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EASTCHESTER PLANNING BOARD MEETING  
MARCH 26, 2015

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MINUTES OF THE  
EASTCHESTER PLANNING BOARD MEETING

..... X

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO  
ROBERT PULASKI, MEMBER  
MARK CUNNINGHAM, MEMBER  
PHILIP NEMECEK, MEMBER  
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY  
JAY KING, BUILDING INSPECTOR

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

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1 EASTCHESTER PLANNING BOARD - 3/26/15

2 THE CHAIRMAN: This is the Town of  
3 Eastchester Planning Board meeting of March 26,  
4 2015. If everyone would rise for the Pledge of  
5 Allegiance, please.

6  
7 (Whereupon the Pledge of Allegiance  
8 was said.)

9  
10 MR. NEMECEK: Should we do the  
11 National Anthem as well since we only have one  
12 application today?

13 THE CHAIRMAN: Students from  
14 Bronxville, welcome. This is the real thing.  
15 This is where it all happens at the Planning  
16 Board in the Town of Eastchester, and we're  
17 very happy to see you here. We welcome your  
18 comments on the application, and report back to  
19 the other students there what a great time you  
20 had this evening.

21 So now, that being said, the roll  
22 call. We do this every time. Mr. Phil  
23 Nemecek.

24 MR. NEMECEK: Present.

25 THE CHAIRMAN: Robert Pulaski.

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1 EASTCHESTER PLANNING BOARD - 3/26/15

2 MR. PULASKI: Present.  
Page 2

3 THE CHAIRMAN: Jim Bonanno is here.  
4 Bill West.  
5 MR. WEST: Present.  
6 THE CHAIRMAN: Mark Cunningham.  
7 MR. CUNNINGHAM: Present.  
8 THE CHAIRMAN: We have one  
9 application. If you guys were here to talk  
10 about 151 Summerfield, we will not be talking  
11 about it today, but we will be doing  
12 Application 15-02, 62 Lake Shore Drive.  
13 MR. SCHLOMANN: Good evening. My name  
14 is Sid Schlomann, architect on behalf of the  
15 owners, Mr. and Mrs. Cantreva (Ph.). The  
16 application before you is for the demolition of  
17 an existing split level home on Lake Shore  
18 Drive. The site is right on the lake. In  
19 fact, approximately two thirds of the property  
20 is in the water. So in terms of all the zoning  
21 calculations and requirements, the portion  
22 utilized is the portion above the water on  
23 land.  
24 The proposal is for a single family  
25 residence modern in nature, flat roofs, very

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 rectilinear and a lot of glazing taking  
3 advantage of the rear yard for recreation,  
4 patio, swimming pool, and views of the lake  
Page 3

5 itself, as well as kayaking and other outdoor  
6 activities on the lake.

7 In terms of site placement, right now  
8 there is a single curb cut from Lake Shore  
9 Drive to the garage driveway. We are proposing  
10 a secondary curb cut for just a slight circular  
11 driveway, as well as a straight drive into the  
12 garage. The house placement will be at the  
13 requirement for the front yard setback as well  
14 as the side.

15 In terms of zoning requirements, we're  
16 compliant in terms of gross floor area,  
17 impervious surfaces, setbacks, and the I guess  
18 supplemental requirement of 50 feet from the  
19 water as opposed to the usual 32 feet, which is  
20 the rear yard setback for this zone.

21 We had a landscape architect, Bill  
22 Einhorn, put together a landscaping plan that  
23 we previously presented to the Architectural  
24 Review Board, which he's not here to speak of  
25 them, but basically an abundance of plants and

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 mature plants all along the side for screening.  
3 A lot of the plants were already 6, 8, or  
4 10 feet tall for immediate screening and lots  
5 of colors. You have pictures in your  
6 presentation there of plantings throughout the

7 front island, in the front, along the sides.  
8 The rear portion would be all lawn leading  
9 towards the lake. The residence itself would  
10 be a two story with an unfinished basement just  
11 for mechanical equipment. They don't want  
12 anything in the basement. The intent of the  
13 house is to really utilize the outdoors and the  
14 views and the lake itself.

15 In terms of materials of the site,  
16 there's actually one tree, a small tree,  
17 approximately here -- I don't think it's listed  
18 on the site plan -- that would be taken down,  
19 and there are only three substantial trees and  
20 those would be maintained.

21 The site topography naturally slopes  
22 from the front toward the rear sloping down.  
23 So the house itself here, the finished floor  
24 elevation is about 2 feet above the driveway  
25 with a flat, and then a slight step down patio

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 tiering back towards the rear grade. So, in  
3 essence, a swimming pool here would be mostly  
4 above the existing grade, would be constructed  
5 out of, you know, concrete retaining walls for  
6 the pool. So we're trying to minimize the  
7 disruption to the site as much as possible.  
8 The existing residence here would be a slight

9 excavation to enlarge the footprint of the  
10 house toward the rear. The patio itself would  
11 be framed out above grade with a flat stone  
12 patio tiered down to the pool, steps down  
13 working our way towards the rear yard.

14 The front driveway would be a series  
15 of pervious paver stone and gravel allowing for  
16 water to permeate through into the soil and  
17 eventual storm water system. In fact, today  
18 the consultant, Alan Pilch, met with the  
19 engineer, Joe Iaropoli. They dug deep hole  
20 tests, and from my understanding, you know, the  
21 design will now be completed for the storm  
22 water system, which would include CULTEC  
23 rechargers in the front as well as in the rear,  
24 accounting for all the impervious surfaces,  
25 storm water from the roofs, and any other

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 impervious surfaces. So it's my understanding  
3 that the digging of the hole and the witnessing  
4 and the testing of the percolation went rather  
5 well.

6 In terms of materials, the exterior  
7 materials of the home are a cement fiberboard  
8 panel that would be cut on site -- and I don't  
9 know if you have elevations there -- I don't  
10 know if you could see the score line, but it's

11 a large panel. It's similar to a Hardie cement  
12 fiberboard. It comes in large panels, 4 feet  
13 by 10 feet, and they will be cut on site based  
14 on the geometry of the elevations, and it  
15 actually gets adhered to -- the house will be  
16 built wood frame, some steel beams, engineered  
17 wood, but it will be pretty much conventional  
18 framing and the panels along with some wood  
19 soffits, mahogany door, it's a combination of  
20 some cold grays and some warm materials to give  
21 it some street presence, yet not anything  
22 overwhelming and yet really focusing on the  
23 orientation towards the rear.

24 I'll talk a little bit about the  
25 materials. The feature is really a stone wall

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 here, which would be on the exterior, and it  
3 actually carries into the interior and the  
4 glazing in the front here. So this is a two  
5 story, the door, and a wood panel above it  
6 matching the door and glazing as well on either  
7 side abutting against the stone wall. So the  
8 stone wall carries from the outside in. So a  
9 lot of the intent and theory on the inside and  
10 outside is just really indoor-outdoor spaces.  
11 This house really should be in California, but  
12 it's in Eastchester.

13                   So landscaping to kind of layer and  
14                   break up the facade, you know, some transom  
15                   windows in the garage not only to let light in  
16                   but to also detail up and break up the facade  
17                   as well. Most of the, you know, fenestration  
18                   is in the front and the rear. You could see  
19                   the sides have windows, but minimizing the  
20                   focus to the adjoining neighbors.

21                   So the stone wall material is a gray  
22                   stone that is -- keeps changing, but right now  
23                   it's this. I don't know if you want to start  
24                   passing it around. The panel that you have,  
25                   the large one, that's actually just for -- the

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1                   EASTCHESTER PLANNING BOARD - 3/26/15  
2                   material color is actually a lighter gray.  
3                   It's going to be light gray panels with dark  
4                   wood door and dark wood soffits and a darker  
5                   brown metallic fascia banding wherever you see  
6                   the dark brown here. Everything else is light  
7                   colored here and is all the cement fiberboard.

8                   The driveway is a pervious stone with  
9                   gravel in between accounting for water into the  
10                  storm water system. All the exterior lighting  
11                  we're trying to do anything only on the ground  
12                  and on the overhang down and up, nothing  
13                  mounted onto the facade itself. We're trying  
14                  to keep it really clean and simple, and also



15 the intent is to come up and to be able to see  
16 through to the lake behind.

17 I have a little sketch here also just  
18 to properly express and delineate the rear. I  
19 realized it wasn't clear on the rendering. The  
20 flat elevation doesn't really always show  
21 accurately. So the intent, as you can see, the  
22 pool in the center, infinity edge pool  
23 overflowing and then being, you know, pumped  
24 back up, but there are some voids on the sides  
25 there with the built up structure which would

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 be utilized for the kayak storage, boating  
3 storage, patio furniture, and any mechanical  
4 equipment. Anywhere obviously where there is a  
5 ledge or any sort of drop off, all the railings  
6 are going to be glass railing. Not only for  
7 the modern look but also to not block any views  
8 that they're trying to create.

9 MR. NEMECEK: One of the voids is  
10 labeled "kayaks storage"; what is the other one  
11 on the opposite side?

12 MR. SCHLOMANN: It's additional  
13 storage. There are a few kayaks, there's some  
14 patio furniture. The intent is in the off  
15 season months to close it off so no animals  
16 move in there and live there. So we'll have a

17 cedar gate. You can see on the side here  
18 there's a wood slatted wall with landscaping.  
19 It's a little bit clearer over here. So the  
20 gate would be made of the same wood material  
21 hinge so it could be closed so no large animals  
22 take up residence. That's kind of the overall  
23 intent.

24 MR. NEMECEK: You have the infinity  
25 pool, which is the main pool.

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1 EASTCHESTER PLANNING BOARD - 3/26/15

2 MR. SCHLOMANN: That's the main pool.

3 MR. NEMECEK: Then you have a -- two  
4 other --

5 MR. SCHLOMANN: There's a hot tub spa  
6 and a fire pit as well.

7 MR. NEMECEK: Fire pit. Okay. That's  
8 depicted --

9 MR. SCHLOMANN: Don't burn yourself.

10 MR. NEMECEK: That's the fire pit  
11 illustrated down on the lower right.

12 MR. SCHLOMANN: Correct, yes, a  
13 natural gas stone pit. The patio is partially  
14 covered for some dining underneath and then  
15 patio out in the sun, full southern exposure.

16 MR. NEMECEK: How does the structures  
17 or structure -- I don't know if you consider  
18 them one or more -- how do they line up with

19 the adjacent homes?

20 MR. SCHLOMANN: The house itself,  
21 obviously if we start on the street -- starting  
22 on the street, obviously the elevation and the  
23 roof height is lower than both adjacent homes  
24 not only because it's not as tall, but it's a  
25 flat roof and the others are gables. So

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 starting at the roof, we're lower. Then as we  
3 go toward the rear, I believe the house to the  
4 west has a lower patio. This would be  
5 considered a raised patio, so --

6 MR. NEMECEK: The west is right or  
7 left as you face the house?

8 MR. SCHLOMANN: If you're facing the  
9 lake, that's south, so the west would be to the  
10 right.

11 MR. NEMECEK: To the right, okay.

12 MR. SCHLOMANN: Right? Yes.

13 MR. WEST: North.

14 MR. SCHLOMANN: If the lake is --

15 MR. WEST: The lake is to the east.  
16 North would be the left.

17 MR. SCHLOMANN: So the house is to the  
18 west here. Let's start with the house to the  
19 east over here. It's taller and closer to the  
20 street. So by the time we get to the patio of

21 this house, the orientation -- the visibility  
22 is toward the lake. There's probably zero  
23 visibility between the houses from the patio.  
24 It's already beyond the house. The house to  
25 the other side, to the west, is set back a

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 little bit more, so that's where we're  
3 intending tall -- all these screenings here,  
4 mature plant screening and trying to keep  
5 things in the center. The patio is a bit  
6 raised, and by the time we reach to the back of  
7 the pool, the pool itself would be about 9 feet  
8 above ground, and then we have the next tier  
9 about 6 feet above grade and then tiering down  
10 towards the rear lawn.

11 THE CHAIRMAN: How close is the  
12 adjacent house on the south side?

13 MR. NEMECEK: I think you have this  
14 thing here, which has -- I think it has the  
15 number 60 Lake Shore. I assume it's the one  
16 that is below, and the road sort of curves in;  
17 right?

18 MR. SCHLOMANN: It's a cul-de-sac.  
19 This house is, I would say, here I think on an  
20 angle. The other house would be more here.  
21 The end of this house is before the ending of  
22 this house, maybe here.

23

(Indicating.)

24

MR. NEMECEK: If you look at this -- I

25

don't know if you have this in larger form --

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EASTCHESTER PLANNING BOARD - 3/26/15

2

it does seem to have the shadows for each of

3

them, and I could see where 60 is set back, it

4

looks like, from the existing structure. It

5

looks like it would align to sort of where the

6

pool is.

7

MR. SCHLOMANN: Where the pool is,

8

yes. They also have a lot of screening there

9

and their orientation is towards, you know, the

10

lake as well, but we're making every effort for

11

privacy and screening and preserve that.

12

MR. NEMECEK: They're both pretty

13

substantial homes on either side in terms of

14

size.

15

MR. SCHLOMANN: Yes. Yes. Actually,

16

on that street there are quite a few, yes.

17

THE CHAIRMAN: So all the pool

18

equipment resides below the pool in those

19

walkways or pathways?

20

MR. SCHLOMANN: The equipment?

21

THE CHAIRMAN: Yes.

22

MR. SCHLOMANN: Well, it will stop at

23

the pool level. The void is basically just the

24

depth of this back portion here, not all the

25 way. You have the pool, you have the hot

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1 EASTCHESTER PLANNING BOARD - 3/26/15

2 tub --

3 THE CHAIRMAN: Got it. So it's just  
4 right here.

5 (Indicating.)

6 MR. SCHLOMANN: Just for 8 feet deep  
7 or 9 feet deep, and I think the kayaks we'll  
8 try to get them a little deeper towards the  
9 end, but it doesn't go all the way in.

10 MR. NEMECEK: How deep is the pool at  
11 its deepest?

12 MR. SCHLOMANN: I think eight and a  
13 half feet. Yes.

14 MR. PULASKI: Do you have any  
15 plantings or contouring of the landscape near  
16 the shoreline to keep runoff from going  
17 directly into the lake without some kind of a  
18 filtration or absorption?

19 MR. SCHLOMANN: I mean right now, and  
20 I don't know if I have photos, right now  
21 there's a whole line of bushes there already.

22 MR. PULASKI: Okay.

23 MR. SCHLOMANN: If they're not  
24 disturbed, they will be maintained, and they  
25 will do the job that they're intended to do

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 there. I think there is a small retaining wall  
3 there and a little dock. Lately, I've been  
4 there it's all snow, so it's been awhile, but  
5 the intent is to have that all screened if for  
6 whatever reason those plantings get  
7 disturbed the -- additionally, the storm water  
8 that lands on the patio will be routed through  
9 linear trench drains on the patio down to the  
10 CULTEC so there will be --

11 MR. PULASKI: On some of the those  
12 properties on occasion I've seen like an area  
13 drain even in the landscaped area so that  
14 water -- a lot of those properties slope quite  
15 a bit, and it gives a chance to catch some of  
16 that water and put it into the underground  
17 system rather than just shoot down --

18 MR. SCHLOMANN: Shoot down into the  
19 lake directly. I'm sure that is something that  
20 may come up with the consultant, Alan, and the  
21 storm water engineer.

22 MR. NEMECEK: Where did you leave  
23 things with Alan Pilch and the --

24 MR. SCHLOMANN: Well, they started a  
25 design that's here. So maybe 24 more CULTECs

1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 were initially placed and designed with an  
3 assumption -- this was all in the middle of the  
4 winter -- with an assumption prior to any soil  
5 percolation testing, so that was done. So Alan  
6 was kind of involved and supportive and made a  
7 lot of comments at that point pending the  
8 results of today's percolation test. So now  
9 Joe Iaropoli, the engineer, has the criteria,  
10 is in touch with Alan, so the design may change  
11 slightly based on, you know, what happened  
12 today. I know it was all kind of positive  
13 that -- no show stoppers.

14 MR. NEMECEK: I'm assuming that the  
15 CULTEC units closer to the water are going to  
16 shallower?

17 MR. SCHLOMANN: They're shallower. In  
18 fact, that was one of the comments. In the  
19 front I think they're 330's or the 280's, and  
20 towards the rear the water table is higher, so  
21 they're going to be much shallower. I forget  
22 the model number, if it's 110 or something.  
23 So, yes, definitely shallower.

24 MR. NEMECEK: I notice on the  
25 landscape plan that there was -- and you had

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1  
2 pointed out certain of the existing trees that  
3 are going to be kept, and one is to be removed.  
4 In the lower sort of left-hand portion of the  
5 property, there is a tree that's being moved?  
6 MR. SCHLOMANN: Transplanted from the  
7 rear. So this is the one that's being  
8 affected. So right now it's right here.  
9 MR. NEMECEK: Okay. It's just being  
10 transplanted. Okay. Okay. Is that going to  
11 work?  
12 MR. SCHLOMANN: I don't know how to do  
13 it.  
14 THE CHAIRMAN: How big is the tree?  
15 MR. SCHLOMANN: I think it's 10 or  
16 12 feet, ornamental. I don't think it's a big  
17 diameter.  
18 MR. NEMECEK: It might work.  
19 THE CHAIRMAN: There's no emergency  
20 generator, is there?  
21 MR. SCHLOMANN: No. We haven't -- no.  
22 THE CHAIRMAN: I didn't see one.  
23 Okay.  
24 MR. SCHLOMANN: Would you like one?  
25 THE CHAIRMAN: It's a beautiful house.

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 MR. SCHLOMANN: The mechanical

3 equipment, the air conditioning units and  
4 exterior condensing units are going to be  
5 tucked in under the stairs over here behind the  
6 wall. So visually they will be screened, and  
7 they're also beyond the setback line, and we're  
8 looking at the decibel levels. I think we're  
9 fine with those. They'll be two condensing  
10 units on the outside.

11 (Indicating.)

12 THE CHAIRMAN: There's nothing on the  
13 roofs, is there; they're flat roofs?

14 MR. SCHLOMANN: They're flat roofs,  
15 taper insulation. We're looking at the solar  
16 panel program, which may be something that we  
17 choose to do. As of right now, there is no  
18 commitment. I don't know if that needs to be  
19 presented here if we do decide to do one.  
20 They're looking into the economics of it right  
21 now. No mechanical equipment.

22 MS. UHLE: You just need a permit for  
23 the solar panels. We don't require Planning  
24 Board approval.

25 MR. SCHLOMANN: I don't know if it

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 will materialize.

3 THE CHAIRMAN: But they would be  
4 angled up, wouldn't they?

5 MR. SCHLOMANN: They would be angled,  
6 so yes, 41 degrees.  
7 MS. UHLE: It's a perfect roof.  
8 MR. SCHLOMANN: It's a perfect roof  
9 and perfect sun. They would be visible.  
10 MR. NEMECEK: On behalf of the  
11 Chairman, I want to remind our sizeable viewing  
12 audience that this Board is very firmly in  
13 favor of renewable energy.  
14 THE CHAIRMAN: In particular, solar  
15 panels.  
16 MR. NEMECEK: Or a giant windmill.  
17 THE CHAIRMAN: Okay. Any other  
18 comments here?  
19 MR. CUNNINGHAM: No.  
20 THE CHAIRMAN: Okay. You guys have  
21 comments I'm sure, so hang on. This is a  
22 public hearing, so we're just going to do a  
23 public hearing, and then we'll come back to  
24 you.  
25 So I make a motion to open the public

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 hearing on Application 15-02, 62 Lake Shore  
3 Drive.  
4 MR. NEMECEK: Second.  
5 THE CHAIRMAN: All in favor.  
6

032615PB.txt  
(All aye.)

(No comments.)

THE CHAIRMAN: No. Okay.

MR. NEMECEK: This is normally if you have a disgruntled neighbor who doesn't want the project to go forward, this is where they're going to come up and read their laundry list of problems they have with it.

MR. PULASKI: These guys are from Bronxville. This is Eastchester.

THE CHAIRMAN: There is a process to come forth with your grievances, so now would be an opportunity.

MR. SCHLOMANN: I have the mailings and newspaper if you're wondering.

THE CHAIRMAN: Yes, I'm sure you did. You could give it to Jay.

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EASTCHESTER PLANNING BOARD - 3/26/15

MR. NEMECEK: This looks like a very comprehensive plan and a very aesthetically pleasing one.

THE CHAIRMAN: So then I make a motion to close the public hearing on Application 15 -- do you have a comment?

MS. UHLE: I was going to say

032615PB.txt  
9 something after you close.  
10 THE CHAIRMAN: May I close?  
11 MR. NEMECEK: You may. If Margaret is  
12 gesturing, I'm going to recognize her every  
13 single time.  
14 THE CHAIRMAN: Hang on, Margaret.  
15 Motion to close the public hearing on  
16 Application 15-02, 62 Lake Shore Drive.  
17 MR. NEMECEK: Second.  
18 THE CHAIRMAN: All in favor.  
19  
20 (All aye.)  
21  
22 THE CHAIRMAN: Margaret, you were  
23 saying.  
24 MS. UHLE: I have two quick comments.  
25 One Mr. Nemecek reminded me of, and one Mr.

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1 EASTCHESTER PLANNING BOARD - 3/26/15  
2 Pulaski reminded me of. Minor things.  
3 With regard to the landscape plan, I  
4 think as a condition of approval we should just  
5 put that the plantings within the town  
6 right-of-way are subject to the approval of the  
7 highway superintendent. We don't really have  
8 the authority to approve plants on the town's  
9 right-of-way.  
10 MR. SCHLOMANN: Are they generally

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well received?

MS. UHLE: Yes, if it's not some kind of hazard and if it doesn't --

MR. SCHLOMANN: Block views?

MS. UHLE: Block views, yes. If we put that in the resolution, it's just a way for us to remember to get his input on that.

Mr. Pulaski made a very good point. We actually recently for all new lake front properties have been requiring a landscape buffer adjacent to the water's edge to infiltrate storm water. So I think if the Board agrees, we'll have Alan Pilch, who is also a landscape architect and an engineer, coordinate with your landscape architect on

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EASTCHESTER PLANNING BOARD - 3/26/15

that, if you guys agree.

MR. NEMECEK: Yes. We actually did this on -- I'm not sure if it's Lake Shore at that point, but we did about a year ago or --

MS. UHLE: We've doing that --

MR. CUNNINGHAM: On the house further down.

MR. PULASKI: We asked about a Biofilter.

MS. UHLE: Yes. It's attractive and it keeps geese from landing in your yard and

13 everything too. Just coordinate with the  
14 landscape architect. I would like to include  
15 those in the resolution.

16 MR. CUNNINGHAM: And Alan will report  
17 back to us?

18 MS. UHLE: We'll make that a condition  
19 of approval, that the storm water management  
20 plan is subject to his review and approval as  
21 well. He did stop by my office today and said  
22 everything on the deep hole testing went well.

23 MR. SCHLOMANN: The planting in the  
24 right of way, is that a formal application to  
25 the highway department?

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2 MS. UHLE: No. That would be before  
3 we issue the permit, we'll just have the  
4 highway superintendent sign off that he has no  
5 problem with it.

6 MR. PULASKI: I'm sure Alan is going  
7 to take into account that there is this line of  
8 existing shrubs there, which I'm sure is  
9 providing some benefit, but I remember on a  
10 previous application where they actually  
11 contoured the ground a bit so that the water  
12 wouldn't dive into the lake, it would want to  
13 pool and go underground. So if you had a line  
14 of shrubs and you didn't want to disrupt it,

15 maybe that would be an alternative.

16 MR. SCHLOMANN: I guess we'll wait for  
17 Mr. Pilch's recommendations and then redesign  
18 appropriately.

19 THE CHAIRMAN: I think there is a  
20 stone wall there also?

21 MR. SCHLOMANN: I think so, yes. A  
22 little stone wall and shrubs in front of it and  
23 a few breaks in the wall, I think, to walk out  
24 to the dock.

25 THE CHAIRMAN: All right. We'll refer

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2 it to Alan.

3 MR. WEST: All those houses right  
4 there, they all have a wall.

5 MR. CUNNINGHAM: The wall there is a  
6 buffer to begin with.

7 THE CHAIRMAN: I think Alan can handle  
8 it. I'm not an expert on that.

9 All right, guys, I don't have anything  
10 more. It's a beautiful house. Great job.

11 MR. SCHLOMANN: Thank you.

12 THE CHAIRMAN: I think it's well done.  
13 We've never seen anything like it before. I'm  
14 sure your clients will be thrilled, and they  
15 should get started. So we'll help them by  
16 making a motion to approve 15-02, 62 Lake Shore



17 Drive.

18 MR. NEMECEK: Subject to the three  
19 conditions that were just described. Do we  
20 need to state those right now on the record?

21 MR. CUNNINGHAM: And also the  
22 condition about approving the whole landscape  
23 drawing as --

24 MS. UHLE: Review and approval by the  
25 highway superintendent for any plantings in the

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2 town right-of-way, review and approval of the  
3 proposed storm water management plan by the  
4 town's engineer and consultant, and then review  
5 and approval of the buffer treatment adjacent  
6 to the lake, which may or not be significant,  
7 but is subject to review by our landscape  
8 architect/civil engineer consultant.

9 THE CHAIRMAN: And final design of the  
10 storm water management based on the perc tests  
11 that are being done.

12 MR. NEMECEK: Subject to those,  
13 second.

14 MR. CUNNINGHAM: Don't you usually  
15 have the entire landscape package as drawn,  
16 that they sign off on the plantings and all  
17 that? Isn't that what you usual do?

18 MS. UHLE: Yes. The only reason I

19 didn't say that is because I think we looked at  
20 this one pretty clearly, but Alan could look at  
21 the entire thing.

22 MR. NEMECEK: I think we always  
23 require a certification at the end of the  
24 process.

25 MS. UHLE: Oh, that. I'm so sorry.

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2 MR. NEMECEK: The fourth and final  
3 condition is that at the conclusion -- is it  
4 before the permit?

5 MS. UHLE: We require before we issue  
6 the CO, that we get a letter from the licensed  
7 landscape architect certifying that the  
8 plantings that have been installed are --

9 MR. SCHLOMANN: As designed?

10 MS. UHLE: Yes. Thank you very much.

11 THE CHAIRMAN: Anymore?

12 MR. NEMECEK: No.

13 THE CHAIRMAN: So subject to those  
14 conditions, which Margaret will incorporate  
15 into the resolution, I'll remotion approval of  
16 Application 15-02, 62 Lake Shore Drive.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19

20 (All aye.)

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MR. CUNNINGHAM: Very nice design.  
Good luck.  
MR. SCHLOMANN: Thank you.  
THE CHAIRMAN: Not done yet. Hang on.

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EASTCHESTER PLANNING BOARD - 3/26/15  
We have minutes. So the only other thing is we  
have meeting minutes from --  
MR. NEMECEK: I think we have a  
December still outstanding. December 4th.  
MS. UHLE: December 4th with Jim, Bob  
and Bill could vote on those, and February 26th  
everyone but Bob.  
THE CHAIRMAN: So December 4th. So  
I'll make a motion to approve the meeting  
minutes of December 4, 2014.  
MR. PULASKI: Second.  
THE CHAIRMAN: Me and Bill and Bob in  
favor.  
MR. PULASKI: Aye.  
THE CHAIRMAN: Aye.  
MR. WEST: Aye.  
THE CHAIRMAN: And then the meeting  
minutes of the ones we have in front of us --  
MR. NEMECEK: February 26th.  
THE CHAIRMAN: -- February 26, 2015.  
I make a motion to approve these, and it's

23 032615PB.txt  
everyone except Bob.

24 MR. NEMECEK: Subject to the minor  
25 revisions that I submitted.

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2 THE CHAIRMAN: The affect and effect.

3 MS. UHLE: They've been changed.

4 She's very quick.

5 THE CHAIRMAN: Thank you, Di na, for  
6 those changes already. He does it on purpose,  
7 trust me.

8 All in favor.

9 MR. NEMECEK: Second.

10

11 (All aye.)

12

13 THE CHAIRMAN: I make a motion to  
14 close Eastchester Planning Board meeting of  
15 March 26th.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18

19 (All aye.)

20

21 (MEETING ADJOURNED)

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C E R T I F I C A T I O N

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER) Ss.

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

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April, 2015.

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DINA M. MORGAN  
Court Reporter

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