows and a canvas canopy. We're going to revise that, take the stone and glass out, and put in a new glass curtain wall here in the same plane that the current wall is. We're not expanding the footprint at all. We're just revising the look of it. We're also putting a canopy, a fixed canopy in that area, which I'll show you pictures of, just to protect it a little bit from the elements, and also to kind of create an entry gesture, if you will, architecturally.

Down below this is another drawing I'll show you. This is the east entrance at the lower parking lot. I'm going to zoom in a little bit here, sorry. I'm not so great with this mouse, I apologize. So this is the

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existing glass vestibule that's there now, if you could see that. So you go in these doors, and then to the right are escalators that go up. What we're doing here is, we're taking this vestibule down and building a new one in its place that's taller so we could get a nice public stair going up and a new elevator in. We're not changing the footprint of the vestibule. It will be the same footprint, but it will be taller. You'll see that in some of the drawings coming up.

I'm going to skip down to I think -- pardon me, I'm just going to scroll over. Whoops, wrong drawing. Here we go. Forgive my computer skills here, I apologize. So this is a drawing of the upper parking lot entrance where we're taking out the stone and windows there and adding a curtain wall in same plane, and creating this three sided kind of canopy. We have more detailed drawings that we'll show you in a minute. The height of it will be the same as this portion of the building. It won't be as high as the portion on this side. It will just line up with that and be in this

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location. We'll give you a more colored version of that, that you will see better in a minute. On the lower side, that depicts the vestibule that we're going to put in. It's the same glass vestibule that's there now, only we're going to make it taller and a little bit cleaner looking. We have a close up of that, that we'll show you a minute.

So going back to the upper vestibule, this is the concept, and we're making a framed element here that's the same height of the building and tucks into that niche that is already there. The inside face of it will be a wood look material. It won't be wood, it will be durable, but it will have the look of wood. Then the edge of it will be white. I believe that's going to be metal. Then we're creating another little sub-frame, if you will, in here, just to denote where the actual doors will be. So that's proposed. We're also cutting in on the curb a little bit to make a drop off. There will probably be some bollards there, which aren't shown in this drawing. So up to, I think, two cars can pull in and drop a

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patient off on the passenger side, and then continue on to park if need be. So that's the invention we're doing there.

Then we have another drawing here showing the lower vestibule that becomes taller. It's going to have a similar frame around it so it looks like it's part of the same vocabulary, if you will, of the other entrance and another frame to pick in the doors. The wood look piece will be on the inside instead of the outside, but a similar concept. So it's not a major intervention to the building, these two entrances, but it's cleaning up and making nicer entrances for the facility.

Any questions so far? I'll show you one more view.

MR. CUNNINGHAM: Is that a staircase right inside of it?

MR. CASE: I'm sorry.

MR. CUNNINGHAM: Right behind those curtain walls to the left from that entrance there, is that a staircase going up inside?

MR. CASE: Yes.

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MR. CUNNINGHAM: Inside?

MR. CASE: Inside there will be a stairway.

MR. CUNNINGHAM: So the escalators inside there now come out?

MR. CASE: Escalator is gone. We're taking them out. We're putting in a stair, and we're putting an elevator. The hope is that healthier people will take the stair, but the reality is people that aren't so healthy need an elevator.

MR. CUNNINGHAM: Right. Okay.

MR. CASE: I could maybe zoom in slightly here. You could kind of see the stair there inside going up.

MR. CAMPANA: You mentioned the material of the surround. So the white portion that wraps around over the glass, that's aluminum or stucco?

MR. CASE: It's metal.

MS. SCHMIDT: It's metal, yes. It may be aluminum. It will be a thick gage to, you know, take the elements or any sort of pedestrian traffic. Right now, it's a metal

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panel.

MR. CASE: So there will be some joints that aren't shown here.

MR. CAMPANA: That's what I was getting at.

MR. NEMECEK: This northeastern entrance, the one from the lower lot, is this just an entrance to provide access to the higher floor?

MR. CASE: Yes, because we're on the higher floor, our facility is, but this lower lot, people need to get up to it.

MR. NEMECEK: There's more parking in that area.

MR. CASE: Yes. Some people will park here, some people will park up there. If they park down here, they'll need to take the stair or the elevator up.

MR. NEMECEK: But you won't have any operations on that floor?

MR. CASE: No. I'll show you a section that kind of explains that. In fact, here is a section -- actually, let me just zoom out of this slightly. So this is one other

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view where you could kind of see both entrances. I'm sorry, one second. Let me enlarge that slightly. So in this view, you could kind of see the idea of these two entrances.

MR. NEMECEK: Can you show us the existing on that stairs that you have there?

MR. CASE: I'm sorry.

MR. NEMECEK: Show us what's existing there right now. That stairs is new; right?

MR. CASE: That stair is not there right now. The landlord will be putting a stair pretty much like this. I haven't seen the final layout.

MR. NEMECEK: That's not part of this application?

MR. CASE: No, it's not. That will be part of the landlord's application. We're showing it because we wanted to see how it affects things. The reason for that is so that people that park down here if they want to walk up to this entrance, can. Right now, they can't without that stair.

MR. NEMECEK: They could take the

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internal stairs or the external stairs.

MR. CASE: Yes. We're doing --

MR. CUNNINGHAM: Today, you would have taken the interior stair.

MR. NEMECEK: Right now, you would take the exterior, it's nice out. I beg to differ with you, Mr. Cunningham.

MR. CASE: Right now, there's no stair. There's an escalator that's not functioning.

MR. NEMECEK: There's nothing to get to.

MR. CASE: Let me keep going. So section wise, because that was a required drawing, this sort of explains what's happening a little bit as well. Let me just zoom out slightly. So this is the main floor that we're on. That's where we're putting our facility. This is the vestibule down to the lower parking lot. We're not occupying this space here. So the upper parking lot is up here and lower parking lot folks will come up here and then in.

There are four rooftop units that are

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going up. We'll show you that in a roof plan.

When we were with the Architectural Review Board about two weeks ago I think it was, we were showing three units that were taller than these, but we were explaining to them that we

were looking into doing four units that are shorter. Shorter is better because we won't see it from the parking lot. The previous one

you could see a little bit of them from the parking lot over the parapet. These you will not. In these renderings here, for instance, these views were taken from a 3D model that had those units in it. From these angles, you don't see them at this point.

MR. CAMPANA: How tall are the units and how tall is the parapet?

MR. CASE: So I'm going to show you an elevation drawing. It's deceptive because on an elevation front on, flat the units look tall in perspective. Because they're set back further on the roof, you don't really see them or you don't see them from these angles. Let me show you the plan -- the elevation, rather, because it has the heights on it. So it's

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these four units here. This is the elevation from the upper parking lot. The heights I think are about -- I'll tell you exactly -- off the parapet -- I'm sorry, it's taking me a minute to get there -- they're 10 foot 8 -- I wrote it down actually -- 10 foot 8 and 1/8th inch -- getting kind of exact, hopefully it comes out to that eight th inch -- from the top of these units to the top of the parapet. In the previous plan, they were about 1 foot 5 -- almost -- taller. These will be set on curbs. The previous one also had them on dunnage. These are, in my view, better because they're shorter, and you don't see them in perspective from the different entrances.

MS. SCHMIDT: To answer the parapet height question, so the parapet -- it's changing conditions as you kind of circle the building. On the very west side, northwest side it's taller than 5 feet, but then in different areas it drops to a curb height, gravel stop height, and at some point it's like 18 inches. The units are -- we'll show you in the roof plan -- they're set back far enough

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that even at the lowest height you don't see them from the lot.

MR. CASE: In the roof plan, this is the north lot over here -- I'm sorry, this is the north and this is the east lot, the lower lot here. That's the roof of our vestibule, and that's the canopy we're putting over here. We set them as far back as we practically can from the different sides to cut down the sight lines.

What else can I talk about? Did I miss anything?

MS. UHLE: One of the questions that we talked about, if you could just clarify lighting within the entrances.

MR. CASE: The parking lot lighting, that's not part of this application. The landlord may be making some improvements to the parking lot lighting. So that's landlord work.

In the vestibule that we're creating -- let me go back to the drawings -- the intention, and it hasn't been fully designed yet or specified yet, but the intention -- there's a couple of things. The

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intention is that we will likely have some lights in this canopy, but they will be directed downwards, not outwards. Within the vestibule, obviously they'll be lighting directed downwards lighting inside of vestibule but not projecting out to neighbors. The other thing is that this facility will be operating approximately 7:30, 8 in the morning until about 6, 6:30 at night. Currently, they're not looking to operate on weekends, but that could change in terms of the weekends. The point is, that after approximately 6:30 at night, there shouldn't be -- lights will be going off basically. They'll be closing down. Also, what we've done in the past at some facilities is put some of these exterior lights on dimmers, LED dimmable, so there's a way we could control it if we need to or adjust it if we need to.

Again, it hasn't fully been designed exactly what fixtures we're selecting and whatnot, but the intent is to select them that shine down, that can be adjustable, and the facility is closed at night.

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MR. NEMECEK: When does the landlord's application for the modification of the windows -- the addition of these windows on the north end and I guess the east side -- when does that come before us and how that does that interplay with your proposed construction?

MR. CASE: On this elevation, the windows are going to be something like these, which are similar to other windows they've already installed elsewhere in the building --

MS. UHLE: Could I --

MR. NEMECEK: You might want to let Margaret answer.

MR. CASE: Sorry.

MS. UHLE: The landlord does not have anything coming before you in the future. You've already approved this, the windows that he's talking about.

Just as long as I'm talking, I'll clarify something else too. They are really here only for the very specific facade improvement that they're proposing. So the landlord -- the use has already been approved, parking and traffic analysis has been approved.

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Had they just wanted to occupy the space without modifying the entrances, they would have not needed any proposals.

The other thing I'm just going to clarify even though it was in my meeting notes, just coincidentally, our traffic engineer and I will be meeting with the landlord of the site, the owners of the site tomorrow. As part of the Planning Board condition of approval, there were things that needed to be accomplished with regard to additional traffic and parking analysis --

MR. NEMECEK: Yes, I remember some of the modifications --

MS. UHLE: So we're meeting tomorrow to address the time frame for those. One of them is an improvement to the traffic light at the Wilmot Road entrance to the site. So that may be a condition of one of the Certificates of Occupancy, whatever.

Also, that Planning Board Resolution said once the building has a certain level of occupancy, then we'll do some additional traffic analysis to see whether we need to

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1 adjust other traffic lights, say on White
2 Plains Road. Once White Plains Hospital
3 occupies this space, we'll have reached the
4 level of occupancy that triggers those
5 stipends.

6 MR. NEMECEK: That's right. I
7 remember that. Okay. My concern really was
8 just that I remember approving, and we had
9 multiple presentations by the owner of the
10 property back when it was much more of a
11 concept, and there always was a concept that
12 medical might move in at some point. We did
13 approve, I specifically remember the parking,
14 and many improvements to the lot area, the
15 planting of trees.

16 MS. UHLE: That is all under way.
17 They've been working on the site work. The
18 landscaping will be going in shortly. As I
19 said, we just sort of coincidentally are
20 meeting tomorrow -- I mean, it's partially
21 because White Plains Hospital is an applicant
22 now -- to go over all those conditions, and be
23 very clear about time frames. That's with both
24 our traffic engineer, Hudson Bay Company's
25

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1 traffic engineer, as well as the Eastchester
2 Police Department and everything. So I just
3 wanted to make clear all of those are part of
4 the previous approvals.

5 MR. NEMECEK: Yes. So those windows
6 that we're talking about have been approved.
7 Do you have an understanding as to what the
8 landlord is going to do because you certainly
9 don't want to do -- maybe you are just going to
10 put in the glass curtain wall where the current
11 entrance is.

12 MR. CASE: That we're doing. The
13 windows shown here were given to us by the
14 landlord in terms of the sizes and the
15 location. I'm not personally fully aware of
16 everything else the landlord is doing on the
17 site because I've been focused on my piece.

18 MR. NEMECEK: Yes. Understood. Okay.

19 MS. SCHMIDT: The thought is that the
20 windows will be in prior to us --

21 MR. NEMECEK: Yes. It doesn't make
22 sense to open up, and then have people blowing
23 windows open.

24 As Margaret put it, you have a very

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1 narrow presentation.

2 THE CHAIRMAN: Handsome presentation.
3 We think you've done a very nice job certainly.
4 I like the wood.

5 MR. NEMECEK: It gives the appearance
6 of wood. It's not actual wood.

7 THE CHAIRMAN: Okay. I don't think we
8 have any questions.

9 MR. NEMECEK: I've asked all of my
10 questions.

11 THE CHAIRMAN: So we just have to do a
12 public hearing on this because this is an open
13 public hearing. So I make a motion to open the
14 public hearing on this application, 21-31,
15 White Plains Hospital, tenant fit out.

16 MR. NEMECEK: Second.

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

19 THE CHAIRMAN: Comments?
20 (No comments.)

21 THE CHAIRMAN: Being no one commenting
22 on that, I make a motion to close the public
23 hearing on this application, 21-31, White
24 Plains Hospital, tenant fit out.

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1 MR. NEMECEK: Second.

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

4 THE CHAIRMAN: No more comments. I
5 think we just have to adopt a Negative
6 Declaration.

7 MS. UHLE: No, for this one, you don't
8 need a Negative Declaration.

9 THE CHAIRMAN: That's right. So then
10 I think I'll just make a motion to approve
11 Application 21-31, White Plains Hospital.

12 MR. NEMECEK: Second.

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

15 MR. NEMECEK: Conditions?

16 MS. UHLE: The only condition, if it's
17 possible to have a condition about the
18 adjustable lighting or dimmer switch. I mean,
19 I hate to have something installed and get
20 complaints that's it's too bright. Is it
21 possible to ensure that that has some kind of
22 dimmer switch on it, if necessary?

23 MR. CASE: Yes.

24 THE CHAIRMAN: So the approval is

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subject to the dimmer switch on the lights.

MR. CASE: I'm sorry.

THE CHAIRMAN: The approval is subject to that condition that Margaret just put forth.

MS. UHLE: That the lights in the entrances can be adjustable or on a dimmer switch.

MR. CASE: Easy.

THE CHAIRMAN: Great. Thank you.

MS. SCHMIDT: Is that something you need to see? Obviously, we'll do that.

MS. UHLE: No. Just indicate that on the drawings for the building permit, that's all.

MR. CASE: Sure.

MS. UHLE: Thank you.

THE CHAIRMAN: Looks very nice.

MR. NEMECEK: Look nice.

MR. CAMPANA: Nice improvements.

MR. CUNNINGHAM: It's very nice.

THE CHAIRMAN: Amoco applicant is not here yet? Amoco is still not here, so we'll go to Siwanoy.

The next application is 22-32, 106

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Siwanoy Boulevard.

MR. NEMECEK: Are you ladies here for Siwanoy or for the gas station?

MS. UHLE: I think for the hospital. Did you have some questions about the hospital?

SPEAKER: I wanted to know if this was approved. I thought we were here for like our expectation of what we thought about it.

MR. NEMECEK: On the hospital?

SPEAKER: Yes. White Plains Hospital is a big facility, why are they going here? I live on Wilmot Road and the traffic --

MR. TUDISCO: We had a public hearing and asked if anybody wanted to comment on the application. You didn't come up.

MR. NEMECEK: That was your opportunity to be heard.

SPEAKER: I didn't know.

MR. NEMECEK: We all assumed you were here on another application.

MS. UHLE: I think there was a misunderstanding because the Chairman did say, we would like to open the public hearing, would anyone like to comment on the application.

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SPEAKER: What you're trying to say, you already approved it?

MR. NEMECEK: Yes.

MS. UHLE: Well, just to clarify something, the hospital use, the medical use was approved previously. So they're only here for the facade improvements. So that's what I was clarifying to the board as well. So the medical use was approved as part of an approval that occurred a year or so ago when Hudson Bay company came in with an application. As I explained to the board members, there was a traffic analysis done at that time. There's going to be continuous review of traffic and parking in the area, including some modifications to the traffic signals, possibly modifications to some of the site entrances, you know, once different uses start occupying the building.

For the application tonight, that was purely about the aesthetics of the architecture. The use, traffic and parking were reviewed as part of a previous application.

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MR. NEMECEK: Very thoroughly review, I might.

SPEAKER: It's very hard to go down Wilmot Road with that traffic over there at that light. One of these days, somebody is going to get killed on that road. If you got that entrance coming out, I can't even get in and out of my driveway.

MR. NEMECEK: I know, as Margaret just mentioned a moment ago, one of the approvals was to do something about that light on Wilmot Road.

MS. UHLE: The traffic light at Wilmot Road there --

SPEAKER: We've called the police many times, and they don't do anything about it. They race up and down the street. If this comes in, it's just going to be worse because they're going to pull out of the area, and we're not going to be able to get in and out of our driveway. You people don't live here, so you don't know what it's like.

MR. NEMECEK: We all live in this town.

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1
2 SPEAKER: You live in the town, but
3 you don't live on Wilmot Road.

4 MR. NEMECEK: Not everyone is so
5 fortunate to live on Wilmot Road.

6 MR. TUDISCO: I'm little concerned
7 because the record is --

8 SPEAKER: It's not --

9 MR. TUDISCO: Wait, ma'am. You have
10 to be recognized and go up to the microphone.
11 You were given an opportunity. You didn't
12 accept it. The Chairman opened up a public
13 hearing and invited people from the public to
14 speak about the application. We can't have you
15 speaking from the audience because someone has
16 to do a transcript of this. We have people go
17 to the microphone for that reason.

18 I understand you have concerns, but
19 the traffic study, all of the issues that
20 you're raising were all part of a previous
21 application. To the extent you wanted to speak
22 tonight, you were given an opportunity. I'm
23 concerned about the reporter, who's going to
24 have to generate minutes of tonight's meeting,
25 the microphone is what she goes from. She does

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1 it from the video.

2 MR. NEMECEK: You do speak very
3 clearly. Hopefully she gets what you said.
4 Could you state your name for the record?

5 SPEAKER: Excuse me.

6 MR. NEMECEK: Could you state your
7 name so that the court reporter has your name?

8 SPEAKER: I'd rather not.

9 MR. NEMECEK: You'd rather not. Okay.

10 THE CHAIRMAN: But you live on Wilmot
11 Road.
12

13 MR. NEMECEK: Undisclosed occupant of
14 Wilmot Road.

15 SPEAKER: The police know what the
16 traffic is like. They said they're going to
17 try to do something about it.

18 MR. NEMECEK: Okay. Thank you.

19 THE CHAIRMAN: Thank you. Good night.
20 (Short recess taken.)

21 THE CHAIRMAN: Application 22-32, 106
22 Siwanoy.

23 MR. RALPH: Good evening.

24 THE CHAIRMAN: Good evening.

25 MR. RALPH: My name is Greg Ralph.

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1 I'm the architect of record for this project.
2 I'm representing the applicant tonight. I will
3 very briefly give you an overview of the
4 project, and I'll touch on some of the changes
5 we made since the Architectural Review Board,
6 and then I'm all yours for questions.

7 So these are the same drawings as the
8 ones that were submitted. I'll just flip to
9 some photographs of the existing house. Here
10 we have on PB-8, we have a photograph of the
11 front of the house. The main architectural
12 feature currently is, unfortunately, this two
13 car garage. Out beyond everything else, the
14 rest of the house is kind of tucked behind it,
15 and then a photograph of the kind of
16 under-whelming current entry. On the rear of
17 the house, we have some just kind of what I
18 would call unreconciled additions over the
19 years that kind of took place to this house.

20 When Mr. Orth, the applicant, acquired
21 this property, he tasked us with reconciling
22 the architecture. So help me, he said, make
23 this house make a little bit more sense from
24 the street and from all sides, while also, of

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1 course, modernizing it. He has a family. He's
2 going to live there with them. There was
3 limited bedroom space in here as well. So that
4 is the why of the project.

5 So I'll focus mainly on the exteriors
6 because that's the main feature here. I'll
7 fold it back if it becomes a problem. The
8 primary architectural changes -- and you could
9 actually see it from the side elevation as well
10 as the front -- is that there's just what I,
11 again, would say reconciled the masses. We
12 pulled the front of the house forward. We put
13 a covered porch area there, which is here on
14 the front elevation, so that as you're driving
15 by, you kind of understand where you enter the
16 house. It was also meant to offset the primary
17 feature of the garage door, which we're going
18 to propose to have one that looks like a double
19 door, carriage door style, kind of soften that
20 feel. We have really good couple of vertical
21 access, center line of door to windows to
22 sub-ridge. Then we have the main ridge with
23 the window down to the center of the house.
24 Then we kind of center the porch with the

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windows. Overall, we're really happy with the front elevation.

Then on the rear, we made minor expansions around to kind of make sense of that back elevation. The back elevation also -- although no one really will observe that besides the applicant -- it is much better looking overall. They're adding a maintenance free Trex deck, you know, materials similar to this. I have all of the materials this evening. A maintenance free railing.

One of the comments that came up at the ARB was, we had initially shown this roof as asphalt shingle, but it is a low slope, and so for the sake of weather protection and just better architecture, the applicant did agree to switch that to standing seam metal. We have that same feature, actually, if you notice, the front roof is also a standing seam metal. So we're trying to accent those lower roofs that you physically see as a pedestrian walking by.

I'll scoot right on to some renders here that we have. I actually have a good photo of a built house with this same type of

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architectural language. So we actually, as a comment response to the ARB, we modeled in the battens in 3D. So this is a board and batten structure. Even if I bring it up to you, you could see the shadow lines. There's a lot of verticality, some minor trim elements around it, some cedar accents at the columns and at the beam that support the front porch. Otherwise, the color pallet is a more modernized farmhouse with the grays and the charcoals.

We also have lighting on the last page, but this is a night shot just showing pretty simple lighting. One light over the garage door, a carriage light next to the front door. Another daytime shot turning the corner. If I'm go too fast, tell me, but I'm just trying to get through this for you. This is going around the corner. Very similar materials carried all the way around. Because this is an addition, there's some existing foundation, some new foundation, so I just want to call out something that wasn't clear at the ARB, we would parge that and paint it so you're

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not going to read the CMUC's. It's going to be a nice stucco finish to terminate.

THE CHAIRMAN: It will match the color of the board, the stucco?

MR. RALPH: What's that?

THE CHAIRMAN: It will match the board color?

MR. RALPH: Absolutely. Absolutely. That is the color pallet, so it feels like a seamless --

MR. NEMECEK: The front of the house, the garage, is that -- you're retaining the existing garage in the same -- it just looks like -- it looks miniature now as opposed to --

MR. RALPH: Exactly. We brought the house forward. Again, it's a shame, I like the rear elevation quite a bit and no one will enjoy it. There's a lot of doors, a lot of glass on the back. It's really good for modern living.

One of the questions that was asked that we -- the only change we did not make from the recommendations of the ARB, they had just asked us to explore other materials

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for the chimney mass. We just felt that introducing another material, like a stucco or a stone or something, would actually draw even more attention to it. Since this is a functioning wood burning fireplace, by code it has to go up above the roof. We felt that just wrapping it with the board and batten, keeping that vertical, that's probably going to be the least offensive, so-to-speak. So we felt that was the best architectural decision. So that's the only one of maybe eight or nine comments that we didn't change.

Then back to the front. Let me switch to this page. This is not a rendering, this is a photograph. We did not design this one. At the last hearing, we talked about bringing a photo of either one we had done or very similar. In our searching around, this is so very similar to the pallet of an actual completed project. It's a little hard on the screen, but again, I could bring the board up if that's helpful. This just shows it executed in reality, that it actually looks quite clean, crisp, I would even say elegant.

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1 Then one of the comments from the
2 Review Board was to include our light fixture
3 selection and specs, so that was all part of
4 the submitted drawing set.

5 So I've said a lot, but I'm happy to
6 answer any questions. I have materials, if
7 that becomes important.

8 THE CHAIRMAN: Since you brought them,
9 why don't you bring them up. Before you do
10 that, what's the chimney cap? Is that going to
11 be standing seam or --

12 MR. RALPH: The chimney cap?

13 THE CHAIRMAN: Yes.

14 MR. RALPH: This would be black like
15 bent aluminum flashing. It will be metal, but
16 it's more of like a flashing cap. It will be
17 metal.

18 THE CHAIRMAN: Black; right?

19 MR. RALPH: Yes, black. Black metal
20 accent. So I'll bring these up. The only one
21 that's slightly disappointing -- as I
22 mentioned, the applicant physically had the
23 samples in his person, so we pulled these
24 together at our office. I don't have the

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1 cedar.

2 What we have here is, the main roof
3 itself will be a charcoal asphalt shingle.
4 That's on the higher roof. This is an actual
5 piece of the standing seam metal. The window
6 finishes and colors are all in this darker
7 charcoal. The siding, as you see in the
8 renders, is this lighter gray color. Then the
9 intent of the cedar -- this is too red, it's
10 really this. If you're familiar with cedar,
11 it's that nice new one, it's not the reddish
12 part. That's the one I'm disappointed with.
13 That, again, was represented in that last
14 render -- I'm sorry, the photograph on the last
15 page.

16 MR. CUNNINGHAM: Is that board and
17 batten material composite?

18 MR. RALPH: Let me grab that. This is
19 not the correct texture because the board and
20 batten is flat, it's textureless, but this is
21 the material.

22 MR. CAMPANA: Is that Hardie?

23 MR. RALPH: It's a Hardieboard. The
24 only misrepresentation here is that the board
25

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1 and batten doesn't have the wood grains.

2 MR. CUNNINGHAM: Right.

3 MR. CAMPANA: Correct.

4 MR. RALPH: But it's that durable
5 material. The battens are just thin strips.

6 MR. CUNNINGHAM: Thin strips. Nice,
7 maintenance free product.

8 MR. CAMPANA: Can you zoom into the
9 roof over the front portico? Just a quick
10 question.

11 MR. RALPH: I the elevation or in the
12 rendering?

13 MR. CAMPANA: That rendering right
14 there. So did it ever cross your mind to
15 engage the cedar beam and column into that
16 covering with brackets, to tie it back into the
17 post?

18 MR. RALPH: That's a very astute
19 observation. So we obviously needed the
20 support columns and everything under the wall,
21 and then we wanted to accent it with the skirt,
22 which slides past the cedar. That's a great
23 point. I would have no -- you're just thinking
24 about like a cross beam or something back to it
25

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1 to engage it?

2 MR. CAMPANA: Yes.

3 MR. RALPH: We would be absolutely
4 open to that.

5 MR. CAMPANA: Just a thought.

6 MR. RALPH: I had thought about lots
7 of various ways to engage that, and I think
8 that's a great idea.

9 MR. CUNNINGHAM: What is that post?

10 MR. RALPH: What's that?

11 MR. CUNNINGHAM: That corner post, I
12 didn't realize it was cantilevered out like
13 that.

14 MR. RALPH: This is like a two and a
15 half foot -- it's just framing. It's just a
16 triangle frame. This is the cedar post beam
17 and the cedar post. So the suggestion that I
18 quite like would be bring the cedar bracket
19 back, just to tie the roof back into the column
20 and the beam.

21 THE CHAIRMAN: Looking at the end, you
22 would see post, beam.

23 MR. RALPH: You would see cedar coming
24 back to the post.
25

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MR. CUNNINGHAM: Right, tying that in.

MR. RALPH: Exactly. So it's not floating. You're /AER hired. I'm happy to include that.

MR. CUNNINGHAM: My question was more on the structural end of it. What's holding up that corner?

MR. RALPH: All the load from the house is coming on this corner, which is directly over the column. This skirt roof is applique.

MR. CUNNINGHAM: No, I know. Am I looking at that wrong? Is that just a corner post there?

MR. RALPH: It's like a six by six parallam column wrapped in a cedar trim. It is definitely -- they're rated to like 40,000 pounds. The parallam posts are extremely strong.

MR. CAMPANA: Down to a footing.

MR. RALPH: Down to a footing, yes.

MR. CUNNINGHAM: That's what I mean, there's a post underneath that corner?

THE CHAIRMAN: Yes.

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MR. CAMPANA: The post is underneath the corner of the house, which is clad with the cedar.

MR. CUNNINGHAM: It's being transferred down to a footing.

MR. RALPH: I guarantee it will be structurally sound, for sure.

THE CHAIRMAN: We like that. Any more comments?

MR. CAMPANA: No more.

THE CHAIRMAN: Very handsome. We do have to do this, although it seems sort of odd.

I make a motion to open the public hearing on this application, 22-32, 106 Siwanoy Boulevard.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: Being there is nobody in the room, no comments are being made, so I make a motion to close this public hearing on 22-32, 106 Siwanoy.

MR. NEMECEK: Second.

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THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Looks good. This is the first time you've been here?

MR. RALPH: Before you, yes. We were here two weeks ago with the ARB.

THE CHAIRMAN: I think you do good work.

MR. CUNNINGHAM: Very nice job. It looks really good.

MR. RALPH: Thank you.

MR. NEMECEK: It was actually three weeks ago.

MR. RALPH: Three weeks ago. Sorry.

THE CHAIRMAN: So then I make a motion to approve Application 22-32, 106 Siwanoy Boulevard.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: No conditions? We're good?

MS. UHLE: The consideration of --
(Multiple people speaking.)

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THE CHAIRMAN: Best to your client. I hope he's okay.

MR. RALPH: I do too. He'll be starting in short order.

THE CHAIRMAN: Just tell him the good news.

MR. RALPH: I will. Thank you very much.

THE CHAIRMAN: Thank you. I make a motion to adjourn the September 22, 2022 Planning Board meeting. The next meeting will be on October 27, 2022.

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 October, 2022.



DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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