

Eastchester Town Clerk
October 23 PM 2:49

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
September 28, 2023

TOWN OF EASTCHESTER
HELD AT: Eastchester Town Hall
49 West Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:
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CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
ANTHONY GIACOBBE, MEMBER
JOSEPH RUBINO, MEMBER
MICHAEL FORTUNO, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

LUKAS HERBERT, 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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MR. RUBINO: Present.

THE CHAIRMAN: Jim Bonanno is here.

Anthony Giacobbe.

MR. GIACOBBE: Present.

THE CHAIRMAN: Great. The applications we have here -- I'm sure you have the minutes there -- the old matter is the subdivision on Tuckahoe Avenue, that's 21-17, 15 Tuckahoe. New applications are 38 Tuckahoe Avenue, 65 Middle Road, 59 Overlook Avenue, and 360 White Plains Road. We're going to go in that order.

MR. NEMECEK: It's Michael Fortuno; right?

MR. FORTUNO: Fortuno.

THE CHAIRMAN: Did I say Fortuna?

MR. NEMECEK: I think you said Fortino. We want to get it right.

THE CHAIRMAN: I'll get it right in a little while.

MR. NEMECEK: It's tough, these Italian names, you know.

THE CHAIRMAN: Mr. Nemecek and Anthony, there are meeting minutes we could

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THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of Thursday, September 28, 2023. If everyone would rise for the Pledge of Allegiance, please.

(Pledge of Allegiance.)

THE CHAIRMAN: I'm going to do the roll call. Before I do that, I would like to introduce two people before we get to the roll call. Mr. Joe Rubino is joining us and Michael Fortino on the far -- I guess your right. The two members that were on the board in those seats previous, Louis Campana is now on that side, and we thank you for all of the input you had over the years you spend here, Louis. The same to Mark, wherever he is, thanks, Mark, for all the service you gave over the years here also.

That being said, the roll call.

Number 1, Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Okay. Michael Fortino.

MR. FORTUNO: Present.

THE CHAIRMAN: Joe Rubino.

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approve because the three of us were present for the minutes of March 23, '23, May 25, '23, and June 22, '23. So subject -- did you get all your comments in, Phil?

MR. NEMECEK: Not to the June 22nd one. I haven't finished that one yet. I did get them in to March some time ago, as well as the May one earlier today.

THE CHAIRMAN: So then I make a motion to approve the minutes of March 23, 2023, and May 25, 2023.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Good job, Phil. The application we're doing now 15 Tuckahoe.

MR. MASTROGIACOMO: Good evening. Michael Mastrogiacomo, design engineer for the project. When we were last in front of you, we presented the revised drawing. We've been working with the town consultants to go over the storm water management plans and tidy up some little odds and ends.

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2 So one of the things we've done in

3 this new design is, since the residents were

4 here last, they were wondering how the sheet

5 flow over the lawn will be going onto the

6 neighbor's properties. We've created some

7 swales and an extra pond for any overland flow

8 to try to slow down any water coming off the

9 grass coming out here.

10 One of the other things we've worked

11 on with your consulting engineers, we have a

12 storm water management system on this

13 un-buildable lot. We're planning on making

14 this a small park with like a playground, some

15 benches, something for this HOA because we're

16 going to have to do an HOA in order for

17 maintenance for the storm water management.

18 What we thought was, if we do a little park

19 plan here, it will actually force the HOA to

20 also cut the grass and keep it clean.

21 Otherwise, the grass is just going to get too

22 high.

23 Another in your package, we also

24 prepared some sketches of the different homes,

25 that way you could get an idea of what we're

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2 doing for each lot. Again, they'll be four new

3 homes. So this would be lot two, this would

4 roughly lot three, lot four, and then the last

5 lot, and that would be the lot next to the

6 storm water management system. So we tried to

7 mix up, you know, some different colors, that

8 way it doesn't look just bland. Again, this

9 would have to go back to you once they decide

10 to build the houses, and go back to the

11 Architectural Review Board for final designs.

12 THE CHAIRMAN: Standby. I had a

13 question. So the lot over there is obviously

14 the one that the detention tank is going under,

15 and you're saying you're going to put a park or

16 something on top of it?

17 MR. MASTROGIACOMO: Yes.

18 THE CHAIRMAN: It feeds out to the

19 street; I guess it's on the site plan?

20 MR. MASTROGIACOMO: Yes. On the

21 utility drawings, there's a series of piping to

22 go down and to tie down at the end of Tuckahoe

23 Avenue near Sage Place. That's the closest

24 catch basin in order to provide overflow. That

25 pipe down there is a 24 inch pipe, so it's a

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2 very large pipe tying into.

3 THE CHAIRMAN: Sure. So how does it

4 release to the storm drains; is it timed or is

5 it by gravity?

6 MR. MASTROGIACOMO: No, it's timed.

7 So what happens is, as --

8 THE CHAIRMAN: I know this is no what

9 we do, but just in general.

10 MR. MASTROGIACOMO: So as the water is

11 collected, it's brought into these tanks. So

12 the tanks, what happens is, they come in high,

13 that way then all these tanks are tied in

14 together, they'll start filling up. Once it

15 reaches a capacity of over a hundred year

16 storm, then it will overflow out, come across,

17 come through this easement, and go down

18 Tuckahoe Avenue.

19 THE CHAIRMAN: What determines the

20 flow of that; just gravity or is it --

21 MR. MASTROGIACOMO: Gravity.

22 THE CHAIRMAN: It's just gravity.

23 MR. MASTROGIACOMO: Everything is

24 gravity, correct.

25 THE CHAIRMAN: Oh. Got it.

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2 MR. NEMECEK: Because the property

3 slopes from -- I guess that would be --

4 MR. MASTROGIACOMO: It would be from

5 this corner down.

6 MR. NEMECEK: West to east?

7 MR. MASTROGIACOMO: Correct. So since

8 we're picking up the grade in order to the

9 build the road, we're able to pick it up in

10 order to create positive pitch.

11 THE CHAIRMAN: What is the difference

12 in grade between west and east? I probably

13 asked this before.

14 MR. MASTROGIACOMO: You're at 218 to

15 214. It's 4 foot.

16 THE CHAIRMAN: 4 feet?

17 MR. MASTROGIACOMO: Yes.

18 THE CHAIRMAN: And in the other

19 direction, north/south.

20 MR. MASTROGIACOMO: From front to back

21 you're at 222 to 212, so there's 10 foot

22 difference front to back.

23 THE CHAIRMAN: So naturally drain that

24 way and that way?

25 MR. MASTROGIACOMO: Yes. So it will

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2 go this way and then back that way.
3 THE CHAIRMAN: Okay. Cool. Thank
4 you. I know this is an open public hearing so
5 we're going to have some comments, but my
6 understanding is that there are still some
7 issues regarding the drainage that we're
8 working out with Mr. Cermele?
9 MR. MASTROGIACOMO: Yes. There's some
10 just clarifications, invert verifications,
11 stuff like that. Housekeeping type stuff.
12 That way Mr. Cermele could be okay with
13 approving the design.
14 THE CHAIRMAN: Is that the nature of
15 what the things Joe is addressing or is there
16 bigger issues?
17 MR. HERBERT: I mean, it's that plus
18 other issues. There's the road geometry.
19 There's a number of things that we have to
20 discuss. We have a -- Mr. Cermele, he made
21 this memo back in January, so we went through
22 it. There's a number of outstanding issues
23 that we're just going to work through when we
24 meet next week.
25 THE CHAIRMAN: Oh, so they haven't
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2 been addressed?
3 MR. HERBERT: We're still working it
4 out, yes.
5 THE CHAIRMAN: Are there overall
6 issues about the percolation tests and about
7 the soil tests?
8 MR. MASTROGIACOMO: That was all done.
9 MR. HERBERT: Joe witnessed that, but
10 we're going to discuss that next week when we
11 meet.
12 THE CHAIRMAN: Okay. What's the total
13 impervious? Is it on here somewhere?
14 MR. MASTROGIACOMO: I'm sorry.
15 THE CHAIRMAN: The total impervious.
16 Is there a number?
17 MR. MASTROGIACOMO: The total
18 impervious. No, it's not on here,
19 unfortunately. I'm sorry.
20 MR. NEMECEK: The existing home I
21 guess is 15 Tuckahoe?
22 MR. MASTROGIACOMO: This is 15
23 Tuckahoe.
24 MR. NEMECEK: That's going to be
25 untouched?
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2 MR. MASTROGIACOMO: This is going to
3 remain untouched. The driveway is going to
4 stay. The only thing is this garage that kind
5 of needs a lot of repair, it's crossing over
6 the proposed line, so that's the piece that's
7 going to be taken down.
8 MR. NEMECEK: And the property lines
9 on 15 are compliant with whatever the zoning
10 requirements are?
11 MR. MASTROGIACOMO: This is part of
12 the variances that we need.
13 MR. NEMECEK: That is part of the
14 variances?
15 MR. MASTROGIACOMO: Yes. So we need
16 variances for the side yard and front yard to
17 keep the existing home. We need a variance for
18 this radius, which we cannot obtain because
19 that's the neighboring property. I believe
20 there are like one or two other things.
21 MR. HERBERT: Right. The subdivision
22 road is too close to White Plains Road by like
23 10 feet.
24 MR. MASTROGIACOMO: That was the other
25 one.
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2 THE CHAIRMAN: Those three?
3 MR. MASTROGIACOMO: Yes.
4 THE CHAIRMAN: Okay. We're somewhat
5 familiar with those. Okay. So you're here
6 just presenting to us. So it's a public
7 hearing. Can we just see if anyone has
8 something? Any comments from the public?
9 Please come up.
10 MR. OGNIBENE: Good evening. Vincent
11 Ognibene, 14 Tuckahoe Avenue.
12 I have concerns about the planned
13 development as it's presented now. I believe
14 it would put a burden on an already overloaded
15 storm and sewer system. The property there
16 already floods in the back and has a high water
17 table. Now with the proposed development, all
18 that water will be collected and funneled into
19 the storm system directly in front of my house.
20 It will definitely impact my house, and it will
21 impact the houses further down the block who
22 are already dealing with water issues as it is.
23 I believe the outdated infrastructure on the
24 block cannot handle a development like this.
25 So I just want you to consider all
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1 those facts when you decide to move forward
2 with this project. Thank you.

4 THE CHAIRMAN: Where is your house?

5 MR. OGNIBENE: Right across the
6 street.

7 THE CHAIRMAN: On the other side of
8 the street. Gotcha.

9 MR. NEMECEK: Can you tell me, how
10 long has that house been up across the street,
11 your house? When was it built?

12 MRS. OGNIBENE: I'm not certain when
13 the house was built. I'm sorry, I'm Maria
14 Ognibene. Vincent is my husband. We live at
15 14 Tuckahoe Avenue. We've owned the house for
16 about seven years or so, approximately. I
17 couldn't tell you right at this minute when it
18 was built.

19 MR. NEMECEK: Okay. I think I recall
20 approving -- I can't remember if both the
21 houses, your house and the house next door,
22 were built at the same time or --

23 MR. OGNIBENE: The house next door to
24 the left of us was built. That was a new
25 construction.

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2 MRS. OGNIBENE: Our home is not new
3 construction. Our home was a series of
4 extensions and updating.

5 MR. NEMECEK: I remember approving one
6 of the homes.

7 MRS. OGNIBENE: There were two
8 existing homes on that property. One was
9 demolished and a new home was built in its
10 place. Ours was an existing home that has been
11 renovated with an extension. Nothing needing
12 variances. All to code. All I's dotted, T's
13 crossed, as they say.

14 I just want to add a little bit to
15 what my husband said. I did address you in
16 writing. I'm assuming that you did receive
17 that.

18 MR. NEMECEK: Yes.

19 MRS. OGNIBENE: Our concerns are very
20 real. As I'm hoping you're aware, the
21 infrastructure in our neighborhood is at max
22 capacity as is. An addition of four new homes
23 is, we believe firmly, going to create a burden
24 within our neighborhood that -- I mean, it is
25 not just in our neighborhood, it's to the

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2 resources of the town because ultimately it's
3 not just us, but it is going to create a burden
4 that is completely not necessary. This
5 development is not necessary. We are not in
6 support of it tonight as it is being presented.
7 I mean, I don't mean to be crass in my
8 addressing of you right now, but we're talking
9 about colors of HardiePlank right now. I'm
10 sorry, has this project been approved.

11 THE CHAIRMAN: We're not really paying
12 attention to that.

13 MRS. OGNIBENE: Right. So we're
14 hearing talking about colors of HardiePlank --

15 THE CHAIRMAN: No, we're not.

16 MRS. OGNIBENE: I know, that's
17 rhetorical. We're hearing talking about colors
18 of HardiePlank on a project that is very much
19 at infancy from where I stand.

20 There are neighbors that are not here
21 tonight because, frankly, they're immigrants,
22 and they have not a firm -- aren't able to
23 firmly communicate in English, but I know with
24 certainty that there are other neighbors with
25 very serious concerns who are stakeholders, who

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2 have been residents for decades, and they
3 already suffer because of, again, the
4 infrastructure within the neighborhood.

5 This -- as it is, there are other
6 options for this applicant. There are other
7 options for this applicant. This is not it.
8 This is just a bad idea. It's a bad idea for
9 us, I think. It's all in the public record.

10 You know, I can't imagine -- I mean,
11 what you have there between -- the grade
12 between the street and the rear of the property
13 where they're proposing this retention, you
14 have over a story difference. By a story, I
15 mean it's over 10 feet. More than 10 feet.
16 There is going to be a dramatic slope on that
17 road, not to mention the high water table. As
18 soon as those retention tanks get installed,
19 those are going to fill with water simply from
20 the water table, forget about the runoff. So
21 those are going to be filled with water likely
22 always because of the high water table back
23 there, and the flooding that already is a very
24 regular occurrence back there. It doesn't
25 affect anyone currently because there is

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1 nothing back there. It's vacant land. So it
2 fills up and slowly it drains, you know, a day,
3 two days, a week, whatever it is. Once this
4 road gets installed, which is going to have a
5 pretty dramatic slope, right, because we're
6 talking about 10 feet on -- how many -- how
7 many linear feet is that road; a hundred feet,
8 a hundred and fifty feet? You're going 10 feet
9 in grade. That's going to fill up immediately,
10 and then it's supposed to slowly creep up via
11 an easement, across private property to a
12 connection to the street.

13 I mean, I know you're all very well
14 informed of the application, and you're all
15 very familiar with it, but please take a look
16 at it again, and then take a look at it again,
17 and go to the property. Go to the site. Walk
18 the site after a rain storm. I suggest you do
19 that.

20 MR. NEMECEK: Can I ask you -- first
21 of all, I would agree with you that, you know,
22 this development is not necessary. There are
23 very few developments that are necessary.

24 MRS. OGNIBENE: Right.

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1 MR. NEMECEK: But the owner does have
2 certain rights to develop the property.

3 MRS. OGNIBENE: Absolutely.

4 MR. NEMECEK: I think both in your
5 letter and here, you've mentioned the burden
6 that this would place on the neighborhood.
7 Certainly, one of the issues that we and the
8 consultant that the town hires exams very
9 carefully, is the issue of storm water
10 management. That's an issue -- I think we're
11 going to get another half inch tomorrow. It
12 seems like we live in a rain forest now.
13 That's certainly an issue that we hear over and
14 over again on this board. You know, even in
15 the drier times we hear it. It's been a pretty
16 wet summer and into fall already. So that's an
17 issue that we're going to -- you know, I don't
18 have expertise in that area. Anecdotally we
19 can all site a particular storm where there was
20 deep water and maybe mud and whatever, but we
21 have to rely on our consultants to tell us is
22 this going to make the problem worse, is it
23 going to make it better, is it going to be the
24 same. If it's going to make it better or

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1 worse, how much better or worse. So that issue
2 is going to be addressed, you can be sure of
3 that.

4 Apart from that, and apart from the
5 simple mathematics of adding four homes, you're
6 adding vehicular traffic, you're adding
7 pedestrian traffic perhaps, what other burdens
8 can you identify that would be put on the
9 neighborhood by building this development?

10 MRS. OGNIBENE: I mean, we haven't
11 discussed the sewer system, the sanitary sewer
12 system. We're not even there yet. I don't
13 even see it fleshed out in this plan, truly.
14 So again, talking about colors of HardiePlank,
15 let's come back to what needs to be looked at
16 and discussed, and this is another very real
17 concern, okay.

18 There have been issues in the
19 neighborhood related to the sanitary sewer, and
20 luckily we've been okay, but I cannot say that
21 about other neighbors. I'm certain that if you
22 speak to the Fire Department, who is regularly
23 pumping people's basements out, it's all
24 documented, somebody calls the Fire Department,

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1 it's all documented. So there are many homes
2 along Tuckahoe Avenue, along the other streets
3 that branch off of Tuckahoe Avenue, that have
4 very serious problems when it comes to the
5 sanitary sewer, and this is not going to help
6 that.

7 MR. NEMECEK: Sometimes -- I will
8 point out, that sometimes in exchange for
9 permission to develop a property, sometimes the
10 town requires some sort of measures to be taken
11 by the applicant to try to alleviate certain
12 problems. I know we did this with Ray Place
13 where there were requirements that the
14 applicant try to -- I think there was a
15 sanitary sewer problem there as well, and they
16 had to scope the entire thing and look for
17 issues that might be able to be improved but
18 hadn't been identified yet, because what you're
19 telling me and what I'm hearing is, there are
20 already problems. I know logic would tell us
21 if there are already problems, you add four
22 homes, there will be more problems. What I'm
23 saying is if you also take some remedial steps,
24 it is possible that it could be better rather

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2 than worse. That's all I'm saying.
3 MRS. OGNIBENE: So we can discuss that
4 when that proposal comes before you, because
5 tonight you don't have that information. Am I
6 correct or am I incorrect?
7 THE CHAIRMAN: Can I talk?
8 MRS. OGNIBENE: Yes.
9 THE CHAIRMAN: Thank you. Did they do
10 studies of sanitary and storm?
11 MR. HERBERT: I mean, that's still
12 forthcoming.
13 THE CHAIRMAN: Okay. So we're not
14 there yet?
15 MR. HERBERT: No, we're not there yet.
16 THE CHAIRMAN: Okay. So we're not
17 there yet.
18 MRS. OGNIBENE: Right.
19 THE CHAIRMAN: We're not overlooking
20 them. They're being done. Once they're
21 reviewed, we'll be able to comment.
22 MRS. OGNIBENE: Right. So, I mean, I
23 guess we'll talk next month.
24 THE CHAIRMAN: You're welcome back.
25 Before you leave, tell us something. You said
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2 there are other folks in the neighborhood that
3 don't speak as well. Their concerns, are they
4 similar to yours, or do they have concerns that
5 you haven't voiced?
6 MRS. OGNIBENE: I'm quite confident
7 that their concerns are similar to mine. There
8 are properties that abut immediately adjacent
9 to this. If they have other concerns, I don't
10 know. But these issues are very real. They're
11 very real for the majority of the homeowners on
12 the street.
13 As I stated, we've been okay so far.
14 We're kind of like at the higher end elevation
15 wise of Tuckahoe Avenue. Our property slopes
16 differently than everyone else, and so, we've
17 been okay. However -- and, you know, no has
18 appointed me, you know, representative of the
19 residents of Tuckahoe Avenue, but I'm here
20 telling you tonight it's real. It's there and
21 it's real.
22 MR. NEMECEK: Thank you.
23 MRS. OGNIBENE: Thank you.
24 THE CHAIRMAN: Anyone else from the
25 public?
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2 (No comments.)
3 THE CHAIRMAN: No. Good.
4 MR. MASTROGIACOMO: I just want to
5 clarify, that 10 foot difference is existing
6 grade, not the proposed grade of the road. The
7 road is not -- it has to be per code one and
8 half percent, and that's the way it's been
9 designed. We've worked with your consultants
10 to design everything according to code. We've
11 worked on the infrastructure, as I was going to
12 say. The sewer has been designed. It's been
13 designed together with your consultants. Used
14 Westchester County Health Department Codes, New
15 York State Health Department Codes, whatever is
16 required for design of sanitary sewer.
17 I was with Veolia Water yesterday. We
18 went over the infrastructure for the water
19 main. They actually told me they're going to
20 be doing some upgrades on the water main on
21 Tuckahoe Avenue, and they're okay, they have
22 enough water to service these four homes. All
23 this was done, worked on. I just showed you
24 the houses because last time I was here, you
25 guys asked me, can you just give us just rough
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2 renderings of what you thought the homes would
3 be. That's what was presented. We're here
4 mostly for the subdivision.
5 THE CHAIRMAN: Just in further
6 response to some of the points you brought up,
7 the reason -- when this applications like this
8 come in front of us, first we try to understand
9 the existing conditions, what's there. We're
10 tasked to understand that, and then confirm
11 that no matter what the applicant says, that
12 the conditions that are there are not made
13 worse, and hopefully made better. We don't
14 just say yes. Someone has to prove to us that
15 things aren't getting worse. If they are, then
16 we're not very happy with this on all the
17 applications. So as far as -- but that's
18 technical things like water. As far as
19 character and neighborhood and all that, that's
20 judgmental. As far as the engineering aspects
21 of the job, we're paying close attention to it.
22 So we will continue talking about all those
23 issues as we move forward, as you know.
24 They're being worked out right now, as you also
25 said.
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2 In addition, we had a discussion about

3 maybe something that the developer could do to

4 sort of make it a little bit better by putting

5 a sidewalk along.

6 MR. HERBERT: Yes. That was one of

7 the comments from the town's consultant traffic

8 engineer, was that a sidewalk could be

9 considered in between the subdivision road and

10 White Plains Road.

11 MR. MASTROGIACOMO: I didn't get that

12 memo.

13 MR. HERBERT: I have it here. It was

14 with the application materials. I can give it

15 to you when we meet.

16 MR. MASTROGIACOMO: Yes, that's fine.

17 That's fine. We could look at doing something.

18 THE CHAIRMAN: And that would get you

19 from the end of the cul-de-sac to White Plains

20 Road?

21 MR. HERBERT: Right. I was out at the

22 site this morning. There is a parking lot in

23 between. The applicant doesn't own all that

24 land in between the subdivision road and White

25 Plains Road, so we would have to work that out.

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2 There is parking for one of the buildings on

3 the opposite side of White Plains Road. There

4 is like a mulch type area with plantings, that

5 I think that property owns. So we would have

6 to work that out. A sidewalk would be

7 beneficially for everyone there.

8 THE CHAIRMAN: So is that what's shown

9 right there on the site plan next to the

10 parking lot; are those the plantings? Yes,

11 right there.

12 MR. MASTROGIACOMO: Yes, this is the

13 planting area. This is the driveway for this

14 parking lot for the pizzeria.

15 THE CHAIRMAN: It would be as far as

16 it could go there, go to wherever the driveway

17 is.

18 MR. MASTROGIACOMO: That's one of the

19 discussions I wanted to have with the Highway

20 Department, the Highway Super, you know, how he

21 would like to see the sidewalks, street

22 lighting, you know, things of that nature.

23 That's part of our meeting next week.

24 THE CHAIRMAN: So for now we see what

25 you've done, and we're going to standby until

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2 you meet with our consultants and they give us

3 recommendations, and we get to discuss this

4 further.

5 MR. MASTROGIACOMO: Okay, great.

6 THE CHAIRMAN: Thank you very much.

7 MR. MASTROGIACOMO: Thank you.

8 THE CHAIRMAN: Thank you for coming

9 in, folks.

10 MR. NEMECEK: Thank you for giving us

11 that vision of what it might look like. Thank

12 you.

13 THE CHAIRMAN: The next application is

14 on Tuckahoe Avenue also. So it's 23-16, 38

15 Tuckahoe Avenue.

16 MR. IANNACITO: Good evening. My name

17 is John Iannacito, I'm an architect, and I'm

18 representing Mr. And Mrs. Cermele this evening,

19 the owners of the subject property.

20 We are proposing additions and

21 alterations to the existing single family

22 residence located at 38 Tuckahoe Avenue. I'm

23 going to come up to the drawing to point out

24 the scope of work.

25 So the proposed scope of work will

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2 include a two story addition at the front and

3 at the rear, and that's highlighted in the

4 yellow. It's that small piece there, and then

5 the larger piece at the rear. We're also

6 proposing a new front entry portico, which is

7 highlighted here in red. We're proposing a new

8 wood deck at the rear, and then a new pool

9 cabana behind the existing pool, which is

10 highlighted here in green.

11 Here is the rendering of the proposed

12 front facade showing the finished materials.

13 The siding is going to be a HardiePlank siding

14 in an arctic white finish. The stone veneer is

15 going to be a Greenwich blue finish. The roof

16 over the main portion of the house is asphalt

17 in a charcoal finish, and then the lower roof

18 is going to be a standing seam metal roof in a

19 black finish. The windows will be vinyl clad

20 in a black finish. The trim boards and columns

21 will be painted AZEK in a white finish. The

22 railings will be composite in a white finish.

23 The entry door and the overhead door will be

24 fiberglass in a black finish. The gutters will

25 be aluminum in a white finish.

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This application was presented to the Zoning Board, and an area variance was granted for gross floor area back in June of 2023, so earlier this year.

We also went in front of the Architectural Review Board earlier this month on September 7th, and the application was approved with two comments or two recommendations. The first was to show the finishes on the steps and the landing of the portico, which is a stone finish with -- a stone veneer with blue stone landing and treads. They also asked to add some stone veneer on other either side of the overhead door on the garage side. So we made those changes and shown them on the new drawings that we submitted to the Planning Board.

That's about it. If you have any questions, I'm happy to answer them.

MR. NEMECEK: How does the height of this house compare to that of the neighboring homes?

MR. IANNACITO: So we submitted some photos of --

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MR. NEMECEK: I'm looking for them now.

MR. IANNACITO: So most of the homes are two stories. This is a two story home also. If you look at the existing elevation here, we're proposing to remove the roof, and we're just going to basically -- the eave line is staying in exactly the same location, its just the roof pitch is being increased on the front. So this eave line here at the upper level is the same elevation it is today, and the ridge height is going to be slightly higher than what it was on the existing. So if we look at the height, we have the existing eave and the proposed. So the existing eave is exactly where it was, and then here is the proposed ridge. If we look at the zoning calculations, it will tell us exactly. So the existing ridge was 26.67, and the new ridge would be 32.67. If we look at the houses next door, 36 Tuckahoe Avenue is a two story home, 34 is a two story home. Most of the homes are two story.

THE CHAIRMAN: You're existing ridge

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is 32?

MR. IANNACITO: The new ridge is going to be 32.

THE CHAIRMAN: Oh, the existing is 26.

MR. IANNACITO: The existing is 26, correct. The pitch on the existing roof was really minimal. It was like a 4 over 12. So this one will be a little bit steeper.

MR. NEMECEK: Okay. I'm looking at the photos now, as well as getting a street-scape on Google maps, and it looks like it will fit with the character of that section of the street.

THE CHAIRMAN: So the variance is just area; right?

MR. IANNACITO: It's for the gross floor area. The house conforms with coverage. Just the overall floor area we needed just a little bit more than what was required.

THE CHAIRMAN: Got it. You could put back up your rendering. I like looking at it. It's always very handsome when you do something. Thank you.

Okay, any more comments, guys?

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(No comments.)

THE CHAIRMAN: This is a public hearing, so I make a motion to open the public hearing on Application 23-16, 38 Tuckahoe Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: No comments. We're just going to keep going. Motion to close the public hearing, 23-16, 38 Tuckahoe Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great.

MR. NEMECEK: John, the Zoning Board approved the variance on the square footage; right?

MR. IANNACITO: The gross floor.

MR. NEMECEK: Yes, the gross floor area.

MR. IANNACITO: Back in June, June 13th. The proposed floor area is 3493,

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and the permitted is 3,040. So we're over by 453 square feet.

MR. NEMECEK: About 15 percent over.

MR. IANNACITO: Yes.

THE CHAIRMAN: There is no landscaping plans with this?

MR. IANNACITO: It's an alteration, so the landscaping wasn't required.

THE CHAIRMAN: Nothing is being changed?

MR. IANNACITO: They will do new landscaping because we're doing the new veneer at the front. It's being changed from brick to stone. All that landscaping is going to come up. We're also doing a small addition in front, so that's going to involve some excavation, so that landscaping is going have to be removed and replaced.

THE CHAIRMAN: There's no sizable trees that are being removed?

MR. IANNACITO: I don't think there's any sizable trees. Just the shrubs in front of the house.

MR. NEMECEK: They're -- no offense to

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anyone -- unspectacular shrubs.

THE CHAIRMAN: The applicant may be here. Did you mean spectacular?

MR. NEMECEK: Unspectacular.

THE CHAIRMAN: I think every shrub is beautiful.

MR. NEMECEK: They're shrubs.

THE CHAIRMAN: So we're good, we could just approve it?

MR. IANNACITO: We're going to put in spectacular shrubs.

MR. NEMECEK: I like that.

THE CHAIRMAN: Okay. So motion to approve this application, 23-16, 38 Tuckahoe Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Cool. Good seeing you, John.

MR. IANNACITO: Thank you.

MR. NEMECEK: You guys on the end vote? I didn't hear you guys loud and clear. You got to yell it loud and proud. Okay?

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THE CHAIRMAN: Thanks, John. Next application is 23-24, 65 Middle Road.

MS. MARRONE: Good evening. I'm Maggie Marrone, the architect for Mrs. Yount, who is the owner of 65 Middle Road.

The idea was to add a small addition in the front of the house for a first floor master bathroom so that Mrs. Yount could move downstairs and have a first floor bedroom as she ages because she wants to stay in the house forever, and then also push out a little bit in the front where there's a powder room to make a laundry area so she won't have to go downstairs to the basement for laundry.

It's going to continue -- we went to the Architectural Review Board last month -- a couple of weeks ago, and they suggested changing the roof right now over the new addition, which was going to be a standing seam copper roof, to grayish to be more in keeping with the slate roof that's on the house. Also, this little bump out here, which is the bedroom area -- it's actually the bathroom behind the bedroom -- originally we were going to do

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clapboard, but we changed it to brick. So we're going to reuse as much brick as we can from the original house and try and match as best we can for the front of the house for the new addition. There's a bay window here. It's kind of a box bay window. It's got AZEK finish underneath it. There is a new -- the portico is just being pushed out just a little bit to have the columns. They'll also be AZEK finish. They're pretty much the same size as what was there before.

So it's a small addition. It's a 152 square feet, very small. There is no variance required. It's all within setbacks.

MR. NEMECEK: No one is touching that nice hedge that goes up the walkway; right?

MS. MARRONE: Yes, there's a hedge right there.

MR. NEMECEK: No one is going to mess with that; right?

MS. MARRONE: Right.

MR. NEMECEK: Okay. That's good.

MS. MARRONE: Actually, it's not right next to the house, but it looks like it is.

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1 MR. NEMECEK: Yes. I could see where
2 it is. It's very nice.
3 THE CHAIRMAN: These are spectacular
4 hedges, Phil.
5 MR. NEMECEK: I'm going to quite go
6 spectacular, but it's very nice. Well done.
7 THE CHAIRMAN: These are nicer than
8 the other ones. They're beautiful.
9 MR. NEMECEK: Well done.
10 THE CHAIRMAN: Who trims them?
11 They're really nice. Okay. Very nice. I
12 think it's perfect.
13 MR. NEMECEK: You said the ARB
14 suggested changing from the copper seam roof --
15 MS. MARRONE: I was originally going
16 to have a black roof, black standing seam, now
17 it's gray.
18 MR. NEMECEK: Gray. Okay.
19 MS. MARRONE: Slightly different.
20 It's a little bit more muted.
21 MR. NEMECEK: Was that the -- I'm
22 sorry if I missed it, was that the only
23 suggestion that they had?
24 MS. MARRONE: The other one was,
25

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1 originally this little addition was going to
2 have clapboard to match the side of the house
3 because we were a little unsure about whether
4 we would have enough brick to reuse. I think
5 we will be able to reuse it.
6 MR. NEMECEK: Good. I think the
7 rationale behind this application is a very
8 sturdy one, a good one. It makes a lot of
9 sense. It's not a very large change, it's a
10 very practical change, and one that I think
11 will be executed very well.
12 THE CHAIRMAN: Are those two gables
13 new or are those existing?
14 MS. MARRONE: The gables are existing.
15 THE CHAIRMAN: Oh, I can't see them
16 behind the tree. Okay. Got it.
17 MS. MARRONE: They're there, they're
18 just behind.
19 THE CHAIRMAN: Hang on. We got to do
20 a public hearing, see if anyone has anything to
21 say. So I make a motion to open the public
22 hearing on Application 23-08, 59 Overlook
23 Avenue.
24 MR. NEMECEK: Second.
25

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1 THE CHAIRMAN: All in favor.
2 (AYE)
3 (No comments.)
4 THE CHAIRMAN: Thumbs up. We're good.
5 No objections. So I make a motion to close
6 this public hearing, 23-08, 59 Overlook.
7 MR. NEMECEK: Second.
8 THE CHAIRMAN: All in favor.
9 (AYE)
10 MR. HERBERT: Just to clarify, this
11 was 65 Middle Road. It's Application 23-24.
12 THE CHAIRMAN: That's why you're here.
13 Phil is usually the one that corrects me. All
14 right, now I know the one to approve, so I'll
15 get that right.
16 Unless there's other comments from us,
17 I make a motion to approve Application 23-24,
18 65 Middle Road.
19 MR. NEMECEK: Second.
20 THE CHAIRMAN: All in favor.
21 (AYE)
22 THE CHAIRMAN: Thank you very much.
23 MS. MARRONE: Great. Thank you very
24 much.
25

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1 THE CHAIRMAN: Nice meeting you. Good
2 luck.
3 MR. NEMECEK: You guys at the end
4 approve that too? It's their first time, they
5 deserve a little bit of grief.
6 THE CHAIRMAN: This application is 59
7 Overlook. Next application is 23-08, 59
8 Overlook.
9 MR. MAIORANO: Good evening, board
10 members, Adamo Maiorano from Community Designs
11 and Engineering. On behalf of the owner,
12 Angelo Scialabba, we are proposing additions
13 and alterations to 59 Overlook Avenue.
14 The proposed project is situated in an
15 R-5 zoning district. It's a corner lot, so the
16 front of the house faces Overlook and the left
17 side yard is Ridge Street, which is technically
18 the zoning front setback. So in that case, the
19 overall objective of this whole sort of project
20 and renovation is really to create a user
21 friendly plan layout for the interior and sort
22 of the exterior for the occupants that are
23 occupying the space, and for them to sort of
24 grow in this house and stay here for awhile.
25

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1 So existing right now, there is a
 2 garage on the right-hand side when you're
 3 looking at the house from Overlook, and you
 4 have to sort of walk out of the kitchen, go
 5 around the garage and use the only occupiable
 6 lawn area, patio, which is on the right side.
 7 Obviously, also, the garage blocks the whole
 8 view of -- you can't see this yard from the
 9 kitchen or anything. So we're taking that
 10 existing garage, removing it, adding a new one
 11 story garage on the left-hand side, and that's
 12 where we obtained a zoning variance because
 13 technically this is the front yard setback.
 14 It's a very small, you know, one story garage,
 15 but again, it's here on the left-hand side.
 16 Now with doing that, we could extend the house
 17 to right-hand side, creating more space for the
 18 first floor, kitchen and whatnot. The second
 19 floor is master bedroom and bathroom, and also
 20 on the first floor outside of the kitchen is a
 21 covered patio.

22 Go to the elevations. So in doing so,
 23 obviously, the entire house is going to have
 24 new finishes throughout, HardiePlank siding,
 25

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1 asphalt shingle roof, some standing seam metal
 2 roofs as accent roofs over the front. This is
 3 where the garage was. Now it's an addition
 4 with a covered patio. The windows are Andersen
 5 400 series windows black finish, as well as the
 6 front door and garage door. There are some
 7 cedar wrapped columns and corbels on top as
 8 accent features. AZEK finish throughout the
 9 fascia boards and the railings.

10 Street-scape. Again, as mentioned, to
 11 the left-hand side there is no house because
 12 it's Ridge Street. So this house is pretty far
 13 away again because this is sort of our rear
 14 yard, which is next to the house there.

15 THE CHAIRMAN: Do you think that's to
 16 scale, the street-scape?

17 MR. MAIORANO: So we're not changing
 18 the height of the house at all. But to try to
 19 get an idea of where that is because the
 20 elevation grade changes, again, the existing
 21 roof line stays the same, and then our addition
 22 is --

23 THE CHAIRMAN: It's always a little
 24 bit higher? It always appears to be a little
 25

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1 bit higher?

2 MR. MAIORANO: The existing house here
 3 is a little bit higher because it's a cape
 4 story next to it, but still pretty shallow roof
 5 pitch and whatnot for the existing home. Then
 6 the addition, like I said, steps in a little
 7 bit, so it's probably about six inches lower on
 8 the ridge of the addition.

9 THE CHAIRMAN: Got it.

10 MR. MAIORANO: As far as our good
 11 friends at the Architectural Review Board, we
 12 did receive two comments basically or
 13 suggestions. One was the landscape plan, just
 14 to change the sizing of one of the evergreens
 15 to make it smaller. So that we did. Even
 16 though it's an addition/renovation, for part of
 17 the Zoning Board we did a full landscape plan
 18 just to show how the garage will sort of, you
 19 know, not be just plopped on the side there.
 20 It will be screened and nicely landscaped so it
 21 looks like that was, you know, an existing, you
 22 know, sort of condition and it was sort of
 23 meant to be there. Other than that, it was
 24 just the scone lighting catalogue cut of what
 25

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1 we were using. We added that to the elevation
 2 keynote in your packet.

3 MR. NEMECEK: What's the overall
 4 change in impervious surface?

5 MR. MAIORANO: There you go, you beat
 6 me to it. Not much. I think we're adding
 7 about 200 square feet, but we are -- let me go
 8 back to the site plan -- basically almost all
 9 the area that we are sort of modifying, we're
 10 going to capture with storm water management
 11 the entire new garage and driveway area, and
 12 also the new addition and covered patio. So
 13 basically in our calculations we have over a
 14 thousand square foot of modified impervious,
 15 but net change is like 200 square feet.
 16 There's sort of a beneficially aspect to the
 17 whole project and also along with zoning.

18 MR. NEMECEK: Explain that to me.
 19 Explain how a thousand gets to 250.

20 MR. MAIORANO: So it's hard to really
 21 explain the exact numbers.

22 MR. NEMECEK: Do your best.

23 MR. MAIORANO: The net change is like
 24 200, but the -- you know, instead of just
 25

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1 capturing water for 200 square feet, the
2 modified area that, you know, is receiving new
3 leaders and gutters, we basically calculated
4 the entire area that is going to go to those
5 new chambers. Otherwise, they would be very
6 undersized. The new garage will be captured in
7 that area, and then the proposed -- the
8 existing home has, you know, leaders that
9 already go to subsurface, you know, something
10 that we don't know. So the modified area,
11 which comes out to about a thousand square
12 feet, is what we calculated in our storm water
13 management.

14 MR. NEMECEK: Thank you.

15 THE CHAIRMAN: I like the idea to
16 change the house so you can see out on the --
17 yes -- because most corner lots that gets lost
18 and it's never used. You go out there and play
19 and no one could see you.

20 MR. MAIORANO: That was the whole
21 dilemma with the owner was, you know, do we
22 move, we don't want to move, we want to stay.

23 THE CHAIRMAN: Yes, that sounds
24 bright.

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1 MR. MAIORANO: We had to go to the
2 Zoning Board because the only place to locate
3 the garage was on that side.

4 THE CHAIRMAN: I would have done the
5 same if I were you, so-to-speak. Okay, cool.
6 Thank you. You know the drill. Standby.

7 So this is Application 23-08, 59
8 Overlook Avenue, I make a motion to open the
9 public hearing.

10 MR. NEMECEK: Second.

11 THE CHAIRMAN: All in favor.

12 (AYE)

13 (No comments.)

14 THE CHAIRMAN: What do you think,
15 Louis?

16 I make a motion to close the public
17 hearing on Application 23-08, 59 Overlook.

18 MR. NEMECEK: Second.

19 THE CHAIRMAN: All in favor.

20 (AYE)

21 THE CHAIRMAN: Nice job. To finish
22 off, I make a motion to approve this
23 application, 23-08, 59 Overlook.

24 MR. NEMECEK: Second.

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1 THE CHAIRMAN: All in favor.

2 (AYE)

3 THE CHAIRMAN: Thank you, Mr.
4 Maiorano. Looking forward to seeing you again.

5 MR. MAIORANO: Thank you.

6 THE CHAIRMAN: Looking forward to
7 seeing you again.

8 The last is 23-27, 360 White Plains
9 Road.

10 MR. NEMECEK: Joe and Mike, you're
11 getting the all star team. We got Adamo, we
12 got John Iannacito. This guy looks just like a
13 guy that used to sit on this board.

14 MR. CAMPANA: Just so you know, it's
15 referred to as a Trifecta.

16 MR. NEMECEK: The triangle of doom.

17 MR. CAMPANA: That was Jay King's old
18 line.

19 Good evening, board. To the new
20 members, thank you for your service. Louis
21 Campana, architect on behalf of the applicant,
22 Hall Place Realty, LLC. We're before you this
23 evening for a preliminary review for a new two
24 story building on an existing developed site.

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1 The property, which is known as 360
2 White Plains Road, is situated on the northeast
3 corner at the intersection between White Plains
4 Road and Cypress Road. The property is located
5 in an ORB zone.

6 So what we are proposing to do here is
7 construct a two story building in the back
8 parking lot of what we all know as the Chase
9 Bank. We're also very familiar with the Chase
10 Bank property, and can all come to the same
11 conclusion that the back parking lot, as you
12 can see in this picture here, is, for the most
13 part, unutilized. So the owner approached me
14 with the idea of enhancing the usability or the
15 use of this site, and in doing so, we've come
16 up with this scheme.

17 Here are some photographs of the
18 existing site and some overhead views. Here's
19 the building, the existing building where we
20 have a karate studio in the basement, a nail
21 salon, Sherman Williams Paint Store, and an
22 existing bank. Here's the parking lot in the
23 rear. Front of the building facing west on
24 White Plains Road. The south elevation. Here

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we have the north elevation with the entrance down into the karate studio, and then the east elevation, which has access into the building, and also a loading area for trucks in the back.

The existing site is 57,000 square feet. The existing square footage of the existing building I should say, is 10,139 square feet. The proposed structure is proposed at 5,694 square feet.

Here are some photographs of the neighboring properties. Again, the 200 foot radius map showing some of those property that we'll be discussing. 344 White Plains Road is directly on the opposite side of Cypress Road. That's where we have the nail salon, Country Markets, I believe, and a dance studio. Opposite White Plains Road to the west is AMHAC building. To the north, we have the Walgreens property, and then we have four residential properties which back up to the parking lot.

So that brings me to the next set of discussion, which has to do with the proximity to a residential zone. So the typical -- if you have a commercial property within 150 feet

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of a commercial zone, there are regulations that supersede the area and bulk regulations of your typical ORB zone or property in the ORB zone. Most of those have to do with building height, and also proximity of parking lot to the residential zone, and principal structure to the residential zone as well. I'll go back to this in a little bit, but I'll explain some of those regulations and the variances that are required.

Here's a basic site plan. Here's the new structure which will be located in the rear. Based on that 150 foot threshold, which applies to us here, the setback to a parking area is 20 feet from the property line adjacent to that residential zone, and currently we have only, I believe, 3 to 7 feet. So it varies along that eastern property line. So it's an existing condition that we are proposing to keep and enhance.

In terms of the other two variances that would be required, one is the parking. So currently, I believe only 64 spaces are required for the existing building. There are

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114 total existing. With the new building, we would be removing some of those spaces, but the required for this would be I believe it's 33 parking spots for the new building. That would cater to two offices on the second floor and two spaces on the first floor as well. I believe the deficit is about 15 parking spaces.

The third variance which is required here is a bit different from -- I've never really come across it before, so this is my first time with this one. If you have a commercial property which fronts a road or a street that leads into a residential area, you're not allowed, without a variance, to front a commercial storefront on that street. So the variance would be to allow a storefront facing Cypress or the front of a building facing Cypress. So notice that the nail salon across Cypress, it's a blank wall, and then another large parking lot in the back which gets more use. Here, the Chase Bank is just a white wall with the ATM. There's a couple of other instances like that around Eastchester.

MR. NEMECEK: If you had the --

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hearing you explain the rule, the zoning requirement, if somehow you were to have the doors -- the entrance facing the opposite side of the building, that would be compliant; it would not require the variance?

MR. CAMPANA: My understanding is that the variance would not be required. However, it would not be an enhancement.

THE CHAIRMAN: So the variance is to have that facing Cypress; right?

MR. CAMPANA: Yes. Correct.

THE CHAIRMAN: Because you wouldn't want it facing Chase Bank.

MR. CAMPANA: Yes, or the houses next door, or the parking lot behind Walgreen's.

THE CHAIRMAN: Okay. Got it.

MR. CAMPANA: So here's the south elevation of the building. What we're doing is, we are reflecting the existing materials of the existing building. Part of the regulations that apply here because of that 150 foot to residential zone also is the building height. We're conforming to the building height. We're at 29 foot 10 inches. The maximum is 30 when

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1 you're within that 150 feet. But if you're
 2 outside of that 150 feet, it would be 45 feet
 3 in terms of building height. So we're just
 4 underneath that maximum building height.
 5 We are using the similar storefronts,
 6 in terms of color material, as the existing
 7 structure as it fronts on White Plains Road.
 8 We have white painted brick. We're going to
 9 match the slate roof, which is on the other
 10 building as well, and also the white aluminum
 11 caps on top of the parapet. The purpose of
 12 this roof is also to mask utilities that would
 13 be located behind it, like HVAC condensers,
 14 exhaust vents, thing of that nature. The
 15 windows would be black aluminum Andersen 400
 16 series windows. The signage would also match
 17 the same color pallet as the Chase Bank, which
 18 is the blue and white. The gooseneck fixtures,
 19 which are on top of the sign, would also match
 20 the existing white gooseneck fixtures that are
 21 on the existing building as well. One of the
 22 elements that we've introduced here is a
 23 recessed front entrance. So the second floor
 24 comes over the front entrance, creating a

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1 covered walkway, and that lands on these
 2 columns, which create the covering.
 3 This is the east elevation. So we
 4 took the same sort of gable parapet detail and
 5 we ran it around the building just to soften
 6 the mass a bit. So this is the elevation that
 7 actually is looking towards the residential
 8 properties. Here again, same materials.
 9 Here's that opening for the walkway. We have
 10 scuppers and leaders draining the parapet, and
 11 an opening here, which actually will be
 12 screened with planting. You will see the
 13 landscape plan. The entrance to the parking,
 14 which is located here, is from behind the
 15 building on the north side.
 16 This is the north elevation. This is
 17 where the parking area would be. We have a
 18 door that would go into the first floor areas,
 19 and then also a door that would have access to
 20 the second floor with a wide opening. We have
 21 three parking spots here. I believe two are
 22 regular and one would be an ADA compliant. So
 23 it would be adding an additional ADA spot to
 24 the parking facility.

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1 This is the elevation that faces the
 2 rear of the building of the existing building.
 3 So this is where we would be accessing
 4 utilities, accessing the roof. Between the two
 5 buildings is where we would be locating
 6 dumpsters, where there would be loading as
 7 well. We kept a 14 foot width between the
 8 sidewalk of the existing building and the face
 9 of the new building.

11 MR. RUBINO: So this is the only
 12 location that would have the utilities exposed
 13 because it's covered on the other sides?

14 MR. CAMPANA: That's right, yes. And
 15 the parapet -- so the parapet wraps the three
 16 side, right, but the here it's just a parapet
 17 without the roof.

18 MR. RUBINO: And this is facing --

19 MR. CAMPANA: This is facing the
 20 building, the existing building.

21 I wanted to go through the 2D
 22 elevations first because in the rendering the
 23 perspective at which it's taken, you don't
 24 really see the gables in the back. So I just
 25 wanted to point that out.

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1 THE CHAIRMAN: Before you go on, can I
 2 just ask you one question?

4 MR. CAMPANA: Yes.

5 THE CHAIRMAN: The elevation that's
 6 facing the residences --

7 MR. CAMPANA: Yes.

8 THE CHAIRMAN: It's that one; right?

9 MR. CAMPANA: Yes.

10 THE CHAIRMAN: That's going to be a
 11 big white wall? It's going to be a painted
 12 white brick wall?

13 MR. CAMPANA: Well, there's
 14 landscaping that will be down below to soften
 15 the height.

16 THE CHAIRMAN: To soften it a little
 17 bit. But I'm looking at what's there right
 18 now, and it's really --

19 MR. CAMPANA: Well, right now, it's a
 20 railing, it's a ramp, it's a garage door. You
 21 can see the big HVAC vent.

22 THE CHAIRMAN: Is it the same -- is
 23 the ridge the same height or it's taller?

24 MR. CAMPANA: This one is a little bit
 25 taller.

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THE CHAIRMAN: Than what's here.

MR. CAMPANA: Than what's there. The existing building is a one story, but in the back of the existing building, there's a large bulkhead. That elevation continues for I believe the entire face of the back of the building.

THE CHAIRMAN: What's between the properties? I see there's grass; right? I never really looked. Is it grass or is there trees and stuff?

MR. CAMPANA: Between properties? Meaning between residential and commercial?

THE CHAIRMAN: Yes.

MR. CAMPANA: There's a fence -- which is going to be replaced -- on top of an existing concrete wall. The wall is approximately 42 to 48 inches high. The fence is an additional 48 inches on top of that. The neighbors do have planting, but they haven't really screened their properties from the view of the existing building. So really it's just the fence.

MR. RUBINO: Does the fence obstruct
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their line of sight to seeing it?

MR. CAMPANA: I mean, they're properties are raised to the top of that retaining wall, so it's really only the fence. There is a lack of screening on those properties. So with the landscaping that we will be introducing, you'll see in the plan there's landscaping that will be enhancing the existing grass strip along that western property line, a new fence, and then against the building and around the perimeter, we've designed -- the landscape architect has designed planting beds to basically just soften the elevation of the building.

THE CHAIRMAN: I guess we're going to too fast. So there are plans for it, to answer the question.

Just back to the parking quickly, if you don't mind. So there's like a huge amount of parking, you're right. It's 114 spaces. How many do you think are being eliminated with the building that you're proposing? The number is still going to be large; right?

MR. CAMPANA: I'm sorry.

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THE CHAIRMAN: The remaining parking spaces still going to be pretty large; right?

MR. NEMECEK: Just give us the raw numbers again because I think you said right now there's a glut of parking, and there's technically going to be a shortage of parking once you eliminate and you add the requirement of additional parking because of the new building. Give me the numbers -- give us the numbers of existing -- what's required now and what's existing, how many are being removed, which will give us the number that will be existing, and how many are required.

MR. CAMPANA: So right now, the requirement based on the uses of the existing building are 67 spaces. There are currently 114, which includes five ADA spaces. The proposed building I believe reduces that amount -- let me go to the engineering drawings, sorry. There's a strip of parking right in the middle of the back parking lot. All of these spaces will be removed. I'll count. Bear with me. 22 spaces.

MR. NEMECEK: Are the ones alongside
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of building one going to remain, or are they going to be removed as well?

MR. CAMPANA: I believe there's one here being removed.

THE CHAIRMAN: That still leaves 90 spaces.

MR. CAMPANA: Yes.

THE CHAIRMAN: 91 or something like that.

MR. CAMPANA: The new building will require 33 spaces, so we're at a hundred spaces required, we're left with 85.

THE CHAIRMAN: 67 is existing, 33 is additional. Okay.

MR. CAMPANA: Also included in your package is a traffic study. The traffic study by Stephan Maffia. His results show less than a one percent increase in traffic flow for this building. I'm not going to try to speak for him, but it's di minimus in terms of his traffic study.

MR. FORTUNO: Will there be a change in the flow of the traffic because it's like a horseshoe shaped lot where it's one way in and

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1 one way out; would that building obstruct any
2 of the traffic flow in or out?

4 MR. CAMPANA: So currently, you are
5 right, it's one way in and one way out. So the
6 parking -- let me just go back. So
7 typically -- I use the bank on a weekly basis.
8 What occurs is, when you pull into this
9 location here and the curb cut, you would
10 utilize -- either come down here and utilize
11 these parallel parking spots or perpendicular
12 parking spots here, or these along the
13 storefront. So when exiting, typically -- when
14 I use it, I would typically go out to Cypress
15 and back out to White Plains Road. Here, you
16 would exit out quickly this way here out to 22
17 on the north side of the property.

18 These parking spots here are typically
19 used for the karate studio that's down below.
20 Those people, I could imagine, would either
21 coming from the residential area behind, come
22 in through Cypress and then around, or those
23 who are coming from 22 would also come here,
24 you know, sometimes would come here, but they
25 would also come around the building. Right

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1 now, with that island of parking in the center,
2 which there aren't really any cars parked there
3 ever, maybe one, you're kind of just like
4 playing chicken with the one car that's parked
5 there because people are just driving anywhere.
6 Hopefully, this would actually organize the
7 traffic flow through the property and not have
8 a negative impact on it.

10 THE CHAIRMAN: But the circulation now
11 is exactly what you said, it's horseshoe. You
12 come in that and you have to leave that way.

13 MR. CAMPANA: Correct. There's no
14 point in going this way.

15 THE CHAIRMAN: You can't go that way
16 because you would have to do a U-turn.

17 MR. RUBINO: So anybody leaving the
18 new proposed location would have to go out
19 towards White Plains Road around the back?

20 MR. CAMPANA: So if anyone is parking
21 in these spots here, yes, they would pull out
22 because of those angled parking spots, and then
23 just exit.

24 MR. RUBINO: They all have to go out
25 that way?

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1 MR. CAMPANA: Exactly. So it's sort
2 of a natural setup, and that's why it's
3 actually located where it is. There were
4 studies that we did -- I know it's not before
5 you -- but the building was back here, and it
6 didn't make sense.

8 THE CHAIRMAN: So where is the current
9 waste disposal or trash pickup for the existing
10 building and where is yours going?

11 MR. CAMPANA: So right now, they're
12 just haphazardly placed somewhere along this
13 here. So what we're proposing is -- and you'll
14 see the landscape plan as well -- we have a
15 planting bed here with vertically growing
16 evergreen to help screen this area, and then
17 we're proposing to put them back in here.

18 THE CHAIRMAN: That would be the Chase
19 building plus --

20 MR. CAMPANA: It would be shared.

21 THE CHAIRMAN: Same owners, same pick
22 up?

23 MR. CAMPANA: Right.

24 THE CHAIRMAN: Got it. How would they
25 access that? How do garbage trucks come in

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1 now? I guess the --

3 MR. CAMPANA: I think it's private
4 pickup. I think they just come in from
5 Cypress, quite frankly. I don't think they
6 come in from here or here. It's easier access
7 from Cypress.

8 THE CHAIRMAN: But they have room now
9 to make a turn and --

10 MR. CAMPANA: They would have to come
11 around this way and then access the garbage
12 from back here, or they can pull in this way
13 and access garbage from here.

14 THE CHAIRMAN: Right. So they have to
15 pull out the dumpsters manually, and then lift
16 them, I guess, because the truck can't go in
17 there.

18 MR. CAMPANA: Right. Yes, the truck
19 would most likely -- part of this would be
20 striping and, you know, where we would have
21 arrows showing and directing.

22 THE CHAIRMAN: It's not changing very
23 much. Does the Fire Department have to look at
24 this or --

25 MR. CAMPANA: I'm sure at some point

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1 they will, yes.

2 THE CHAIRMAN: They will; right?

3 MR. HERBERT: We'll look at it, yes.

4 THE CHAIRMAN: Okay. All right, back
5 to your presentation. Sorry.

6 MR. CAMPANA: Where was I? So we have
7 a rendering, which isn't the best perspective
8 because you don't see all the roof behind
9 because I had them purposely actually put it at
10 a level where you would be driving in a car.
11 So currently, there's existing arrows where you
12 enter the property, but we'll have to have
13 others directing traffic. We have the white
14 brick, the aluminum cap on the parapet, you
15 have the signs, the gooseneck fixtures. The
16 one thing that needs to be revised here are the
17 widths of these columns. They were rendered a
18 bit too slender. They're supposed to 24 inches
19 in width, this looks to only be about 12. So
20 we'll get that fixed.

21 Here we have planting beds located in
22 the front of that walkway area. We have the
23 evergreens, which are located here on the side.
24 That's the area where we have access into the

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1 existing basement of the building.

2 MR. RUBINO: You said the existing has
3 a basement and this is going to have a basement
4 well?

5 MR. CAMPANA: Yes. The basement will
6 be used for storage for the units above.
7 Storage, elevator machine room.

8 Caccio Engineering is our civil
9 engineer. He was not able to be here tonight.
10 His father is having heart surgery, emergency
11 heart surgery, so I'll do my best. So on site
12 we have an existing drain inlet. We are
13 proposing to reuse the existing drain inlet.
14 Lukas was kind of enough to provide you guys
15 with an 8 1/2 by 11 showing the CULTEC system.
16 The layer was turned off on his drawing. So
17 when it was printed, it did not show. So there
18 are about 32 units which are going to be going
19 in beneath the parking surface that will
20 located on the southeastern side of the
21 property. That drain inlet would drain into
22 that system there, along with also the leader
23 drains from the roof.

24 The existing utilities, we are

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1 proposing to connect to the existing utilities
2 inside the existing building, so as to not
3 impact or have any work being down within the
4 town right-of-way or on the roadways. So we
5 would be connecting waste, water, and electric
6 to the existing building. Obviously, upsizing
7 those utilities.

8 MR. RUBINO: In the existing?

9 MR. CAMPANA: Right.

10 MR. RUBINO: As needed?

11 MR. CAMPANA: Correct. Construction
12 access will be off of Cypress to get those
13 trucks off of White Plains Road, since we know
14 that's a disaster already. All of the work
15 would be contained in the rear of the building.
16 There are other drain inlets around the
17 property. Those have been videoed, and that
18 information is going to be shared with Mr.
19 Cermele.

20 MR. NEMECEK: Louis, are there any
21 other two story commercial buildings on the
22 east side of White Plains Road in that expanse
23 from, let's say, Country Market all the way to
24 Mill Road?

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1 MR. CAMPANA: So Walgreens.

2 MR. NEMECEK: Is that a two story?

3 MR. CAMPANA: The height is two story.

4 MR. NEMECEK: I'm talking about --

5 MR. CAMPANA: Actual two story?

6 MR. NEMECEK: Yes.

7 MR. CAMPANA: So I would say on the
8 east side, it would probably only be the
9 Walgreens. But if you go down just a little
10 bit further, True Value. Then primarily the
11 two story buildings would be located most
12 likely on the western side of White Plains
13 Road. In some instances, you have three story.
14 MR. NEMECEK: Did you say the entrance
15 to the second floor would be in the back of the
16 building?

17 MR. CAMPANA: That's right.

18 MR. NEMECEK: But the entrances to the
19 storefronts --

20 MR. CAMPANA: The main entrance for
21 the storefronts would be from the Cypress
22 elevation.

23 MR. NEMECEK: Then the glass doors.

24 MR. CAMPANA: Right. Then the door in

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the back -- the door in the back is more so for egress purposes. On the second floor, they would access through the back.

THE CHAIRMAN: Where is the office entrance?

MR. CAMPANA: In the back.

MR. NEMECEK: What would the office space look like again?

MR. CAMPANA: So here are the two spaces on the first floor. You could see there's access here to the rear for egress purposes. Here's the second floor. So there's an office up front, and there's an office in the back. Two bathrooms, elevator, storage, and then the stair, egress stair. Then the basement, we have the elevator, and also the stair going down into the basement for mechanical and storage.

THE CHAIRMAN: The number you said you needed for that was?

MR. CAMPANA: 33.

THE CHAIRMAN: How many work stations can you fit in those? How many people are actually going to be working there? I know

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that's speculation.

MR. CAMPANA: It is sort of speculation. I mean, in terms of clearances, you know, you could lay out a space based on just, you know, minimum clearances.

THE CHAIRMAN: How many total square feet?

MR. CAMPANA: 2, 4, 6, 8, 10, 12, 13, 14 people here. That's just based on clearances.

THE CHAIRMAN: The floor plate is 25? No. How many square feet? The building, the second floor.

MR. CAMPANA: The first floor is roughly 2300 because, you know, we have some space outside in the front and back. The second floor is -- the second floor is about 3500.

THE CHAIRMAN: So it's like 35 plus another 15 or something. It's like 5,000 square feet.

MR. CAMPANA: Yes.

THE CHAIRMAN: Okay. Thank you.

MR. CAMPANA: The last is the

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landscape plan. I'm not going to try to pronounce all these names. Robert Tramontano is our landscape architect. In collaboration what we've done was, again, created planting beds in front of the building, along the side of the building here, and then also along the side of the parking area. Even though the neighbors next door are higher in elevation, that will help soften the building and screen the parking, which they could most likely see from their properties.

Here, along the perimeter, we have a series of Hydrangea and evergreen planting. He was sensitive -- the architect was sensitive in choosing plant material that will withstand salt when salting in the winters, and, you know, just abuse from plow trucks and what have you.

We're also introducing two islands or peninsulas. One here up front, and then one also in the back corner as well. That one spot that I spoke of at the back rear is being replaced with a planting bed.

Then along the existing back corner of

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the building, that's where we're going to have -- they're called Castle Wall Hollies. They basically grow vertically, and they can be trimmed nicely.

Here along the face of the existing building, because that is just an expanse of white, we're introducing a wire trellis with a Wisteria on the trellis, and then below that would be a short planting bed with other material.

Then along the perimeter, the existing plants, existing grass strip, and a series of trees that were planted a number of years ago, which also help soften the view of the building.

MR. NEMECEK: Those are town trees?

MR. CAMPANA: Yes.

THE CHAIRMAN: I guess as I'm looking at this, I'm looking at the existing parking space, and as far as cars backing out, that dimension is what is located near the planters; right? The ones right there.

MR. CAMPANA: Here?

THE CHAIRMAN: Yes. The ones closer

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to you. Right by your new building.

MR. CAMPANA: The dimension from here to here?

THE CHAIRMAN: Yes, in general. Is there enough room for those cars to back out?

MR. CAMPANA: I believe because of the angle -- I don't have it in my mind -- but I believe it's 18 feet.

THE CHAIRMAN: What do you have by the existing residences in the back there?

MR. CAMPANA: Those are Hydrangea. He doesn't actually have that here, but that will be updated to show the Hydrangea.

THE CHAIRMAN: They're not big, but they're --

MR. CAMPANA: Right. They're not going to grow to screen from the neighbors. It's more just to basically beautify that section of the property because right now it's just a blank, unkept wall.

THE CHAIRMAN: Are we doing lighting or is there existing lighting?

MR. CAMPANA: There's going to be lighting that's going to be affixed to the side

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of the building to cater to the parking area here. There's existing lighting in the back here as well, and also along the side. These lights are affixed to the building. Same thing on this side here.

In terms of lighting on the building itself, we have those sconces, gooseneck sconces, and then we have sconces that will be located on those columns, which will up and down lights just highlighting those columns.

THE CHAIRMAN: That's everything?

MR. CAMPANA: Yes.

THE CHAIRMAN: I think we put you through your steps. Thank you. I think it's nice.

MR. CAMPANA: Thank you.

THE CHAIRMAN: Every time I pass that parking lot, it just looks like a stark, barren parking lot, which, although I hate to see development, it means more people and everything, it's not really too pretty right now. I think this is an enhancement that's going to -- it will look a lot nicer than an empty parking lot.

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What are we doing next? Public hearing and then --

MR. HERBERT: I guess the next step would be to refer to the Zoning Board of Appeals for the variances. You could also make recommendations -- the zoning law allows you to make recommendations to the Zoning Board of Appeals if you want to, or you could just simply refer it with no recommendations. It's up to you.

THE CHAIRMAN: I don't think they're going to deny anything here.

MR. NEMECEK: I think we simply refer.

THE CHAIRMAN: So we can open the public hearing, and then just hold this; right?

MR. HERBERT: Right. Then it will come back. In the meantime, also, there's another referral we have to make, which is to the County Planning Board. So if you're okay with the plans to be referred to the county, I can do that tomorrow.

MR. TUDISCO: Lukas, was this noticed for a public hearing?

MR. HERBERT: No, it wasn't. The

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County Planning Board has to have 30 days to review it before you make a decision. So I can -- If you're fine with -- if you're not asking for any major changes to the plan, I would recommend just referring it to the County Planning Board, that way that box is checked, and then you would have the comments back the next time it's in front of you.

THE CHAIRMAN: You could do that right now?

MR. HERBERT: I could do it in the morning.

THE CHAIRMAN: Do I have to make a motion for that?

MR. HERBERT: No, no. It's administrative. I mean, if you want to, you can. I can just do it.

THE CHAIRMAN: That would be showmanship. We're good. So then it's just about the Zoning?

MR. HERBERT: Correct. Yes.

THE CHAIRMAN: Any another comments, guys?

MR. NEMECEK: No more.

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MR. FORTUNO: Yes. The light facing the existing housing, would that be muted or -- you know, just to not cause like light pollution going into their --

MR. CAMPANA: So yes, they will be directional LED lights. The advantage of the directional LED lights is that there's zero overspill. So it will be directed downward. Luckily, the surface that it's lighting is much lower than their property, so they won't get that --

MR. FORTUNO: Reflection.

MR. CAMPANA: Yes.

THE CHAIRMAN: Is that the one at the upper left corner?

MR. CAMPANA: I'm sorry.

THE CHAIRMAN: Where is that light is being referred to?

MR. CAMPANA: He was talking to the lights that would be affixed to the side of the building.

THE CHAIRMAN: There's no lights at the corners of the parking lot, are there? At the edges?

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MR. CAMPANA: I don't believe so. I believe there may be one back in here. I would have to document it.

THE CHAIRMAN: Great. So then I'm going to make a motion to refer this application, 23-27, 360 White Plains Road, to the Zoning Board of Appeals.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: We're good?

MR. HERBERT: All set.

MR. GIACOBBE: See you next time.

THE CHAIRMAN: Thank you very much.
Have a nice evening.

Then I make a motion to close the Town of Eastchester Planning Board meeting of Thursday, September 28, 2023.

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

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

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

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

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

20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 9th day of October, 2023

DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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