

Carol Pinto

From: Planning Dept
Sent: Friday, May 3, 2024 4:04 PM
To: Carol Pinto
Subject: FW: App# 23-15, 751 White Plains Road, comments for the ARB mtg sched for 5-2-24

From: Robert Pulaski <rpulaski2@gmail.com>
Sent: Thursday, May 2, 2024 2:24 PM
To: Planning Dept <planningdept@eastchester.org>
Subject: App# 23-15, 751 White Plains Road, comments for the ARB mtg sched for 5-2-24

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I am Robert Pulaski residing at 97 Maple Street. The front of 97 Maple faces the back of 751 WPR.

I provided comments at the April ARB meeting but am unable to attend the May meeting. I have reviewed the revised submittal and offer the following comments:

Exterior Finish:

The applicant has concurred with the recommendation for the finish on the new addition to match the Stucco - EFIS finish of the existing to remain building and relate with the finish on neighboring properties. However, exterior wall section 1 on A-101 has not been amended by continuing to indicate "Vertical Vinyl Siding".

Roof Equipment:

This topic was discussed at the April meeting. No information has been provided. It has been noted that a fairly large disk antenna resides on the existing roof. The antenna's location is such that it will need to be relocated to accommodate the footprint of the new addition. Where will it be moved to? It could be considered desirable for best signal reception to relocate it to the top of the new addition. That location is 21' above ground level, 9' above the existing roof, taller than the roofs of adjacent buildings, and standing approximately 6' to the top of the antenna brings the total height to 27' above ground.. The roof of the new addition has no parapet. Therefore wouldn't it be appropriate to provide screening?

The new addition appears to be providing a larger refrigerator compartment than existing plus adds a large office floor above. This will require a larger refrigeration and larger space air condition unit. Where will it be located? It was noted at the April meeting that the market's roof top equipment is screened from the public transiting the sidewalk and or roadway but not from neighbors located behind the building. It was noted that the existing building parapet is discontinuous across the back of the building. The new addition will effectively close off two thirds of the parapet void. Isn't it appropriate for screening to complete the rest?

Existing cables and refrigerant piping surfaced draped across the existing building: Discussed at the April meeting. I didn't find a note indicating that this will be 'cleaned up'.

Existing large refrigeration and or storage box located in the backyard of the building with piping leading to the building. This was discussed at the April meeting. There is no note indicating that the box will be removed and disposed of. The plans of the new work imply that the box can't remain in its current location and indicate no on site relocation.

Vegetation border delineating the street sidewalk from the parking area. No width dimension is provided. The back up lane dimension is still to the public sidewalk. That dimension 18'-8" will be reduced by the width of the border. This is likely a Planning Board item.