



BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

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1 EASTCHESTER PLANNING BOARD - 12/1/22

2 THE CHAIRMAN: Let's see, we have

3 another set of minutes from October 27, 2022.

4 Mr. Nemecek also made some valuable comments,

5 which we can read to you but we're going to

6 refrain, but I think they're okay. So I'm

7 going to make a motion to approve that.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All except Jim. I

10 can't do this.

11 MR. NEMECEK: I'll make the motion

12 then to approve the minutes of the October 27,

13 2022 Planning Board meeting, subject to the few

14 minor revisions that I've circulated.

15 MR. GIACOBBE: Second.

16 MR. NEMECEK: All in favor.

17 (AYE)

18 THE CHAIRMAN: Good. Just quickly, we

19 have three applications on the agenda tonight.

20 One is Amoco Station at 497 New Rochelle, and

21 two new applications. One is 747 White Plains

22 Road, and the second is 7 Longview Drive. The

23 first one, please come forward.

24 MR. VILLANI: Good evening. Jonathan

25 Villiani, representing Annunziata Villani Design

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EASTCHESTER PLANNING BOARD - 12/1/22

1 THE CHAIRMAN: Good evening. This is

2 the town of Eastchester Planning Board meeting

3 of December 1st, 2022. If everyone would rise

4 for the Pledge of Allegiance, please.

5 (Pledge of Allegiance.)

6 THE CHAIRMAN: Let's do the roll call,

7 get that out of the way. Mr. Phil Nemecek.

8 MR. NEMECEK: Present.

9 THE CHAIRMAN: Anthony Giacobbe.

10 MR. GIACOBBE: Present.

11 THE CHAIRMAN: Louis Campana.

12 MR. CAMPANA: Present.

13 THE CHAIRMAN: Jim Bonanno is here.

14 Mark Cunningham will not be here tonight.

15 We will go in the order of my cheat

16 notes. The first is, we're going to approve

17 minutes. So I make a motion to approve the

18 minutes of the September 22, 2022 Planning

19 Board meeting, subject to the amendments

20 recommended by Mr. Nemecek. Everyone could

21 vote on this except for Anthony.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.

24 (AYE)

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1 Consultants for our customer, client Hanna

2 Amoco at 497 New Rochelle Road.

3 A long process we went through. We

4 presented to you guys preliminary, then we

5 proceeded for a variance, and then presented to

6 the ARB, which resulted in just a couple of

7 minor requests, which was to lower the ridge of

8 the canopy structure. Also, to clarify heights

9 of clearances, and also clarify some drainage.

10 Since then, we've added notes and

11 clarified certain conditions for the drainage,

12 as well as adjusted the elevations accordingly.

13 So we lowered this ridge beam to match the

14 ridge beam of the existing structure, and also

15 clarified the materials in use, which are

16 similar to what's there, what's existing on the

17 existing service station.

18 So nothing major. Now we're just

19 presenting for final.

20 THE CHAIRMAN: Okay. Thank you.

21 MR. VILLANI: You're welcome.

22 MS. UHLE: I will say, it appeared

23 before the ARB I think at two different

24 meetings. The ARB's concern was really the

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1 EASTCHESTER PLANNING BOARD - 12/1/22  
2 height and scale of the canopy. When the  
3 applicant came back, they reduced both. So I  
4 think the ARB was fine with it.

5 MR. NEMECEK: Good.

6 THE CHAIRMAN: So the ridge matches  
7 the --

8 MR. VILLANI: The ridge to the  
9 existing structure. We had to lower the pitch  
10 for that because we couldn't adjust the  
11 clearance for the trucks underneath the canopy.

12 THE CHAIRMAN: I think that looks  
13 better. It will be more uniform.

14 MR. VILLANI: Absolutely. No issues.

15 THE CHAIRMAN: That's great.

16 Questions? Comments?

17 MR. NEMECEK: I have no questions.

18 THE CHAIRMAN: Great. I guess it's  
19 still a public hearing.

20 MS. UHLE: It was just preliminary  
21 last time, even though my notes say public  
22 hearing continued. The agenda is correct, it  
23 was noticed as a public hearing for this  
24 meeting.

25 THE CHAIRMAN: So then I will make a  
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1 EASTCHESTER PLANNING BOARD - 12/1/22  
2 motion to open the public hearing on this  
3 application, 22-15, 497 New Rochelle Road.

4 MR. NEMECEK: Second.

5 THE CHAIRMAN: All in favor.

6 (AYE)

7 MR. NEMECEK: If you want to wait a  
8 moment, there may be throngs behind that door.

9 THE CHAIRMAN: Right. I'm giving it a  
10 few minutes, but I think we're good to make a  
11 motion to close the same public hearing on this  
12 application, 22-15, 497 New Rochelle Road.

13 MR. NEMECEK: Second.

14 THE CHAIRMAN: All in favor.

15 (AYE)

16 MR. VILLANI: Thank you very much.

17 MR. NEMECEK: Wait. We're not done.

18 THE CHAIRMAN: Just let me finish. I  
19 make a motion to adopt a Negative Declaration  
20 for this application, 22-15, Amoco Station.

21 MR. NEMECEK: Second.

22 THE CHAIRMAN: All in favor.

23 (AYE)

24 THE CHAIRMAN: This is what you were  
25 waiting for. I make a motion to approve

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1 EASTCHESTER PLANNING BOARD - 12/1/22  
2 application -- the same one -- 22-15, 497 New  
3 Rochelle Road as submitted or subject to -- do  
4 we have any conditions?

5 MS. UHLE: No.

6 THE CHAIRMAN: As submitted.

7 MR. NEMECEK: Second.

8 THE CHAIRMAN: All in favor.

9 (AYE)

10 THE CHAIRMAN: You're good.

11 MR. VILLANI: Thank you very much.

12 THE CHAIRMAN: Next application is  
13 22-35, 747 White Plains Road.

14 MR. BARBUTI: Good evening, members of  
15 the board. Dave Barbuti, architect,  
16 representing Kaufman Eastchester, 747 White  
17 Plains Road. I'm here tonight to get site plan  
18 approval and Architectural Review Board  
19 approval for a new facade at an existing retail  
20 location.

21 Also, the other thing I did was I --  
22 the parking lot, I had them re-stripe it. So I  
23 just added it to my plan. Same amount of cars.  
24 The lines were horrible. So I just made it  
25 part of this application as well.

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1 EASTCHESTER PLANNING BOARD - 12/1/22  
2 MS. UHLE: David, can you explain the  
3 proposed materials. The Board does review all  
4 the proposed materials as well.

5 MR. BARBUTI: Sure. Okay.

6 THE CHAIRMAN: Yes. I mean, just in  
7 general for the viewing public, could you just  
8 tell us what exactly the application is? I  
9 know what it is, but --

10 MR. BARBUTI: Okay. So it is  
11 basically a one story retail building. It has  
12 a small canopy on three quarters of the  
13 building. We're proposing to take that down.  
14 What we're looking to do is do a unified stucco  
15 material on all four sides of the building. I  
16 have the color with me. We're going to do a  
17 storefront, which will be black, black aluminum  
18 coping on the top, and fabric awnings across  
19 each storefront.

20 THE CHAIRMAN: That will be very nice.  
21 The awnings, they project a little bit?

22 MR. BARBUTI: They project roughly  
23 30 inches.

24 THE CHAIRMAN: And they're fabric you  
25 said?

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 2 MR. BARBUTI: Exactly. It's fabric.  
 3 It's fabric with aluminum frame. I don't have  
 4 a sample of that, but it's black.  
 5 THE CHAIRMAN: I think it's going to  
 6 unify the whole shopping center. Right now,  
 7 it's sort of segmented. It will sort of spruce  
 8 it up a little bit.  
 9 MR. BARBUTI: Yes, definitely.  
 10 THE CHAIRMAN: Welcome refurbishment  
 11 for the town. Looks good to me. Questions,  
 12 guys?  
 13 MR. CAMPANA: No questions.  
 14 THE CHAIRMAN: Thank you for coming  
 15 along and doing this for us. We have to open  
 16 the public hearing, so standby.  
 17 I make a motion to open the public  
 18 hearing on Application 22-35, 747 White Plains  
 19 Road.  
 20 MR. NEMECEK: Second.  
 21 THE CHAIRMAN: All in favor.  
 22 (AYE)  
 23 (No comments.)  
 24 THE CHAIRMAN: I make a motion to  
 25 close the public hearing, same application,  
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1 EASTCHESTER PLANNING BOARD - 12/1/22  
 2 22-35, 747 White Plains Road.  
 3 MR. NEMECEK: Second.  
 4 THE CHAIRMAN: All in favor.  
 5 (AYE)  
 6 THE CHAIRMAN: And then finally, make  
 7 a motion to approve this application, 22-35,  
 8 747 White Plains Road, as submitted.  
 9 MR. NEMECEK: Second.  
 10 THE CHAIRMAN: All in favor.  
 11 (AYE)  
 12 THE CHAIRMAN: I think we did that in  
 13 less than two minutes. You worked on it for  
 14 hours. It was easy.  
 15 MR. GIACOBBE: It's going to look  
 16 good.  
 17 THE CHAIRMAN: Thank you.  
 18 MR. BARBUTI: Thank you very much.  
 19 THE CHAIRMAN: The next application is  
 20 22-37, 7 Longview Drive.  
 21 MR. CAMPANA: Good evening. Louis  
 22 Campana, architect on behalf of the applicant,  
 23 7 Longview Drive. This side of 7 Longview  
 24 Drive is located in the R-6 zone. It's a 7,190  
 25 square foot lot. Situated on the site is a  
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 2 1,274 square foot residence.  
 3 Here's the site plan. The existing  
 4 structure is the unhatched area, and the  
 5 proposed additions are the hatched areas. What  
 6 we're proposing to do here is add a new front  
 7 porch and portico. We'll be actually  
 8 reconfiguring the roof of the existing garage,  
 9 adding a substantial addition to the rear yard  
 10 with a side entrance towards the north. We'll  
 11 also be expanding the driveway slightly to make  
 12 it a bit wider. We have a stairwell, which  
 13 will go from the rear yard back down to the new  
 14 basement, stairs out to the backyard from the  
 15 family room. We have AC condensers, one  
 16 existing, one proposed, along the side of the  
 17 house.  
 18 We also have drainage proposed as  
 19 well. We're splitting the drainage system to  
 20 two areas. We have a system in the front yard  
 21 and also in the rear. We are accommodating for  
 22 the entire structure, not just the net increase  
 23 in impervious coverage.  
 24 MR. NEMECEK: Louis, what's the  
 25 overall increase in impervious surface?  
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 2 MR. CAMPANA: In impervious surface.  
 3 So 2,243 square feet is the existing impervious  
 4 coverage, and we are proposing 2,825 square  
 5 feet.  
 6 MR. NEMECEK: Roughly a third larger.  
 7 MR. CAMPANA: Yes. There were  
 8 existing terraces in the rear yard that we're  
 9 removing, so a lot of the new footprint of the  
 10 house is situated on top of those.  
 11 MR. NEMECEK: Okay. That's probably  
 12 why the number is not quite as big, because it  
 13 looks like a big addition.  
 14 MR. CAMPANA: It is. The existing  
 15 square footage is 1,274, and the proposed FAR  
 16 is 2,619, so it's a substantial increase.  
 17 MR. NEMECEK: It's more than double.  
 18 Almost all of it is in the back of the house,  
 19 right, the increased square footage? Almost  
 20 all of it is in the back.  
 21 MR. CAMPANA: Quickly, just some  
 22 photographs of the existing house. Vinyl  
 23 clapboard siding, asphalt roof, replacement  
 24 windows, all of which would be replaced as part  
 25 of this application.  
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1 So here are the proposed exterior
2 elevations. Here's the proposed covered front
3 porch and portico. All of the trim will be a
4 Boral material. The siding is going to be
5 Hardie clapboard siding in an arctic white
6 color. The roofing is going to be charcoal
7 asphalt roofing GAF. The existing brick
8 chimney will remain. All the windows are
9 Andersen windows. They will be white. All the
10 gutters, leaders, those will be white aluminum,
11 but they're half round, half round white
12 aluminum gutters instead of the typical K
13 style.

14 The proposed side elevation is here.
15 This is looking south. Here's our stairwell
16 that goes down to the basement, side profile of
17 the front portico, and then the majority --
18 we're redoing the existing mass of the house,
19 but here's the side profile of the addition.

20 To the rear and to the south
21 elevation -- did I say -- I'm sorry, the north
22 elevation, rear of the house we have the steps
23 coming down to the rear yard. Here's the
24 family room. We have the kitchen here. Master

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1 suite above on the second floor. Here's our
2 side entrance with a covered roof or roof over
3 the covered porch.

4 Finally, we have the street-scape just
5 showing the house as it's situated on Longview
6 Drive. Here are some examples of the
7 materials, one of which I did not mention is
8 actually the light fixtures. The light
9 fixtures are Restoration Hardware Devaux square
10 sconce, and it will be a bronze finish.

11 I believe that's it.

12 MR. NEMECEK: Certainly good. What
13 comments did the ARB have?

14 MR. CAMPANA: Their one comment -- I
15 believe there was one comment -- was about
16 adding the second condenser. It wasn't on the
17 drawing, but now it's located on the drawing.
18 We situated it in such a way that it's not in
19 close proximity to any windows, it's on the
20 side of the house right next to the existing
21 unit.

22 MS. UHLE: They referred it to you
23 with a recommendation to approve it as
24 submitted, except for showing the AC condenser

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1 unit.

2 MR. NEMECEK: Got it.

3 THE CHAIRMAN: Did you say the color
4 of the siding? What color will it be?

5 MR. NEMECEK: White.

6 MR. CAMPANA: Arctic white, yes.

7 THE CHAIRMAN: It looks good.

8 MR. NEMECEK: Wish I had some more
9 grief to give you, but it looks pretty good.

10 THE CHAIRMAN: You've outdone
11 yourself. It's beautiful again. I like all
12 the gables. It ties all the windows together.
13 Perfect.

14 MR. NEMECEK: It looks like it fits on
15 the street-scape too. I think you've taken
16 care to make sure it doesn't stand out in a way
17 that wouldn't be good.

18 MR. CAMPANA: I thought it would be
19 important to keep the existing ridge line as
20 sort of not our dictating point, but something
21 to keep consistent with the neighborhood.

22 Also, we did raise the pitch on the front gable
23 just so it would be more in keeping with the
24 style of the proposed home. Right now, it's a

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1 very shallow pitch.

2 THE CHAIRMAN: Does your ridge match
3 the one next door more or less? It seems like
4 you scaled it to that there. I'm just curious.

5 MR. CAMPANA: Sort of. The heights
6 are very consistent.

7 THE CHAIRMAN: It's very nice that you
8 did that. Okay. I'll do my job. Are you guys
9 done?

10 So I make a motion to open the public
11 hearing on Application 22-37, 7 Longview Drive.

12 MR. NEMECEK: Second.

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

15 (No comments.)

16 THE CHAIRMAN: I make a motion to
17 close the public hearing on Application 22-37,
18 7 Longview Drive.

19 MR. NEMECEK: Second.

20 THE CHAIRMAN: I make a motion to --
21 MR. NEMECEK: All in favor.

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

24 THE CHAIRMAN: I make a motion to

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1 EASTCHESTER PLANNING BOARD - 12/1/22  
 2 approve Application 22-37, 7 Longview Drive, as  
 3 submitted.  
 4 MR. NEMECEK: Second.  
 5 THE CHAIRMAN: All in favor.  
 6 (AYE)  
 7 THE CHAIRMAN: That's it.  
 8 MR. CAMPANA: Thank you.  
 9 THE CHAIRMAN: Do you want to run back  
 10 here and join us? We're good then. We're  
 11 done.  
 12 So I just make a motion to adjourn the  
 13 December 1st, 2022 Planning Board meeting.  
 14 MR. GIACOBBE: Second.  
 15 THE CHAIRMAN: The next will be --  
 16 hold on, let me say that -- the next will be  
 17 January 26, 2023. Second. All in favor.  
 18 (AYE)  
 19 THE CHAIRMAN: Goodnight, everyone.  
 20 Happy Holidays.  
 21 MR. NEMECEK: Merry Christmas, Happy  
 22 New Year, Happy Holidays.  
 23  
 24 (Meeting adjourned.)  
 25

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1 EASTCHESTER PLANNING BOARD - 12/1/22  
 2 C E R T I F I C A T I O N  
 3  
 4 STATE OF NEW YORK )  
 ) SS.  
 5 COUNTY OF WESTCHESTER)  
 6  
 7 I, DINA M. MORGAN, Court Reporter and  
 8 Notary Public within and for the County of  
 9 Westchester, State of New York, do hereby  
 10 certify:  
 11 That the above transcript was taken from  
 12 a 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 7th day of December, 2022.

22  
 23   
 24 **DINA M. MORGAN**  
 Court Reporter

**DINA M. MORGAN, REPORTER**

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CORRECTION SHEET

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CORRECTION

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