

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1

TRANSCRIPT OF THE TOWN OF EASTCHESTER
PLANNING BOARD MEETING
JUNE 25, 2015

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
ROBERT POLASKI, MEMBER
MARK CUNNINGHAM, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

TOWN OF EASTCHESTER
BUILDING AND PLANNING DEPARTMENT
Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353
JUL 21 2015

RECEIVED
DINA M. MORGAN, REPORTER

2

EASTCHESTER PLANNING BOARD - 6/25/15

THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of June 25th, 2015. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Before we start the agenda, it's been revised a little bit. One application, 104 Highland Avenue, has been adjourned, and another application, Kids Corner on White Plains Road, has been withdrawn. So we won't be talking about any of those.

The first application is Corwood and then we're going to go over Hathaway, Lamesa, Laurel Place, and Woodruff.

So first application, 1 Corwood Road, Application 15-17.

MS. MCGARVEY: Good evening, Mr. Chairman, Planning Board members. For the record, my name is Michael McGarvey. I'm a New York State licensed professional engineer, and I'm here tonight to represent the application for 1 Corwood Road, site plan. I do apologize

DINA M. MORGAN, REPORTER

3

EASTCHESTER PLANNING BOARD - 6/25/15

for not being here last month. I understand there were a couple of questions that arose, and someone should have been here to answer them.

Be that as it may, since that last meeting, I have been in almost constant contact with Alan Pilch and with Margaret Uhle. I did receive some comments from Mr. Pilch. I received actually five comments from a letter of his dated May 29th, 2015. We have addressed those comments to the T, to the letter. We've also amended the site plan to reflect those changes in his comments. That was his first set of comments.

During the beginning of the week, I did receive another couple of comments from him for more clarity. One was a typo, which we took care of that. We had an elevation of 85.54 for the overflow elevation for the CULTEC infiltrators, that was changed to 84.54, which is the correct elevation and is shown on the plans. The other change or the last change was on our overflow on the southern part of the property we had a 6 inch drain line from a

DINA M. MORGAN, REPORTER

4

EASTCHESTER PLANNING BOARD - 6/25/15

drain inlet. We were draining the water off the back through a 6 inch line. Mr. Pilch thought it was a little tight for the area. We ran the calculations. We believed that 6 inch would still suffice for the area, but we increased it to an 8 inch just to help this move along. I mean, we would rather change it to an 8 inch than fight. It's not a big deal for the developer or the contractor to put an 8 inch in for that versus a 6 inch.

I could go over the changes with you if the Board prefers to do that. I can go over them one by one.

THE CHAIRMAN: Can you do it briefly?

MS. MCGARVEY: Sure. His comments from May 29th, 2015, there were actually five comments. The first one was regarding the perimeter of the house drain. He wanted to see some more topo on the perimeter of the house drain, which is an 8 inch line -- which is an 8 inch line that goes around the perimeter of the house and ties into the CULTEC infiltrators just north of the house.

Do you want me to show you on the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 plan?

2 THE CHAIRMAN: No. We know the plan.

3 MS. MCGARVEY: Okay. He wanted to
4 make sure -- Alan Pilch wanted to make sure
5 that we had enough cover over that pipe, and we
6 do. The smallest portion of fill we have on
7 top of that pipe is 12 inches. That was his
8 first comment.

9 His second comment was the retaining
10 walls. I guess there was some confusion as to
11 how the retaining walls will sit from Mr.
12 Dubak's property. He will look at two
13 approximately 3 foot high retaining walls. It
14 will come up 3 feet from the existing grade, it
15 will step back 3 feet and come up another 3
16 feet, a little shorter than 3 feet to the new
17 elevation on the applicant's property at 1
18 Corwood. I did explain everything to Mr.
19 Dubak. I believe he's satisfied. I don't want
20 to speak for him. I'm sure he would want to
21 come up and say yay or nay to what he thinks of
22 the application.

23 For the record, we did increase the
24 size of the drain inlet in the back of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 property. It was an existing 6 inch by 6 inch
2 yard drain. It was plastic. It had to have
3 constantly been covered up with leaves and
4 grass clippings, and so whenever it did rain it
5 would back up. We changed that to a 14 inch by
6 14 inch drain inlet with an 8 inch drain at the
7 bottom of that taking the water away. We have
8 shown a swale, a vegetative swale near the
9 southern property line to take any kind of
10 sheet flow that comes from the back of the
11 house towards the rear of the property. This
12 vegetative swale will intercept any of that
13 water and bring it directly into the drain. We
14 also have another emergency overflow should a
15 catastrophic failure happen, which we don't
16 expect, that we have a depression in the wall
17 that it would go over that wall and drain onto
18 California Road in a catastrophic failure.

19 There were some comments regarding the
20 proximity of the retaining wall to the rear
21 property line. We have pulled our retaining
22 wall back about three and a half feet so that
23 it will not impact the Dubaks' vegetative
24 garden that they have in the front of their

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 house. So we're pulling that back. We started
2 the wall on our side of the fence, which is
3 actually all on our property. So we're giving
4 up basically three and a half feet of rear
5 property to not to affect the Dubaks.

6 I did receive another letter, by the
7 way, today. I guess Mr. Dubak submitted some
8 comments to Margaret and Mr. Pilch, and
9 basically they were the same comments that were
10 addressed in Mr. Pilch's letter just worded
11 differently.

12 THE CHAIRMAN: So as of the last round
13 of comments going back and forth, I think
14 everything that Alan has put forth has been
15 addressed?

16 MS. MCGARVEY: Yes, sir.

17 THE CHAIRMAN: As you just said.

18 MS. MCGARVEY: Yes, sir. Again, our
19 CULTEC infiltrators, they will handle
20 191 percent of the required volume for storm
21 water drainage, 191 percent. This design is
22 overkill.

23 THE CHAIRMAN: Good.

24 MS. UHLE: I was going to say just a
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 6/25/15

1 couple of things. I was hoping Mr. Pilch would
2 be here this evening, be he had a conflict so
3 he was unable to attend, but he did tell me
4 just this afternoon that he had no further
5 comments, no outstanding issues, that the
6 applicant had been very responsive. He also
7 told me that he felt that the applicant had
8 been responsive to Mr. Dubak's concerns.

9 I was just going to summarize a couple
10 of things very quickly. I think the major
11 issues were the Board wanted to understand the
12 grades at the back of the house, and I think
13 what's been submitted clarifies that it's more
14 or less been leveled out at the back of the
15 house, but then it will drain towards that
16 drain on California Road. So that should
17 alleviate some of the flooding that's on Mr.
18 Dubak's property now.

19 There was also the concern about --
20 and I'm repeating some of what Mr. McGarvey
21 said -- but concern about how this would impact
22 the garden area and property line to the
23 Dubaks. As the applicant said, they've moved
24 the wall back so that they wouldn't disturb the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

Dubaks' garden.

I think another question was having the CULTEC chambers on Corwood Road, whether those would function appropriately because of the site grade, and that's something that Alan and Mr. McGarvey worked out to ensure that that functions properly.

I think those were the major issues basically.

THE CHAIRMAN: Overall, I mean, from our point of view the drainage in the back is towards that drain on the south side; correct?

MS. MCGARVEY: Yes, sir. I mean, it goes there now, that's the design point, and we're not changing the design point. Actually, we're not allowed to change the design point. Actually, since we're filling the backyard, we were actually leveling the backyard and we are increasing the time of concentration that the sheet flow would get from the front of the house to the back property or the front of the property to the back property, and by increasing that time of concentration it gives the water more time to percolate into the soil,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

and it also reduces the volume -- I'm sorry -- reduces the velocity of the water that comes from the front of the property to the back of the property. That coupled with everything we have here as far as storm water improvements, I don't see the Dubaks getting any water -- or much water, if any. You could never say never.

THE CHAIRMAN: You said "any" and that's almost never. Right. Okay. I understand.

Any comments, guys?

MR. PULASKI: I presume that you're going to have some weep tubes in the wall to relieve any water that gets into the subgrade?

MS. MCGARVEY: No, sir. Weep holes? No, sir. This is a drystone wall. It's like a fieldstone wall. It just drains naturally.

You only have those weep holes if you had a poured concrete --

MR. PULASKI: I did not realize it was fieldstone.

THE CHAIRMAN: Both of those new walls are fieldstone?

MS. MCGARVEY: Yes. It will be the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

stones that they dig out from the foundation.

THE CHAIRMAN: Okay. Got it. This is still a public hearing. Let's see if there are any comments from the public. This is still a public hearing, so we're going to see if we have any comments from the public.

MS. MCGARVEY: Absolutely.

THE CHAIRMAN: Comments?

MS. DUBAK: Good evening. My name is Dennis Dubak, and I'm the adjacent property owner on 561 California Road. I just want to say a big thank you to Luigi and his entire team and to Margaret and the town team. I questioned -- had some concerns a few months back. I let the town know, let Luigi know, and everything is addressed and I'm appreciative of that and look forward to getting that job done. Thank you.

THE CHAIRMAN: You're welcome. Thank you. I feel like we should clap. Your wife did a good job last meeting on bringing it all to our attention. There were some good conditions that she brought forth, and I'm glad she did. No more comments.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

I'll make a motion to close the public hearing on Application 15-17, 1 Corwood Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. I think there's nothing left to do. Good job. It's definitely the solution that's going to keep the water from going anyplace but staying on the property. Thank you for all the efforts you guys put in and cooperation you gave with everyone involved in it.

That being said, I'll make a motion to approve Application 15-17, 1 Corwood.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MS. MCGARVEY: Thank you all very, very much. Enjoy your summer -- actually, I'll be here for another application, but enjoy your summer.

THE CHAIRMAN: Next application is 15-30, 39 Hathaway.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 MR. SOMMER: Good evening. My name is
 2 Steve Sommer. I'm a resident of Tuckahoe for
 3 the last 28 years. I reside on 423 New
 4 Rochelle Road, and the property that we would
 5 like to present to you is actually
 6 approximately 65 feet from my present backyard.
 7 It's a home that my wife Ann and I bought
 8 approximately six, seven weeks ago, and what we
 9 believe is an as of right property, we've
 10 respected all of the appropriate setbacks, all
 11 of the property lines, and I would like to
 12 introduce my architect, Louis Campana to
 13 present the scheme. Thank you.

14 THE CHAIRMAN: Thank you.

15 MR. CAMPANA: Good evening, Chairman,
 16 Board, Mr. King. If you guys don't mind, this
 17 is the first time we're being heard, I would
 18 like to stand at the drawings. So what I'll
 19 do, what I'll start with is a brief description
 20 of the existing conditions regarding the
 21 structure and also the site.

22 Currently situated on the site we have
 23 a one and a half story single family residence
 24 with an attached garage partially beneath the

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 second floor, along with an existing sun room
 2 off the west side, which is the rear. The
 3 front here we have an existing flagstone
 4 walkway that leads to an existing asphalt
 5 drive. You will see a series of retaining
 6 walls here. The neighboring home is situated
 7 much higher than our site. Our site is
 8 downgraded from there. Hence, the series of
 9 retaining walls. We have a half crescent shape
 10 masonry curb here; a manmade pond, which a lot
 11 of the sites in the rear here again set much
 12 higher drain into. The pond was expanded over
 13 the years, and you will notice that there's
 14 concrete and masonry walls around it. It's
 15 currently in disrepair, and right now we have
 16 plans over the next few months to correct that.

17 So I guess what we'll do is start with
 18 the existing structure and run through some of
 19 the modifications and alterations that we're
 20 proposing.

21 Here we have the existing first floor.
 22 You'll see here that the rear yard we have this
 23 enclosed sun room with a brick and masonry
 24 patio, which we plan on demolishing. We also

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 have the existing front portico and steps that
 2 we will also be demolishing as well. A portion
 3 of the rear wall here, also garage doors, and a
 4 portion of the garage wall out front.

5 On the second floor, we'll be taking
 6 off this portion of the existing shed dormer
 7 off the rear of the house and again the same on
 8 the north end here. We also plan on taking
 9 away this portion of the second floor, which is
 10 going to make way for a new master suite which
 11 will land wholly above the attached garage.

12 The roof plan you can see again, as I
 13 was explaining before, what will be demolished;
 14 front portico, roof over the garage, portion of
 15 the roof over the side and rear of house here
 16 and sun room.

17 The existing structure consists of
 18 vinyl siding and vinyl windows, which we plan
 19 on removing; slate roof, which we also plan on
 20 removing as well. We have faux stone veneer on
 21 the garage, which will be demolished. The rear
 22 sun room with Jalousie windows. Garage doors
 23 again will be removed. This portion of the
 24 shed dormer here will be demolished along with

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 a good portion of this roof on the north side.

2 For the proposed additions and
 3 alterations, in the rear in place of the old
 4 sun room we're going to have a family room
 5 addition, which is going to increase the
 6 footprint slightly, along with an addition to
 7 existing bedroom, which is also in the rear
 8 yard. Towards the front, you'll notice that we
 9 have now a new airlock and portico with a
 10 sweeping roof that will land and be supported
 11 by a column and a masonry terrace.

12 On the second floor, you'll notice
 13 again the master suite. We are converting a
 14 one and a half story single family structure
 15 into a two story by adding this square footage
 16 here. We'll also be changing the principal
 17 ridge from over this section of the home to now
 18 this portion.

19 This is the roof plan. You'll notice
 20 here this is our one story addition out back
 21 again, another one story addition. Here is our
 22 second story addition with a sweeping roof
 23 going over the front portico, inset dormers,
 24 and a new roof over the garage projection,

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 which is existing.

2 Proposed elevations. Again, you'll
3 see here our existing ridge and now we're
4 changing our principal ridge to be over the
5 master addition there. In this zone, we are --
6 the allowable building height is 33 feet above
7 average grade and what we are proposing is a
8 height of 26 -- 26 feet approximately. Here
9 again from the side elevation you can see the
10 new family room addition. Again, family room
11 addition here on the rear, second floor
12 addition towards the rear yard, and that's it
13 for the existing structure.

14 What we'll do is move on to site
15 improvements and sediment erosion control and
16 drainage. You'll see here along the perimeter
17 of the property where there will be a
18 disturbance we have our construction fence and
19 silt fence, which will be wrapping the
20 perimeter. We have a construction pad here at
21 the edge of the driveway. You'll notice that
22 we're going to modify the existing retaining
23 walls a bit to allow the driveway to -- a
24 little more width on the driveway and also to

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 make it more accessible. Same thing here,
2 we'll be modifying the existing retaining wall.
3 We'll be also incorporating a new bluestone
4 patio off of the rear terrace -- I'm sorry, the
5 rear addition, okay, and at the front we'll
6 have our new entrance and new walkway to the
7 existing asphalt driveway, which will be
8 repaved. Here along the rear of the property
9 we have an existing brick patio which we're
10 going to demolish and turn into lawn, and then
11 we are going to remove this crescent shape
12 curbing, masonry curbing. You'll notice that
13 along the addition we will have liter drains.
14 Those drains will be carried to the CULTEC
15 recharger field here all on the south side of
16 the property, which is the low point on the
17 property, and also tied into that will be this
18 12 by 12 catch basin.

19 We have some existing trees on site
20 that we're going to be looking to save. So
21 we'll be incorporating tree protection as
22 necessary. At the moment, the homeowner is
23 gearing most of his efforts towards the home,
24 but once construction has come to an end early

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 next spring the homeowner will be spending much
2 time on landscaping, especially screening along
3 the south side here and also refurbishing a lot
4 of the unkempt shrubbery in the rear yard. I
5 believe that's it.

6 THE CHAIRMAN: Great. Thank you. Can
7 you tell us something about the exterior
8 colors, things like that?

9 MR. CAMPANA: Yes, sure. The trim --
10 I'll go to the elevations quickly. So as far
11 as the exterior trim, we're planning on using
12 AZEK, which will be painted white, okay. This
13 is a sample of the AZEK. For the siding we're
14 planning on using HardiePlank lap siding, which
15 is going to be a Monterey taupe. We're also
16 proposing to use some profiles along the rear
17 one story addition, which will be Interstate
18 Lumber. This is just a sample of the profile
19 here.

20 THE CHAIRMAN: Where is that on the
21 elevation?

22 MR. CAMPANA: This is going to be
23 right along here. We're also going to
24 introduce some paneling, recessed flat panels

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 below these windows here in the living room and
2 also in the dining area. We'll have one by
3 four casing along the windows with a window cap
4 and flashings. Along the back you'll notice
5 that we have stone veneer, which is a Quarry
6 Cut, which is the company name, it's an Old
7 Pennsylvania. It will be a ledge stone
8 horizontal look. The colors will range from a
9 blue to a beige.

10 THE CHAIRMAN: The stone?

11 MR. CAMPANA: The stone, correct. On
12 top of the stone, we're going to have a 2 inch
13 flamed square inch bluestone coping, and that
14 coping will also reoccur on the existing window
15 wells which you'll see on the south side and
16 east side of the home here. Those will be then
17 finished with stucco with a sand finish.

18 The existing garage, we'll be removing
19 all of the stone veneer off of that and
20 implementing the new stone veneer. Same with
21 the steps and landing here at the front of the
22 house, we'll have 2 inch bluestone, black
23 wrought iron handrail, guardrail, and then we
24 will also have mahogany -- whitewash mahogany

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

column here with whitewash mahogany brackets to a beam over the front entry. The windows will all be Andersen windows 400 series white clad, and the roofing will be Timberline, JAF Timberline charcoal.

THE CHAIRMAN: What color?

MR. CAMPANA: Charcoal.

THE CHAIRMAN: Charcoal?

MR. CAMPANA: Yes. We're also introducing gable vents here, which will be the same AZEK material painted white. We'll also be replacing the garage doors with an Exteria. Exteria is a synthetic wood. It's primarily an AZEK material also with insulated panel between, interior and exterior finish, we'll have glazing up top with a recessed panel V groove.

MR. PULASKI: When those garage doors are closed, do they give you a weather seal?

MR. CAMPANA: Yes, of course, around the perimeter and underneath.

I did forget to mention that we are going to have a light coated copper roofing over the one story addition off the rear of the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

house.

MR. PULASKI: Inside the garage, how do you -- the garage space is probably a cold space; you insulate between the garage and --

MR. CAMPANA: Exactly, yes.

MR. PULASKI: -- the bedroom, the master suite above, but is there any heat that gets introduced in there so that bottom floor of the master suite is comfortable?

MR. CAMPANA: We're going to be implementing a Modine heater in the garage, and also we're going to use spray foam insulation in the floor of the second floor.

MR. PULASKI: So you are introducing some heat?

MR. CAMPANA: Modine heater, yes.

MR. PULASKI: Okay.

THE CHAIRMAN: Can you just go back to the site plan, please.

MR. CAMPANA: The civil plan or architectural? Civil?

THE CHAIRMAN: Civil. Yes, that's good.

MR. PULASKI: Being that you're

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

rebuilding that stone retaining wall near the front of the driveway, is there existing a Belgian block strip, or have you thought about putting a Belgian block strip in there? You have the tracking pad right now.

MR. CAMPANA: Right. Right.

MR. PULASKI: I assume that you're going to take that macadam out for the tracking pad. When you go back, is that just going to be patching in the asphalt?

MR. CAMPANA: The entire driveway would have to be re-asphalt.

MR. PULASKI: Are you considering doing Belgian block strip in there?

MR. CAMPANA: Yes.

MR. PULASKI: It will look very nice.

MR. CAMPANA: Running bond pattern.

THE CHAIRMAN: Where exactly is that going to be?

MR. CAMPANA: It will be off the driveway curb cut. The existing curb cut will be reused, but we do have plans on using a Belgian block running bond skirt along the perimeter.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

MR. PULASKI: Do we have any AC units on the site?

MR. CAMPANA: We do. We have two AC units, which you'll will see on the architectural plan, A-100. They're to the south side of the home. I'll show you. They're within the setback here between the chimney mass and the window well.

MR. PULASKI: When you go to landscape, you'll put some bushes around that --

MR. CAMPANA: Of course.

MR. PULASKI: -- to hide it and give it some sound attenuation?

MR. CAMPANA: Yes.

THE CHAIRMAN: I guess that brings us to the next thing, the landscaping plan.

MS. UHLE: For additions and alterations we don't require it, and the applicant indicated at the Architectural Review Board meeting that down the road they definitely plan to landscape the property but their focus is on the home improvements now. We don't typically require them for additions

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 an alterations.

2 THE CHAIRMAN: What's there presently?

3 MR. CAMPANA: Currently on site the
4 owner is -- the tree isn't shown on the civil
5 plan here, but we do have an existing large
6 specimen out front here, which the owner has
7 taken some time to maintain and prune at the
8 moment. We also have I think two or three --
9 Steve, are they Dogwoods or -- I'm not sure
10 which they are -- which we'll maintain and
11 protect with tree protection.

12 THE CHAIRMAN: Okay. I think it's a
13 very handsome job.

14 MR. PULASKI: Do we have any feedback
15 from Alan on this?

16 MS. UHLE: No. He doesn't review all
17 the applications for additions and alterations.
18 We have our plan reviewer review those. So he
19 only reviews for the bigger projects.

20 MR. PULASKI: Okay.

21 MS. UHLE: That is reviewed. We have
22 a licensed architects that reviews the
23 drainage.

24 MR. PULASKI: This one we had no

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 problems with?

2 THE CHAIRMAN: The calculations are
3 probably on the drawings somewhere?

4 MR. CAMPANA: I'm sorry.

5 THE CHAIRMAN: I said the
6 calculations.

7 MS. UHLE: The storm water is reviewed
8 as part of the building permitting process for
9 additions and alterations, because a lot of
10 additions and alterations don't even come
11 before this Board if it's a rear addition. So
12 we have our plan reviewer evaluate that.

13 MR. CAMPANA: I do have storm water
14 management plan drainage analysis from Hudson
15 Engineers.

16 THE CHAIRMAN: Signed and sealed?

17 MR. CAMPANA: Signed and sealed.

18 THE CHAIRMAN: Good by us.

19 MR. CAMPANA: Is this something you
20 guys would like to see at this moment?

21 THE CHAIRMAN: No.

22 MR. PULASKI: No. I just wanted to
23 know that it was okay.

24 MR. CAMPANA: As noted in the storm

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 water management plan drainage analysis, they
2 do state that the system, the four CULTECs used
3 exceeds the 50 year storm requirement as the
4 town put forth.

5 THE CHAIRMAN: Good.

6 MR. PULASKI: That's fine.

7 THE CHAIRMAN: All right. This is a
8 public hearing, so we have to open the floor.
9 So give us a second, please.

10 I make a motion to open the public
11 hearing on Application 15-30, 39 Hathaway.
12 Second anyone?

13 MR. PULASKI: Second.

14 THE CHAIRMAN: All in favor.

15 (All aye.)

16 (No comments.)

17 THE CHAIRMAN: I make a motion to
18 close the public hearing on Application 39
19 Hathaway Road.

20 MR. PULASKI: Second.

21 THE CHAIRMAN: All in favor.

22 (All aye.)

23 THE CHAIRMAN: Looks good to me. I
24 think it's a nice addition, and I'll make a

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 motion to approve it then. Make a motion to
2 approve Application 15-30, 39 Hathaway Road.

3 MR. PULASKI: Second.

4 THE CHAIRMAN: All in favor.

5 (All aye.)

6 MR. CAMPANA: Thank you, Board.

7 THE CHAIRMAN: Good job. Very
8 complete set of drawings. I have never seen so
9 many drawings in an application. Everything is
10 there. Congratulations.

11 The next application is 15-31, 11
12 Lamesa.

13 MR. FINELLI: Good evening, Mr.

14 Chairman, members of the Board. My name is
15 Mike Finelli. I'm the architect for the
16 project. Michael McGarvey is the engineer. He
17 is with us again this evening to walk you
18 through the proposed addition that we're
19 planning at 11 Lamesa Avenue.

20 We went to ARB last month and
21 basically presented the protect, and it seemed
22 to have been met favorably without any issues
23 or conditions. So we're here this evening to
24 present it to the Board. Basically we have new

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

homeowners that are with us this evening. They just purchased the property about six weeks ago. They bought it with the intention of renovating the second floor. They have four children. They have enough bedrooms as it is now, but not enough living space on the first floor. So the intention is to take the two bedrooms that were on the first floor, move them to the second floor, and use the remaining space as family room; family room, living room, dining room space basically just to live with the family. They haven't moved into the house as of yet. They're waiting to do the renovations first and then they will hopefully move in. They would like to do so that their children could start school in September.

If I could just walk you through the project architecturally very quickly. The house as it exists right now -- the way the house exists right now it's a cape, a one and a half story cape, so again the intention is to basically remove the entire second floor, we're going to keep the stub outs for the plumbing and try to use the location for the new

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

proposed bathroom. There's a one story addition off the back of the house, which we're going to be adding a second floor master bathroom to. On the first story right in the back right-hand corner of the house there is basically a deck there now. So the intention is to have the second floor built up and over that space. It will actually solve two problems. One, it will allow the homeowners to have a covered area to sit outside in the summertime and when the weather is better and eat outside with a covered area not getting wet with the sun and all that having issues. At the second floor, we are going to take that space as well as part of our addition and put it into the master bedroom as depicted in that drawing right there. So we're basically trying to work within the footprint as much as possible -- not as much as possible, we are working within the existing footprint. We haven't increased the impervious surface in any way, none of the coverage calculations have increased. Everything basically remains net zero except for the fact that rather than the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

house building within an existing second story roof, we're going to build right to the edge of that first floor now and come straight up to the second floor.

If you look at the proposed elevations, I believe it's on the A-5 -- I'm sorry, the A-4 sheet, I typically depict the house on the left and right just in outline form, and you could see here that the way the house currently sits we are exactly at the same height eve wise and ridge wise with the house to the right, which is a very similar home in styling to what we're doing here. The house to the left is an existing cape, which hasn't been renovated, but it seems to me that the capes are slowly being turned into center hall colonials. So they all have a pretty similar look as you go down the street. What we tried to do to break it up a little bit architecturally is we added a little gable at the roof just to break up the roof line a little bit, give it a little more visual interest. We added a gabled portico at the front of the house. There is nothing there

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

now. Currently you actually walk up to the property, to the proposed house and you have to turn right and then walk up a set of stairs to the front door. The homeowner wanted to be able to walk straight to the front door, which makes sense. So we turned the staircase 90 degrees and now you walk directly to the front door. We wanted to give a little more architectural interest, so we did a little more of a curved roof at the gable. We added a 2 foot wide, 3 foot high elliptical window again centering everything right down the middle and emphasizing a center hall colonial look just giving you more symmetry and balance to the house. The existing house had a brick veneer at the first floor. We're removing all of that. We're actually removing the picture window that sat to the right above the garage door and we're going to do two matching bay windows there now, again, just to increase this level of symmetry. It gives you a little more comfort on the eye when you're looking at the house.

As far as the color scheme goes and
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 the architectural pallet, interestingly enough
 2 our color scheme is exactly the same as the
 3 owner that just presented before us. We're
 4 doing an AZEK white trim; Andersen 400 series
 5 windows; we're going to do a Monterey taupe
 6 HardiePlank siding; we're going to do a
 7 charcoal roof, which we have a sample of as
 8 well. This is an architectural asphalt roof
 9 but the charcoal is that darker color. The
 10 garage is existing, so the plan is to not
 11 change it, the garage door. We're going to
 12 leave what's there, paint that, and we're going
 13 to paint the foundation. The landscaping stays
 14 exactly as is. They will probably -- they,
 15 being the homeowners -- will probably add
 16 plants with time and dress it up and, of
 17 course, add some character to the front of the
 18 house.

19 This is a very simple rendering I did
 20 just quickly to show you the color scheme and
 21 how everything kind of goes together. The
 22 shutters in the front door will be brown, so
 23 again, just to kind of play off of the taupe
 24 and the dark roof, and the brick is the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 existing chimney will remain. We're going to
 2 extend it so that way we'll have our code
 3 clearances above the ridge. I believe that's
 4 it. I know one question you asked the previous
 5 applicant was air conditioning units. The
 6 current AC units sit directly behind that
 7 chimney. So if we do increase them, which I'm
 8 pretty sure we're going to have to increase the
 9 size to accommodate the new 400 plus square
 10 feet of space that we're adding, that will be
 11 done there in that location there. The front
 12 pathway will be bluestone, again, to keep in
 13 conformance with the rest of pretty much most
 14 of Eastchester.

15 Beyond that, there's not much else I
 16 could tell you architecturally about the house.
 17 I'm happy to answer any questions. I'm sorry,
 18 there was one comment that the ARB asked us.
 19 It was an oversight on my part. On the bay
 20 windows, we didn't have mullions on the
 21 windows. I added the grills in the windows. I
 22 added those to the two double hungs on the
 23 side. Those were missing in my presentation
 24 last month. They did ask that we put those in

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 there, as well as the air conditioning units,
 2 which we put both of those in there. So,
 3 again, if there is anything I could answer, I'm
 4 happy to do so.

5 THE CHAIRMAN: I think you said the
 6 amount of impervious area hasn't changed;
 7 right?

8 MR. FINELLI: Hasn't changed. It's
 9 just we're taking away from one place and
 10 placing it somewhere else.

11 MR. WEST: It's a covered patio or a
 12 covered deck?

13 MR. FINELLI: The masonry patio or
 14 deck was there already. So all we're doing at
 15 this point is adding a column in the corner and
 16 we're basically roofing it over with the
 17 addition. So, again, impervious surface wise
 18 the numbers are still exactly what they are.

19 MR. PULASKI: I think you've done a
 20 very handsome job in how you've expanded the
 21 height of the house to grab a full second
 22 floor.

23 MR. FINELLI: Thank you.

24 MR. PULASKI: It makes that house far
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 6/25/15

1 more usable. As you pointed out, this is being
 2 done all over Eastchester. I think that as a
 3 consequence of what you've done, you've really
 4 improved that roof line.

5 MR. FINELLI: Thank you.

6 MR. PULASKI: From where it was just
 7 kind of bumped up a little bit, now you have
 8 some nice pitches and it makes a lot of sense
 9 and the windows are far better balanced. My
 10 only comment, with what the owners are putting
 11 into this house, I think they should add the
 12 nice compliment of some good landscaping. That
 13 will really top off what you've done.

14 MR. FINELLI: The owners are here.
 15 I'm sure if you would like to ask them
 16 directly. I know for a fact they will.

17 THE CHAIRMAN: They will.

18 MR. FINELLI: I'm pretty sure there
 19 will be some landscaping. Whether it all
 20 happens right now, I'm not sure if that's going
 21 to happen right now, but I'm sure it will over
 22 time.

23 MR. PULASKI: I'm just making the
 24 observation.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

MR. FINELLI: Yes, absolutely.

THE CHAIRMAN: We didn't do the public hearing, did we? Let's do that. Make a motion to open the public hearing on Application 15-31, 11 Lamesa Avenue.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Can't comment on your own house. Close the public hearing on Application 11 Lamesa.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I don't have any additional comments. I second what Bob said. It's a nice addition, well done, and I think it will benefit the neighborhood and all the neighbors.

MR. FINELLI: Thank you.

THE CHAIRMAN: So then I make motion to approve Application 15-31, 11 Lamesa Avenue.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

(All aye.)

MR. FINELLI: Thank you very much. Enjoy your summer.

THE CHAIRMAN: Thank you. You too.

The next the next application is 15-32, 5 Laurel Place.

MR. ABILAMA: Good evening. My name is Tom Abilama, architect for the applicant. We have here a second story addition to an existing cape located on 5 Laurel Place.

The existing house is a non-conforming structure which intrudes about 2 feet into the side yard, the left side yard, but that's okay, we can always have a second floor addition as long as we don't go beyond the 10 foot side yard. There's an existing one story sun room in the back that also is intruded into the side yard, was never permitted before to be enclosed, was an open structure. So we decided to shift it to 2 feet to avoid having to go to the Zoning Board for any variances. That's the only site work that exists really. The impervious surfaces do not increase. Its the same size structure.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

Let me run you by the existing house here. This is how the existing house looks like right now. There is also a detached one car garage in the back, which we're only trying to renovate it aesthetically, cosmetically. We're raising the second floor, which will include three bedrooms and a master bedroom. The existing stair remains. So the front would look something like this where this is the second floor. As you can see, the existing roof didn't change at this portion on the left-hand. We introduced a portico with diagonal brackets and two dormers on each side with an oval window and a small eyebrow.

The finishes are going to be HardiePlank. I have the samples here. The trim will be white AZEK; windows will be Andersen clad, white clad, and the roof will be the architectural series. This is the composite elevation, street. So the house, even though we're raising it another level, will still be lower than the other roofs adjacent to it somewhat close to this roof. That's the garage, which we're intending on

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

just changing the siding on it with the HardiePlank and the roofing.

If you have any questions, please.

MR. PULASKI: Air conditioning units.

MR. ABILAMA: There is an existing patio in the back and there is space.

MR. PULASKI: Is it shielded or?

MR. ABILAMA: Yes, screened.

MR. PULASKI: Screened. Okay.

MR. ABILAMA: And in regards to the front door, we changed it to a wood door. (Inaudible.)

MR. PULASKI: It's an Abilama house.

THE CHAIRMAN: It is. You sort of make it easy. We've seen this before. Where's the chimney?

MR. ABILAMA: There is no chimney. There was an old chimney but we took it out. The heating will end up being a direct vent, which doesn't require a chimney.

MR. PULASKI: You took a house that was simple and you've made it very contemporary.

MR. ABILAMA: Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

- 1 THE CHAIRMAN: I make an application
2 to open the public hearing -- I make a motion
3 to open the public hearing on Application
4 15-32, 5 Laurel Place.
5 MR. PULASKI: Second.
6 THE CHAIRMAN: All in favor.
7 (All aye.)
8 (No comments.)
9 THE CHAIRMAN: Make a motion to close
10 the same public hearing on Application 15-32, 5
11 Laurel Place.
12 MR. PULASKI: Second.
13 THE CHAIRMAN: All in favor.
14 (All aye.)
15 THE CHAIRMAN: I'm searching for
16 something to say, but I've got nothing. It
17 looks good. It's a nice addition, and the
18 applicants should be happy they hired you to
19 design their building, their house.
20 MR. PULASKI: The last thing I would
21 like to say is, again, like I said on the last
22 application, it needs some landscaping. I'm
23 sure that the applicant is going to do some
24 landscaping after investing what they're going
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

- 1 to invest in this house to just make it all
2 work better.
3 THE CHAIRMAN: Thank you, Bob. I make
4 a motion to approve Application 15-32, 5 Laurel
5 Place.
6 MR. PULASKI: Second.
7 THE CHAIRMAN: All in favor.
8 (All aye.)
9 MR. ABILAMA: Thank you.
10 THE CHAIRMAN: Congratulations. Have
11 a nice summer. See you September.
12 Last application is 15-40, 102
13 Woodruff Avenue.
14 MR. IANNACITO: Good evening. My name
15 is John Iannacito. I'm an architect, and I'm
16 representing Marchese Builders this evening.
17 We are proposing additions and
18 alterations to the existing single family
19 residence located at 102 Woodruff Avenue. The
20 proposed scope of work will include removal of
21 an existing -- partial removal of an existing
22 non-conforming porch at the front of the
23 residence, as required for a new overhead door
24 and new driveway for one car parking in the
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

- 1 basement.
2 We're also proposing construction of a
3 second story addition over the existing
4 footprint where the second story addition will
5 start the 30 foot setback line, and the portion
6 of the existing building, the non-conforming
7 portion that's in front of the 30 foot setback
8 line, will remain as a one story building.
9 We're also proposing a two story
10 addition at the rear of the existing residence
11 and then a small deck, I think it's six by ten,
12 at the side of the residence.
13 Here we have the existing floor plan
14 and existing elevations. The house is a one
15 story house. It's about 780 square feet with a
16 full basement, and about a third of the house
17 is non-conforming with respect to the front
18 yard setback. Here is the front elevation,
19 sides, and the rear.
20 The proposed elevations: This is the
21 area where we're going to remove the
22 non-conforming front porch and create the new
23 sloped driveway down to the basement with the
24 new overhead doors. This is the existing
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

- 1 non-conforming portion, which will remain a one
2 story portion, and also this area here will
3 remain a one story. This is the second story
4 addition over the existing and then a two story
5 addition over the rear with the deck at the
6 side. Here's the rear elevation with a full
7 French door out to a patio at the rear of the
8 property, because the property slopes off
9 towards the back.
10 On the exterior materials, the wall
11 surfaces will be a stained cedar shingle in a
12 cottage gray finish. This here. I have a
13 sample of the wood shingles. The stone veneer
14 will be a Yonkers stone around the base here
15 and around the overhead door, which will be a
16 gray and beige finish. The roof surfaces will
17 be asphalt shingle in a Morey black finish,
18 which is here. The windows will be a vinyl
19 clad in a white finish. The trim boards will
20 be painted AZEK in a white finish. The gutters
21 and liters aluminum in a white finish. The
22 railings on the small deck will be a vinyl in a
23 white finish. The front door and the overhead
24 door will be a stained mahogany finish, and the
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 retaining walls for the driveway will be a
 2 Unilock retaining wall system in a sienna
 3 finish. For this application, I also created a
 4 little sketch. (Inaudible) and then the
 5 application was presented to the Architectural
 6 Review Board on June 11th, and it was approved
 7 with two recommendations. The first was to
 8 show exterior lighting on the elevations, and
 9 we added lights here at the front door, at the
 10 overhead door, the rear door to the back yard,
 11 and the side door. The second recommendation
 12 was to show the air conditioning units on the
 13 site plan. There will be two air handlers
 14 located on the side of the property here within
 15 the setback line.

17 THE CHAIRMAN: Could you go back to
 18 the colors and the elevation, please.

19 MR. IANNACITO: Sure. It's a gray,
 20 white, and black.

21 THE CHAIRMAN: What's the Yonkers
 22 stone; is that faux stone or a real stone?

23 MR. IANNACITO: It's a real 6 inch
 24 stone.

25 THE CHAIRMAN: Okay.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

2 MR. PULASKI: What are your retaining
 3 walls on your driveway cut; how are they being
 4 finished?

5 MR. IANNACITO: It's going to be a
 6 Unilock retaining wall system in a sienna
 7 finish.

8 MR. PULASKI: Okay. And the apron on
 9 that, is that going to be bluestone?

10 MR. IANNACITO: You mean the cap?

11 MR. PULASKI: At the curb line. The
 12 blocks that are -- the aprons that are typical.

13 MR. IANNACITO: The driveway is
 14 probably going to be a blacktop.

15 MR. PULASKI: No apron.

16 MR. IANNACITO: There may be an apron
 17 in the front. I'm not sure. Right now the
 18 actual existing right of way on this property
 19 is very large. I'm not sure if it's in the
 20 budget to put an apron in there, but if it is,
 21 they will.

22 MR. PULASKI: I think it will be a
 23 nice enhancement. You've done a lot with that.
 24 You're taking a one story house, you almost
 25 never see any more one story houses, and now

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

2 you made something contemporary that has living
 3 space and fits that neighborhood.

4 THE CHAIRMAN: All right. Let's do
 5 the public hearing. I make a motion to open
 6 the public hearing on Application 15-40, 102
 7 Woodruff.

8 MR. PULASKI: Second.

9 THE CHAIRMAN: All in favor.
 10 (All aye.)

11 FEMALE SPEAKER: We live next door to
 12 the property.

13 MR. PULASKI: Yes.

14 FEMALE SPEAKER: Actually, my parents
 15 do. I'm here to speak on their behalf. They
 16 don't speak English as well. I did speak to
 17 Margaret -- thank you, nice to meet you --
 18 about the tree in front of the house, and I was
 19 assured that that was going to be removed. We
 20 also had additional questions regarding there's
 21 like pine trees on the other side of the
 22 property, not, I guess, in between our property
 23 and the 102, but the other neighbors, and there
 24 are three pine trees there, and we were just
 25 curious whether those will be removed as well,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

2 because they might be a hazard in terms of
 3 gutters. A lot of the pine trees the pines go
 4 into a lot of the gutters of all of the
 5 neighbors' houses because they're three large
 6 trees, and we were just concerned about the --
 7 I guess the separating walls between the

8 properties, if they'll be redone or not,
 9 because they're pretty old. I think that's
 10 pretty much it. I'm worried about parking in
 11 terms of construction. It's a very narrow
 12 street, it goes two ways, and there's a park on
 13 the corner. We're just wondering where all the
 14 construction crew will be parking and, you
 15 know, all whatever they need. So that's all.

16 THE CHAIRMAN: Hang on. Stop. You
 17 said a lot. The pine trees you asked about,
 18 the walls dividing the property, the very first
 19 comment was about --

20 FEMALE SPEAKER: The pine trees I
 21 think they're behind here. There are very old
 22 trees (inaudible).

23 MR. IANNACITO: I think you could see
 24 the trees on the photograph we submitted. The
 25 big tree in the front of the house will

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 definitely come down. Then on the side, the
 2 pine trees, I'm not sure if they're on this
 3 property. They might be on the neighboring
 4 property.
 5 THE CHAIRMAN: So the applicant can't
 6 do anything about that.
 7 MR. IANNACITO: We might be able to
 8 prune them back a bit.
 9 MR. WEST: You can't really tell from
 10 this picture.
 11 THE CHAIRMAN: So that's the pine
 12 trees and the walls dividing the properties.
 13 MR. IANNACITO: There's a wall that
 14 runs along this side of the property here. We
 15 were going to repair that wall and maintain it.
 16 If it's beyond repair, we would replace it with
 17 the same Unilock wall system that we're using
 18 in the driveway.
 19 MS. UHLE: So under any circumstances
 20 you are planning to repair it?
 21 MR. IANNACITO: Repair it, yes.
 22 MS. UHLE: And possibly replace it.
 23 THE CHAIRMAN: Is it shown in any of
 24 the pictures, that wall? I don't see it.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 MR. IANNACITO: It kind of steps as
 2 you walk down the side of the property, because
 3 the property drops off towards the back.
 4 THE CHAIRMAN: And it's just a
 5 masonry --
 6 MR. IANNACITO: I'm not a hundred
 7 percent sure if that wall is even on this
 8 property.
 9 THE CHAIRMAN: There must be a survey.
 10 MR. IANNACITO: We're having a new
 11 survey made, so that will tell us a little more
 12 about where the wall actually is.
 13 THE CHAIRMAN: Whose it is. Is that
 14 on the woman who gave the comments?
 15 MR. IANNACITO: The wall is on this
 16 side. Her parents' house is on this side.
 17 THE CHAIRMAN: So we don't know whose
 18 wall it is, is what you're saying.
 19 MR. IANNACITO: Her parents' house is
 20 on page three of the photographs, 108.
 21 MR. WEST: 108.
 22 MR. IANNACITO: And then the house to
 23 the other side where the pines are is 100.
 24 (Discussion between architect and
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 female speaker.)
 2 THE CHAIRMAN: I don't think it will
 3 survive the construction.
 4 MR. IANNACITO: You could see the
 5 tarp.
 6 FEMALE SPEAKER: So it's a hazard
 7 actually.
 8 THE CHAIRMAN: So branches from it
 9 fell on the house?
 10 FEMALE SPEAKER: They fell on the
 11 house. Luckily she wasn't hurt.
 12 THE CHAIRMAN: So it's good that it's
 13 coming down it sounds like; right?
 14 FEMALE SPEAKER: It's good.
 15 THE CHAIRMAN: Okay. And then
 16 construction vehicles.
 17 MR. IANNACITO: Currently there's this
 18 paved area, which is actually the right of way.
 19 The construction vehicles could probably park
 20 there, but the dumpster is going to have to be
 21 put on the property or we're going to have to
 22 get permission from the highway department to
 23 put the dumpster out there. So you could
 24 probably fit two vehicles in this space that's
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 at the front of the house right now. At
 2 certain points of construction you'll have the
 3 plumber, the electrician, the contractor, six
 4 or seven vehicles there at one time. I think
 5 any time you drive by any construction site you
 6 will see a lot of vehicles parked on the
 7 street. I know on that particular block there
 8 are a lot of curb cuts, so they're not going to
 9 be able to just line up and down the street.
 10 They might have to go down near the park.
 11 FEMALE SPEAKER: Just give you a
 12 warning, it's baseball season and that park is
 13 used and there are people that park all over
 14 the street there.
 15 MR. PULASKI: I think, though, a lot
 16 of the work is probably going to happen Monday
 17 through Friday during the normal workday when
 18 you don't have baseball games going on.
 19 Sometimes you do have stuff on Saturdays or
 20 whatever.
 21 MS. UHLE: Construction is limited --
 22 the building permit limits the construction
 23 8:00 a.m. to 6:00 p.m. Monday through Friday,
 24 so it's not permitted to occur on weekends.
 25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 Typically we don't have too many problems, but
 2 sometimes there have been construction sites
 3 where people are concerned about the way that
 4 contractors are parking, etcetera, and if you
 5 could our department or the highway department,
 6 we'll send somebody out there immediately just
 7 to kind of straighten things out if for some
 8 reasons problems are being created. As the
 9 architect said, the dumpster is required to be
 10 on the site, so it would just be the vehicles
 11 parking.

12 FEMALE SPEAKER: Good luck. We're
 13 happy that the property is being updated.

14 THE CHAIRMAN: Okay.

15 MR. IANNACITO: There is metered
 16 parking around the block where the commercial
 17 area is. I don't know how the contractors are
 18 going to feel about paying for parking.

19 MR. PULASKI: I think sometimes the
 20 problems come when you have a couple of
 21 vehicles there and they sometimes get in the
 22 way of another driveway or a car backing out of
 23 a driveway. If they just use some common sense
 24 as to where they leave their vehicle and they

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 pull it over, I think they could eliminate most
 2 of the problems.

3 THE CHAIRMAN: Okay. Great. We just
 4 have to do the public hearing quickly. Did we
 5 do it? That is the public hearing. We have to
 6 close it.

7 MR. WEST: The trees coming out, you
 8 guys are digging down and putting the garage
 9 underneath driving into the basement; is there
 10 a basement there on this house today?

11 MR. IANNACITO: I'm sorry.

12 MR. WEST: Is there a basement in this
 13 house today?

14 MR. IANNACITO: Yes. The existing
 15 footprint, this portion of the house right here
 16 has a full basement, which we will maintain.

17 MR. WEST: Then you're digging down,
 18 coming up, exposing, put a wall on either side?

19 MR. IANNACITO: If you look at the
 20 floor plan here, the walls here that do not
 21 have a hatch is actually the existing footprint
 22 of the building now.

23 MR. WEST: Is what?

24 MR. IANNACITO: The walls that don't

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/25/15

1 have a hatch in it, this will be the new one
 2 car garage.

3 MR. WEST: Okay.

4 MR. IANNACITO: Then you come into a
 5 little mudroom area and go up the stairs to the
 6 first floor or a big open playroom at the back
 7 of the house. This will be the new foundation.

8 MR. WEST: Got you.

9 THE CHAIRMAN: Let me close the public
 10 hearing unless you have any more comments?
 11 You're good? I said, unless you have any more
 12 comments, we're going to close the public
 13 hearing not open it again.

14 So I make a motion to close the public
 15 hearing on Application 15-40, 102 Woodruff.

16 MR. PULASKI: Second.

17 THE CHAIRMAN: All in favor.

18 (All aye.)

19 THE CHAIRMAN: As you said, I think
 20 this is a good addition, changing a property
 21 that is somewhat of a blight and changing it to
 22 a nice residence. I think they'll address all
 23 of your comments or at least we substantially
 24 answered them.

DINA M. MORGAN, REPORTER

1 MS. UHLE: If you do have questions or
 2 problems, you can call me and we'll track
 3 people down.

4 THE CHAIRMAN: Margaret is always
 5 willing to talk to anyone about anything.

6 So I'll make a motion to approve
 7 Application 15-40, 102 Woodruff.

8 MR. PULASKI: Second.

9 THE CHAIRMAN: All in favor.

10 (All aye.)

11 THE CHAIRMAN: Thank you.

12 MR. IANNACITO: Thank you. Have a
 13 great summer.

14 THE CHAIRMAN: Thank you. You too.
 15 So then we can't approve anything.

16 MS. UHLE: No, you can't do the
 17 minutes.

18 THE CHAIRMAN: Right. Phil wouldn't
 19 be happy if we did it without him. So I'll
 20 make a motion to close the Town of Eastchester
 21 Planning Board meeting of June 25th, 2015.

22 MR. PULASKI: Second.

23 THE CHAIRMAN: All in favor.

24 (All aye.)

DINA M. MORGAN, REPORTER

CERTIFICATION

STATE OF NEW YORK)
) Ss.
 COUNTY OF WESTCHESTER)

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

That the above transcript was taken from
 a 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 16th day of July, 2015.



DINA M. MORGAN
 Court Reporter
DINA M. MORGAN, REPORTER

CORRECTION SHEET

PAGE CORRECTION

DINA M. MORGAN, REPORTER