

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

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
OCTOBER 22, 2015

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

BOARD MEMBERS IN ATTENDANCE:

ACTING CHAIRMAN PHILIP NEMECEK
ROBERT PULASKI, MEMBER
MARK CUNNINGHAM, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAN KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

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

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

ACTING CHAIRMAN NEMECEK: All right,
Next item is the approval of minutes. I don't
know if we can approve the minutes of --
MS. UHLE: You can do May and
September.
ACTING CHAIRMAN NEMECEK: May and
September. I believe I submitted some time ago
via an e-mail, some corrections to the May
transcript.
MS. UHLE: Those have all been
forwarded to Ms. Morgan.
ACTING CHAIRMAN NEMECEK: Okay. I
have some revisions to -- I think it's all of
two minor revisions to the June transcript,
which I was not at, but I would like to submit
them anyhow. Can we do June?
MS. UHLE: You can't vote on June.
You can forward your revisions to me, and I'll
forward them to Dina.
ACTING CHAIRMAN NEMECEK: That's fine.
Can we approve those minutes?
MS. UHLE: We'll need Jim to be here
for the June minutes.
ACTING CHAIRMAN NEMECEK: Actually,
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

ACTING CHAIRMAN NEMECEK: First of
all, my apologies for delaying the meeting. I
was caught up at work.
Without further waste of time, I call
to order the town of Eastchester Planning Board
meeting of October 22nd, 2015. Let's do the
Pledge of Allegiance.
(Whereupon, the Pledge of Allegiance
was said.)
ACTING CHAIRMAN NEMECEK: Let's do the
roll call. My name is Phil Nemecek. I'm the
Acting Chairman today in the absence of James
Bonanno, who is our part-time Chairman. All
right, he's officially the Chairman, but this
is his second straight missed meeting, that
will be on the record.
Rob Pulaski.
MR. PULASKI: Present.
ACTING CHAIRMAN NEMECEK: Bill West.
MR. WEST: Present.
ACTING CHAIRMAN NEMECEK: Mark
Cunningham.
MR. CUNNINGHAM: Present.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

West, Cunningham, and Pulaski were here.
MS. UHLE: That's the September.
ACTING CHAIRMAN NEMECEK: September?
I have June.
MS. UHLE: Let me see. Unless my
notes are incorrect. Do you have the September
ones with you? Who was here for September?
ACTING CHAIRMAN NEMECEK: September we
have three.
MS. UHLE: I stand corrected. I'm
sorry about that.
ACTING CHAIRMAN NEMECEK: Can we do
June?
MS. UHLE: Yes.
ACTING CHAIRMAN NEMECEK: I can't move
to approve the minutes of the June Planning
Board meeting, the June 25th Planning Board
meeting, because I was -- it was the rare
instance which I did not attend.
MR. PULASKI: I move to approve the
minutes to the June Planning Board meeting.
MR. WEST: Second.
MR. PULASKI: All in favor.
MR. CUNNINGHAM: Aye.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

MR. PULASKI: Aye.

MR. WEST: Aye.

ACTING CHAIRMAN NEMECEK: I have a few minor revisions to the September 24th Planning Board meeting, which I will submit to Margaret to forward to Dina.

MS. UHLE: Sure.

ACTING CHAIRMAN NEMECEK: Subject to those revisions, I move to approve the minutes of the September 24, 2015 Planning Board meeting.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

MR. WEST: Aye.

ACTING CHAIRMAN NEMECEK: Aye.

MR. PULASKI: Aye.

ACTING CHAIRMAN NEMECEK: Move on to the business of the day. The first item -- there are only three items on today's agenda. The first is Application 15-51, which is the Scarsdale Animal Hospital at 741 White Plains Road; the second is 15-34, 22 Maple Street; and the third and final application that we'll hear

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

today is Application 15-61, 225 Park Drive. There is an adjourned item which will be not be heard today, Application 15-36, which is 104 Highland Avenue.

So first up, Application 15-51, Scarsdale Animal Hospital.

MS. SHUSTER: My name is Anna Shuster, and basically I would like to do the murals on the walls of Scarsdale Animal Hospital, and that's how it's supposed to look when it's finished. That's this little corner over here and this area is here. The plan is to make it look very natural in realistic style and colors to make it match the environment around us to make it more organic. We're actually matching to the trees behind the building.

ACTING CHAIRMAN NEMECEK: Can we see what the building looks like presently?

MS. SHUSTER: Okay. Sure. This is the picture of the building. That's the corner. This is the other side if you look over the bushes and these are the buildings around the business. That's Lord & Taylor across the street, this is the building behind,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

our building, and this is the view from White Plains or Post Road.

MR. PULASKI: You're proposing to put the mural on the front face of the building?

MS. SHUSTER: Yes.

MR. PULASKI: And the sides of the building? Along the sides of the building or just the front face?

MS. SHUSTER: This side.

ACTING CHAIRMAN NEMECEK: It wraps around the corner.

MR. CUNNINGHAM: It turns the corner.

MS. UHLE: Well, I think that center sketch is a little deceiving, because I think that's the front facade and then it --

MS. SHUSTER: This is just the side.

MS. UHLE: It minimally wraps around the side. So they're proposing the entire front facade and then just a minor kind of wrap around on the side facade.

MS. SHUSTER: We have some greenery over hear, the little girl will be sitting over here, and that will be the corner.

MS. UHLE: With regard to the side

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

facade, that's very minimal. So it's really all the front facade.

MR. PULASKI: Now, the ARB reviewed this; did they have any comments?

MS. UHLE: Could you show --

MR. CUNNINGHAM: Show us the building and just show us where those doors are that are on the mural side. The drawing up --

MS. SHUSTER: Over here?

MR. CUNNINGHAM: Yes. Where is that actually in this?

MS. SHUSTER: It's going to be here like this side, and it's going to go actually come all front to this side. So from here to over here. Originally when we came for the meeting, we came up originally we were hoping to --

MR. CUNNINGHAM: The doors are in this elevation?

MS. SHUSTER: Only this door because this is a service door.

MR. CUNNINGHAM: The doors that are shown on the top right-hand corner are on this elevation?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

MS. SHUSTER: Yes.

MR. WEST: Where is the main entrance?

MS. SHUSTER: The main entrance is over here.

MR. CUNNINGHAM: Is here?

MS. SHUSTER: Yes.

ACTING CHAIRMAN NEMECEK: We received in our package --

MS. SHUSTER: The samples. Originally you asked if there were any comments.

Originally we were going to do panels, here and here, and the comment was they wanted it to be more organic. They wanted to have a continuation. So we expanded it to -- I can show you how it was on the other side if you give me a moment. So originally we were just going to do one side and the other side. When we came for the original meeting, they recommended to expand it to make it more with the environment. Over here you can see samples of work, final work that has been done by this company.

ACTING CHAIRMAN NEMECEK: What Mr. Pulaski asked before about the reception that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

you got from the ARB, the Architectural Review Board earlier this month when you presented this application to the ARB, can you explain -- one thing apparently they suggested was that you link the two larger facades together?

MS. SHUSTER: Right. Right. That's what I'm saying. Originally, we were like only planning to do two separate murals, but the recommendation was to expand it and make sure it's connected. So that's why we added on. Going higher, that was added. This side was added.

MS. UHLE: The applicant met before the ARB on two different occasions. I think the first comment was really the applicant showed two separate murals but didn't really show it in context of the entire building. So really their primary comment was: Can we just see how these worked together, and then they also did make a suggestion that maybe there's a way to integrate them more. So when the applicant returned to the second meeting, they showed the murals in the context of the entire building and also more integrated with each

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

other.

ACTING CHAIRMAN NEMECEK: I saw some portion of the Architectural Review Board meeting, because I'm an avid watcher of local Eastchester television as is our sizable viewing audience at home, but in addition to that I spoke with one of the board members, and the sense I got there was something of a mixed feeling as to the appropriateness of a mural of this nature.

MS. SHUSTER: They also wanted to see how it would actually look, so they asked for a sample of actual work. That's why we also have this.

MS. UHLE: Do you want her to put that up on the easel?

MS. SHUSTER: I'm not sure if it's going to stay. They wanted to see actual colors and the size. Well, it's going to be slightly bigger. It's going to be natural. It's going to be more of a regular size.

MR. PULASKI: Is that the appearance, because it looks different than the other one?

MS. SHUSTER: That's what they

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

requested. They wanted to see the actual paint, because here it looks more like a water color.

MR. PULASKI: Over there I don't see a picture of the man kneeling down next to the dog.

MS. SHUSTER: Yes, it's right here.

MR. PULASKI: Oh, it's on the right-hand side. Okay. I'm sorry, I was focused on the left-hand side.

MS. SHUSTER: No problem. No problem. I have my own copy.

ACTING CHAIRMAN NEMECEK: Do you have any examples of -- I don't know what type of paint application and how it would wear. Do you have any examples that you could point to either in our community or in the surrounding communities of Westchester where a mural of this sort has been undertaken and what it looks like a few years later?

MS. SHUSTER: You do have it in Westchester. I actually did not expect this question, but accidentally I was driving by the mural and I have it on my iPhone. Would you

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 mind if I showed it to you?
 3 ACTING CHAIRMAN NEMECEK: Sure. Sure.
 4 Is it by the same company?
 5 MS. SHUSTER: It's not by the same
 6 company.
 7 MR. TUDISCO: Just identify yourself.
 8 ACTING CHAIRMAN NEMECEK: Identify
 9 yourself and your interest.
 10 MS. BARISH: I'm sorry, I didn't hear
 11 you.
 12 MR. TUDISCO: Just identify yourself.
 13 ACTING CHAIRMAN NEMECEK: And what
 14 interest do you have?
 15 MS. BARISH: I'm Sally. The name of
 16 my company is painted pieces.
 17 ACTING CHAIRMAN NEMECEK: What's your
 18 last name, Sally?
 19 MS. BARISH: Sally Barish.
 20 ACTING CHAIRMAN NEMECEK: Okay.
 21 MS. BARISH: I don't do the art work,
 22 but I have a staff of artists that do work FOR
 23 me. So I've been with Anna each time that
 24 these meetings have taken place. Originally,
 25 we were only doing -- per Anna's request -- we

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 were only doing two parts of the building.
 3 Then it was requested that we do additional
 4 work and make it more cohesive, come up higher,
 5 go a little bit wider.
 6 I had submitted originally for one of
 7 the meetings my iPad showing artwork on
 8 different buildings, how it looks on different
 9 buildings. Well, I didn't have a building
 10 structure to bring with me, but it was
 11 requested that we do some painting on something
 12 to show you what it could look like completed.
 13 So what we did is we took a very small portion
 14 of a piece of the mural and just kind of
 15 duplicated it. Of course, it would all be
 16 proportionate to the building. We were asked
 17 to do the -- it was suggested that the artwork
 18 be more water color looking rather than strong
 19 colors, like regular green, strong colors like
 20 evergreen leaves. So what we did here is we
 21 made the background rather soft, just things in
 22 the foregrounds pulling it a little bit
 23 brighter in color. This was just a very small
 24 representation of the quality of the artwork
 25 that my company does.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 We've been doing this 30 years,
 3 numerous building on Long Island. We have not
 4 done a building in this area yet.
 5 ACTING CHAIRMAN NEMECEK: Exteriors in
 6 Long Island?
 7 MS. BARISH: Exterior buildings.
 8 Numerous buildings, yes.
 9 MS. SHUSTER: One of the questions was
 10 they wanted to see pictures. That is the
 11 sample of work done inside the building, and
 12 this one actually is outside. You could see
 13 how the building looked before.
 14 MS. UHLE: We have it. It's in the
 15 package, yes.
 16 MS. SHUSTER: This one is outside.
 17 MS. BARISH: That picture that you're
 18 looking at was outside the building on Long
 19 Island.
 20 MS. SHUSTER: We were hoping to keep
 21 these colors because they look actually more
 22 realistic. That was the original intent. I
 23 just really wanted it to look like real
 24 greenery. The hope was originally basically to
 25 hold on to --

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 MR. PULASKI: Do you have any
 3 photograph of a building similar to what -- to
 4 the extent that you're looking to do this one
 5 where it's going from one end of the building
 6 to the other end of the building and the front?
 7 I've seen a lot of murals where something goes
 8 on the side or it goes to the upper portion of
 9 the side, or a portion of the side, but I've
 10 never seen them on the front of the building,
 11 nor have I seen them going from one end to the
 12 other.
 13 MS. BARISH: I have pictures, not with
 14 me, they're on my iPad, actually, in the car,
 15 but I do have pictures of buildings that we've
 16 done on Long Island from end to end.
 17 MR. PULASKI: I would like to see some
 18 of those.
 19 MS. UHLE: The ARB had actually
 20 requested that on two different occasions, and
 21 we did recommend that that be submitted as part
 22 of this package. I do understand that we have
 23 this smaller, but there seems to be a
 24 reluctance to give us a photograph of a
 25 building.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MS. BARISH: What is it that you're
2 looking for?

3 MS. UHLE: Again, a picture of an
4 entire building that has murals --

5 MS. BARISH: I never heard that,
6 because certainly I could have picked it up and
7 brought it.

8 MS. UHLE: We keep hearing that it's
9 on your iPad. We've asked for it a number of
10 times. But I think that's why Anna submitted
11 this, because this is showing an exterior
12 mural.

13 MS. BARISH: That was just a piece of
14 the building. I don't have a picture of a
15 building that goes end to end that's a garden
16 scene. Again, I could certainly submit --

17 MR. PULASKI: One of my concerns is
18 just trying to evaluate whether something
19 becomes overpowering. I know the building is
20 not very high, but people are traveling down
21 White Plains Road and they'll really focus on
22 this. The photos that you show are Wells
23 Fargo, and I know in Eastchester in the
24 southern end of Eastchester there was a very

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 nice mural painted on the side wall of a Wells
2 Fargo.

3 MS. BARISH: That one does not go end
4 to end.

5 MR. PULASKI: And it wasn't the front.
6 It's also a scene that tries to tie into the
7 town and show some of the history of the town
8 of Eastchester.

9 MS. SHUSTER: I don't know, I'm just
10 going to take my chance, the whole idea started
11 out basically was the relationship of people
12 and nature and that's why the whole idea is of
13 interaction. We didn't want it to be -- it's
14 not an advertisement. It's a relationship
15 where man is basically taking care of the dog
16 and the woman. Like people taking care of the
17 nature. I didn't intend to make it
18 overwhelming. In the middle of a very
19 beautiful neighborhood our building looks
20 white, like white.

21 MR. PULASKI: When I use the term
22 "overwhelming," I'm not trying to say that
23 it -- there's different ways of looking at that
24 word. Typically you look at a building and you

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 expect to see some stucco, you expect to see
2 some brick, you expect to see --

3 ACTING CHAIRMAN NEMECEK: A door.

4 MR. PULASKI: -- wood. Now you have a
5 mural. It's not something that you typically
6 see in a lot of places, including Eastchester.
7 So when you see it from one end and it's the
8 full width, it's not on the side, it's not a
9 portion of the front, but from one end to the
10 other end, it is whelming. Whether it's
11 overwhelming -- I don't think it's under
12 whelming.

13 MS. SHUSTER: I understand. It's kind
14 of a continuation of the surrounding nature.
15 There are trees around it. It's not foreign to
16 what is around the building. And honestly, I
17 agree with you, Eastchester has its own
18 qualities. I came from another world. I
19 understand. I came originally from Russia, and
20 I used to live in a town and there was an
21 earthquake and the town was completely
22 destroyed. When they rebuild it, they rebuild
23 it with a lot of mosaic and stuff like that,
24 and the town just blossomed. It was gorgeous.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 It was happy. It was something -- it was not
2 as traditional as it was because in the town
3 they used to have like very similar structures
4 to what my building looks like right now, but
5 it didn't make it look worse at all, and I
6 guess that's where my idea sort of came from.
7 A lot of the mosaic was that representation of
8 nature or life because it came out of ruins,
9 you know. The whole town was totaled. So, I
10 don't know, I guess that's what I was trying
11 to -- but I understand.

12 MR. PULASKI: We also put murals on
13 buildings from end to end and then there's
14 other murals that could go on buildings that
15 might not be blending into nature.

16 MS. SHUSTER: I understand.
17 Originally, we were trying to do two separate.
18 It was not my original idea. It was a
19 recommendation of the Board to kind of connect
20 it. Once again, I will accept whatever --

21 ACTING CHAIRMAN NEMECEK: I certainly
22 can identify with your desire to spruce up the
23 appearance of the building. It's very plain
24 looking right now. It's a light building with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 dark lettering on it, which identifies what it
 2 is. That said, I do have concerns that the
 3 mural is overwhelming in the traditional sense
 4 that Mr. Pulaski was perhaps unwilling to go as
 5 far, particularly when put in the context of
 6 the neighborhood. I think you're right across
 7 the street from a large, very traditional
 8 looking Lord & Taylor store that is basically
 9 all white with the Lord & Taylor signage on it,
 10 and the town does have signage laws. This
 11 mural is not a sign, and as you correctly
 12 pointed out it doesn't strike me as being an
 13 advertisement either, but the town does have
 14 very strict signage rules and the trend is to
 15 making the signs smaller and, you know,
 16 focusing on the lighting on them, making them
 17 more uniform and perhaps more subdued. This
 18 goes in the opposite direction. It doesn't
 19 have the very bright colors, as you pointed
 20 out, more subdued colors particularly in the
 21 background, but my own opinion is I don't think
 22 it works for this part of town.

23 MS. SHUSTER: Okay. Okay. Thank you.

24 MR. WEST: I like it.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 ACTING CHAIRMAN NEMECEK: Do we have a
 2 public hearing on this?

3 MS. UHLE: We do. You can discuss it
 4 first if you want, unless you want to open the
 5 public hearing first.

6 ACTING CHAIRMAN NEMECEK: Let's open
 7 the public hearing. We can always come back to
 8 further discussion, but to the extent there may
 9 be someone out there who can enlighten us, I'm
 10 happy to consider that.

11 So I move to open the public hearing
 12 for Application 15-51, Scarsdale Animal
 13 Hospital.

14 MR. PULASKI: Second.

15 ACTING CHAIRMAN NEMECEK: All in
 16 favor.

17 (All aye.)

18 ACTING CHAIRMAN NEMECEK: Anyone out
 19 there to comment on the animal hospital?

20 (No comments.)

21 MR. PULASKI: We can leave the public
 22 hearing open.

23 ACTING CHAIRMAN NEMECEK: The public
 24 hearing can remain open.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MR. PULASKI: Mark, any comments?

2 MR. CUNNINGHAM: Yes. I'm still
 3 trying to -- I think the work is beautiful, so
 4 I don't want to be mistaken here for what I'm
 5 going to say next, but I'm trying to
 6 understand -- I have to agree with Bob, it
 7 seems very overwhelming that when you drive up
 8 the street this is a huge piece done here, a
 9 piece of artwork on the middle of a very busy
 10 road. So I would love to see an elevation of
 11 the real building in real time with this on it
 12 so I could understand it more. That's why I
 13 asked before when you had the other piece open,
 14 because I don't see this piece on what the
 15 building really looks like. The doors
 16 disappear. The front of the building
 17 disappeared. These are supposed to be windows.
 18 I'm not sure what I'm looking at. So I want to
 19 be able to --

20 MS. SHUSTER: It is here.

21 MR. CUNNINGHAM: I know we're going to
 22 go back to that one, but if you go back to the
 23 original one that you had up which shows the
 24 actual building on it.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MS. SHUSTER: It's right here. The
 2 man is over here. The woman is right here.

3 MR. CUNNINGHAM: But there's
 4 landscaping in front of it, there's a parking
 5 lot in front of it; right? There's depth of
 6 it? I mean, Margaret had mentioned that she
 7 would like to see this drawn on an actual
 8 rendering of the front of the building.

9 MS. UHLE: Well, I think when the ARB
 10 initially asked for when the applicant had sort
 11 of two separate pieces, they had a hard time
 12 understanding what it looked like on the entire
 13 building, so they did ask for either a 3D
 14 rendering, a computer elevation, architectural
 15 elevation. This was submitted in response to
 16 that to show the mural in context of the entire
 17 building.

18 MR. CUNNINGHAM: I understand what the
 19 intention is. It's not like I don't know what
 20 I'm looking at. I'm just trying to understand
 21 what that building really looks like.

22 MR. PULASKI: What was the process
 23 that we went through with the Wells Fargo
 24 mural? That went through a couple of meetings;

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 right? There were a couple of renderings and
2 we had to -- I remember voting on whether it
3 should be a stronger color or more of a water
4 color.

5 MS. UHLE: Actually, it went through a
6 very similar process to this. It appeared
7 before the Architectural Review Board at least
8 a couple of times, and then it came to you and
9 you did discuss not only content, because they
10 were utilizing some historic photos, but also
11 sort of the color pallet as well.

12 ACTING CHAIRMAN NEMECEK: I recall
13 with that as well it was a significant point
14 that it was facing nothing.

15 MR. PULASKI: But I think this was
16 also Wells Fargo going into communities and
17 saying, we want to be a part of your community,
18 we want to show items that come from your
19 community. So it's a different focus.

20 MS. UHLE: I think the main
21 difference --

22 MR. WEST: I drive by the building
23 almost every day and this is an upgrade. It's
24 nicer. It's nicer than it is with the mural.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 If you don't drive by it, go drive by it. It's
2 nicer. It's not a large building, it's small,
3 there's bushes in front.

4 MR. PULASKI: It's very low to the
5 ground and you could almost miss the building
6 as a consequence.

7 MS. UHLE: I think the only difference
8 with the Wells Fargo application, which made it
9 easier to respond to, was because they had done
10 so many of the exact same things in other
11 communities that they had photographs of
12 essentially the exact same mural only with
13 different images. I think that's the only
14 difference.

15 MR. PULASKI: You were able to go and
16 see them.

17 MS. UHLE: Also a smaller scale.

18 ACTING CHAIRMAN NEMECEK: I think that
19 was a huge difference as well. It was a
20 smaller scale in a portion of a parking lot
21 that was really not going to really affect
22 anyone. I think this affects and bleeds out
23 into the surrounding area more than I would
24 like it to.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MR. WEST: Phil, if you look at the
2 area, it doesn't. It's in the corner. It's
3 right on the street. There's the Verizon
4 building right next door and Trader Joe's, the
5 a cleaner is next door to it. It makes the
6 area look nicer.

7 ACTING CHAIRMAN NEMECEK: I disagree.

8 MR. PULASKI: Hold it.

9 MR. CUNNINGHAM: I would just like to
10 see it in it's real context.

11 MR. PULASKI: There are certain items
12 that we're accustom to seeing on a building.
13 They're brick, they're paint, they're stucco,
14 wood, metal, and glass. These are items that
15 we see day in and day out and we're accustom to
16 that and we're accustom to working with it and
17 seeing it blend into the community.

18 ACTING CHAIRMAN NEMECEK: They could
19 be manipulated in a way --

20 MR. PULASKI: Now we're looking at a
21 painting. There really isn't paintings
22 elsewhere. I think it's another pallet,
23 so-to-speak, that we would be venturing into
24 with paintings. Now we've seen murals and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 murals are -- I'll reference Wells Fargo where
2 it's on the side and it takes up a portion of
3 that side, and so, you don't have to really
4 dwell on it. You can look at it and see it and
5 move on. I think on a project like this if we
6 wanted to do something with it, I think we
7 could see on one of these faces a portion of it
8 painted as a mural instead of the whole end to
9 end and see how the -- and see the reaction
10 that we get from the community in trying to
11 measure it as do other applications that might
12 come before us asking for something similar.

13 ACTING CHAIRMAN NEMECEK: I don't have
14 a problem with the artwork itself. I just
15 don't like it on the exterior of a building.

16 MS. BARISH: I would like to offer a
17 little bit of my two sense for a moment.

18 First, on Long Island the artwork is
19 very well received. People talk about it. It
20 enhances most buildings that are a bit plain
21 and a little boring. Sorry, Anna.

22 We were originally only going to be
23 doing the large portion to the right, right
24 around where the door was, and then just a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 little bit across the top on the left. We were
2 then asked to show what the entire building
3 would look like. So it was originally my
4 recommendation just to do one portion and some
5 leaves across the top on the left side, and
6 then when we were asked to show what the whole
7 building would look like, that's how it came.

8 MS. UHLE: I just want to clarify
9 something. I think there was a little
10 misunderstanding there, because I think the
11 question was similar to what Mr. Cunningham is
12 saying, is what was originally presented only
13 showed a portion of the building, so they
14 wanted to see what you were proposing on the
15 entire building. Not meaning that they
16 expected a mural to be on the entire building.
17 What was presented to them originally was two
18 separate pieces, so they wanted to see how
19 those fit --

20 ACTING CHAIRMAN NEMECEK: How it fit
21 on --

22 MS. UHLE: -- on the entire facade.
23 But they didn't -- I don't think that their
24 expectation was or their requirement was that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 it be the entire facade.

2 MS. BARISH: Certainly we could white
3 out the rest of the artwork.

4 The other thing was, we were clearly
5 asked, if I'm correct, to have the greenery go
6 all the way up to the top on the right, because
7 we had had it cut off where the soffit was, and
8 then we were asked to put it all the way up to
9 the top.

10 MS. SHUSTER: That's why I was filling
11 it in right when it was requested. I filled it
12 in during the meeting because that's what they
13 requested.

14 MS. BARISH: Our artwork was not up to
15 the very top, and it was requested that we go
16 higher. So that's why on of the renderings
17 shows --

18 MS. SHUSTER: That was the original,
19 by the way.

20 MS. UHLE: So what was presented
21 originally -- again just to clarify -- those
22 two photographs there, the center one and --

23 MS. BARISH: Those were the two that
24 were --

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MS. UHLE: The one on the center and
2 the one on the lower left-hand corner. What
3 the Board said was: We just don't understand
4 how those work together on the building facade,
5 please show us those on the building facade.
6 You're right, they did say where it was cut off
7 at the roof line there to extend it up.

8 MS. SHUSTER: If it's possible, I
9 don't mind removing this completely. I don't
10 know if there is even an option or if you're
11 uncomfortable, then it doesn't make any sense
12 for us to --

13 ACTING CHAIRMAN NEMECEK: I'm one
14 person. My personal preference is that it's
15 not in character with the neighborhood. My
16 esteemed colleague, Mr. West, disagrees with
17 me.

18 MS. BARISH: I mean, it could also be
19 that we paint one portion of the building and
20 then if you like it, we continue, or we don't
21 continue.

22 ACTING CHAIRMAN NEMECEK: That would
23 become separate applications.

24 MS. UHLE: I mean, let's just try to
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/22/15

1 see what you think in general first.

2 MR. PULASKI: Well, my sense of it
3 would be that it would look like a mural like
4 Wells Fargo is a mural, it's a part of a wall.
5 It's not a whole wall, and see what it looks
6 like in this community. I'm just concerned
7 that other pieces of artwork could come our way
8 and some of them may not be as attractive as
9 this is attractive, in my mind, as far as what
10 I would like to see on the wall. If it's going
11 from one end of the building to the other, it's
12 in the mind of the beholder what is art. I see
13 this is an animal hospital. It's incorporating
14 some -- a dog and a man or it could be a woman
15 and green. These are all things you think of I
16 think with an animal hospital. I see the
17 connection.

18 If I were to -- my draw on this, I
19 would limit it to some size that's a mural.
20 You would add some attraction and attention to
21 the place and perhaps to the customer that's
22 coming in a certain sense of community with
23 their animal, but I'm hesitant to go full scale
24 because I see it as another -- as a different

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 piece of building construction as opposed to
2 what we have commonly seen; glass, metal,
3 brick, stucco, paint, wood, and this is a
4 mural. A mural is a different item.

5 MS. BARISH: We could make the
6 building look like brick.

7 ACTING CHAIRMAN NEMECEK: It sounds to
8 me -- and I don't want to put words in anyone's
9 mouth -- that the application as presented is
10 not going -- I would not approve it and I don't
11 think -- Bob, correct me if I'm wrong, it
12 doesn't sound like you would approve the
13 application as presented?

14 MR. PULASKI: No. Correct.

15 ACTING CHAIRMAN NEMECEK: I think we
16 have one of two options then: We could vote on
17 it and it's not going to get approved as
18 presented, or you can go back to the drawing
19 board. I don't want to mislead you. I don't
20 like the concept, and I'm still going to be
21 here, I'm intending on being here. I can tell
22 you that I've spoken with the Chairman, Mr.
23 Bonanno, about this application as well, and
24 he -- again, I'm not willing to put words in
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 his mouth, but he wasn't -- he seemed to share
2 my sentiments more than, say, Mr. West's
3 sentiments. I don't want to mislead you and
4 have you go further. It seems like you've
5 already done additional work on the belief that
6 it's what the Architectural Review Board
7 wanted. As I said, when I spoke to one of the
8 members of the Architectural Review Board, the
9 sense I got was that the approval process that
10 the ARB had given was tepid at best. They had
11 concerns. So I sort of leave it to you as to
12 how you want to proceed.

13 I don't know if we vote and reject the
14 application, do they have to wait a certain
15 period of time before they can resubmit an
16 application if they want to do that or if they
17 wanted to withdraw the application before we
18 voted on it? What's the proper procedure?

19 MS. UHLE: Well, it actually depends
20 on how the vote goes. If it's a 2-2 under
21 certain circumstances -- I'm going to have to
22 go back and review the law -- that's just
23 considered a non-decision, in which case they
24 could come back when Mr. Bonanno was here. If
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 it's a 3-1, that's a denial, actually, or an
2 approval depending on which way it goes.

3 ACTING CHAIRMAN NEMECEK: Correct.

4 MS. UHLE: Did that answer your
5 question?

6 MR. TUDISCO: I did have a question.
7 It seemed to me, and we should probably be very
8 clear for the record, that at least one of the
9 board members was either requesting or asking
10 to see additional information, and I think you
11 have to make a decision as to whether or not
12 you're planning to vote now or you're asking
13 for that additional information; visuals,
14 colors, whatever. Just for the purposes of
15 clarity, make that decision.

16 ACTING CHAIRMAN NEMECEK: Correct.
17 What I'm trying to do, just to be fair to the
18 applicant because I don't want you to put more
19 work into this under the mistaken belief that
20 once we do what the Board tells us to do, once
21 we come back, they're certainly going to
22 approve it. I don't want to delude you. I
23 think I would be hard pressed to see how this
24 could be salvaged in my vote, from my vote.
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 I'm only one vote. So that's why I'm --

2 MR. TUDISCO: I totally understanding
3 of what you're saying. I think, though, that
4 if a member of the Board is asking for
5 additional information, I think whatever your
6 vote is and whatever you all agree to vote on
7 either is going to take place before you get
8 that information, do you want that additional
9 information? That's a decision that you have
10 to make before you move forward in any event.

11 MR. CUNNINGHAM: I'm the one who asked
12 for the additional information. Typically
13 that's how we do it. We look at something and
14 if our opinion is I don't completely -- I won't
15 say I don't understand the concept, I just want
16 to see more information. I want to see the
17 building -- basically what we usually see is a
18 rendering, a front shot of the building, and
19 then most folks then have a rendering of what
20 the building is going to look like afterwards.
21 This is a lot going on here. I believe that
22 you're showing this as a full flat wall across
23 here, and then I have a little picture at the
24 bottom which is showing me that this is a wall
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 that is turning so I should be looking at that.
 2 So I want to understand it before -- well,
 3 that's what that is showing there. This is
 4 showing me a side of a building with a woman
 5 and the animals there and that would end up
 6 being like that.

7 MS. UHLE: Which is not how it is.

8 MR. CUNNINGHAM: I want to understand
 9 it. So my vote right now is if you could bring
 10 it back to me and show me the shrubbery that's
 11 in the front of the place and a real rendering
 12 of it and all this done on the building, I
 13 would have a different take on it. I wouldn't
 14 say I would vote it down. I really want to
 15 understand it. To me, with no shrubs in front
 16 of it, with no screening in front of it it's
 17 very overpowering, you drive up and that's what
 18 I'm more concerned about, that it's just going
 19 to be --

20 ACTING CHAIRMAN NEMECEK: Does anyone
 21 have any request for information, because I
 22 would like to leave it to the applicant to
 23 decide whether you want to -- we could adjourn
 24 this to the next meeting to permit you to come

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 with, for example, the information that Mr.
 2 Cunningham just requested and perhaps
 3 addressing certain of Mr. Pulaski's concerns,
 4 we can do that, and then you would come back
 5 here next month. At some point you're going
 6 to --

7 MR. CUNNINGHAM: If I could interrupt.
 8 One of the reasons I'm saying this, because I'm
 9 sitting and talking with Bill and we were
 10 having like a little side bar, and he's telling
 11 me that, you know, there is quite a bit of
 12 shrubbery in front of this that sort of screens
 13 this big open piece of artwork I'm looking at
 14 right now.

15 MS. BARISH: I just want to make it
 16 clear if we continue what it is that we're
 17 doing, because I don't want to waste your time
 18 either. If we took a photograph of the
 19 building --

20 MR. CUNNINGHAM: That's correct,
 21 that's what I'm looking for.

22 MS. BARISH: -- and did the artwork on
 23 a photograph, would that be a better --

24 MR. CUNNINGHAM: I want to compare

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 apples to apples here. I want to compare the
 2 front of the building as it exists now and the
 3 front of the building with the artwork on it.
 4 That's what I would like to see.

5 MS. BARISH: Okay.

6 MR. WEST: Go across the street to
 7 Lord & Taylor's sidewalk there by the bus stop
 8 and shoot your building. Get the full effect
 9 of what people would see going this way, close
 10 up, from that side, and then --

11 MR. CUNNINGHAM: Give it to us.

12 MR. WEST: -- give us something to
 13 compare it to.

14 MS. BARISH: Would you also -- I'm
 15 sorry, Mr. Pulaski?

16 MR. PULASKI: Yes.

17 MS. BARISH: Would you also like to
 18 see the artwork with just a part of it done?

19 MR. PULASKI: Yes. More of a mural
 20 with a fairly large border around it so it's
 21 taking one of the ends and --

22 MS. BARISH: So like a frame around it
 23 so it looks more like it's a --

24 MR. PULASKI: Yes, a painting. It

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 could be large, but it's not going to be the
 2 entire area.

3 MS. BARISH: I was going to say it's
 4 up to Anna.

5 MR. PULASKI: I understand that. You
 6 asked me a question.

7 MS. BARISH: I am more than happy to
 8 continue the process. We've been to a few
 9 meeting and --

10 ACTING CHAIRMAN NEMECEK: Under those
 11 circumstances, why don't we adjourn this so
 12 that you could deliberate. There is no
 13 requirement that you come back if you decide
 14 this isn't worth it. But if you do come back,
 15 you've received the input of this Board and
 16 you'll know what to come back with.

17 MS. UHLE: Just to clarify, so you're
 18 saying right now you're adjourning it to the
 19 next month with an understanding -- I mean, any
 20 time the applicant has the prerogative not to
 21 come back. So you're saying you're adjourning
 22 it with the request that the applicant provide,
 23 again, an existing conditions elevation and a
 24 proposed conditions elevation taken from across

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 the street so it shows it in context for people
 2 passing by on Route 22. For some reason I
 3 think this corner was confusing people that
 4 aren't familiar with it. So that's one option,
 5 to show the entire proposal; and then the other
 6 option is to show something on a more modest
 7 scale.

8 MR. PULASKI: On one portion of the
 9 building, fairly large border around it so it's
 10 more like a painting. I.

11 Would like to add to that, that if the
 12 applicant or the artist has any photos of other
 13 applications, they could send them to you,
 14 e-mail them to you and you could e-mail them to
 15 me, I'll look at them. There is one photo
 16 here, but I don't think it's a very good
 17 representation of what you -- of what that
 18 looks like.

19 MS. UHLE: I think again, just to be
 20 clear, I think what the Board would like to
 21 see -- at least I thought we had asked for
 22 before -- just literally you said there's a
 23 number of buildings on Long Island that have
 24 exterior murals that have held up well that

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 look attractive, so we would actually like to
 2 see pictures not of a close-up of the murals,
 3 but across the street of the entire building
 4 with a mural on it. Again, that was the one
 5 difference between -- well, one of the
 6 differences between this application and the
 7 only other mural we have in town, which is a
 8 Wells Fargo, in that they had numerous
 9 buildings with very similar murals. So there
 10 wasn't this sense of, we're not sure what this
 11 is going to look like. They had a pretty good
 12 sense of what it was going to look like based
 13 on other examples. People seem to think this
 14 looks lovely, it's just sort of still in a
 15 sketch format so it's hard to see what the
 16 finished product is going to look like. So I
 17 think if we could see some other examples that
 18 your firm has developed --

19 MR. CUNNINGHAM: I think, from my
 20 perspective -- this is the next application --
 21 we have pictures of an existing home, it's
 22 landscaped in front, what the building looks
 23 like, and here's what the new one looks like.
 24 It's very visual, very easy to see, okay, this

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 is what it is. From an architectural
 2 standpoint, from an aesthetic standpoint that's
 3 what I'm looking for. I'm looking to see,
 4 okay, here's what I have now, here's what I'm
 5 going to see later on.

6 MR. TUDISCO: Also, I just want to
 7 clarify something else. You had mentioned,
 8 Margaret, earlier about bringing in photographs
 9 of some other buildings, hard copies of
 10 photographs; is that something that the Board
 11 is requesting? Is that something that you
 12 would like to see?

13 MS. UHLE: That's something I'm
 14 requesting on behalf of the Board.

15 MR. TUDISCO: Okay, then you should be
 16 clear about that.

17 MS. UHLE: I thought that I made that
 18 clear.

19 MR. PULASKI: To me, they don't have
 20 to be hard copies. PDF's are great.

21 MS. UHLE: Actually, for submission to
 22 my office --

23 MR. PULASKI: I understand that.

24 MS. UHLE: -- they do need to be hard

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 copies. If they would like to e-mail me them
 2 as well, but as for submission materials, just
 3 like any other application, we need the hard
 4 copies.

5 MR. TUDISCO: That's my point.

6 ACTING CHAIRMAN NEMECEK: One other
 7 sort of odd criticism I might have about this
 8 is on the right of the photo, on the right of
 9 the mural it looks like there's a girl feeding
 10 two deer? Is that what that's of?

11 MS. BARISH: The very bottom right is
 12 a little girl with a flower pot and watering
 13 can and then there's a girl -- yes, it looks
 14 like she's feeding a deer something.

15 ACTING CHAIRMAN NEMECEK: I don't get
 16 that. Deer are wild animals. They just don't
 17 follow the --

18 MS. BARISH: We could make it a dog.

19 ACTING CHAIRMAN NEMECEK: Okay.
 20 That's sort of a stray criticism. I know deer
 21 are --

22 MR. TUDISCO: Is the public hearing
 23 open?

24 ACTING CHAIRMAN NEMECEK: The public
 25 **DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 hearing is open.
 3 MR. PULASKI: I would leave it open.
 4 ACTING CHAIRMAN NEMECEK: The option
 5 is yours as to whether you want to return. If
 6 you do return, you should be mindful of the
 7 requests that the Board is making. Okay?
 8 Thank you very much.
 9 MS. SHUSTER: Thank you so much. I
 10 apologize.
 11 MR. PULASKI: No apology. No apology.
 12 ACTING CHAIRMAN NEMECEK: Next,
 13 Application 15-34, 22 Maple Street.
 14 MR. MAIORANO: Good evening, board
 15 members. My name is Adamo Maiorano on behalf
 16 of the owner, Mr. Louis Osso.
 17 We are proposing a one story addition
 18 over an existing one and a half story split
 19 level residence. Basically the addition is
 20 going to be on the right side and the rear of
 21 the building. It's a split level, so we're
 22 going to go up a half story to the front to a
 23 study, and the rear is going to be a den and
 24 master bedroom and master bath.
 25 Basically the materials of the house
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 are going to stay pretty much consistent to
 3 what it is now. We're going to be doing new
 4 siding, new roof, and it's going to pretty much
 5 match what's there now, it's just going to be
 6 new and refreshed and aesthetically a little
 7 more pleasing.
 8 As far as the street-scape to what the
 9 adjacent house structures are like, and then as
 10 far as the Architectural Review Board, they had
 11 comments as far as the landscaping will remain.
 12 The air conditioning unit, there's one on the
 13 left side. Obviously for the new addition
 14 there is going to be a new one right next to it
 15 shown on the site plan on the right of the
 16 dwelling. Basically the light fixtures that
 17 are on the existing structure, they're going to
 18 be, you know -- they're going to put new light
 19 fixtures, but they're going to remain pretty
 20 much where they are now. One on the side door,
 21 the front door, and there is a spotlight above
 22 the garage.
 23 MR. PULASKI: Do you have the pallet
 24 of the colors?
 25 MR. MAIORANO: Yes.
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 MR. PULASKI: Could you maybe put that
 3 there so the public can see it, and then just
 4 describe the colors?
 5 MR. MAIORANO: Basically the siding is
 6 going to be Victorian gray, and the roof is
 7 architectural grade.
 8 ACTING CHAIRMAN NEMECEK: One of the
 9 photographs on page A-2, section 1 you have up
 10 there -- one of the photographs of the existing
 11 house shows a rear elevation with a whole lot
 12 of cluster, items; how is that going to be
 13 cleaned up?
 14 MR. MAIORANO: It's chairs.
 15 ACTING CHAIRMAN NEMECEK: Is that all
 16 just adjacent to the exterior or is some of it
 17 underneath? I can't really tell.
 18 MR. MAIORANO: There is some stuff
 19 underneath because there is an overhang there.
 20 ACTING CHAIRMAN NEMECEK: Will there
 21 still be an overhang there?
 22 MR. MAIORANO: Yes.
 23 MR. PULASKI: Can you use the mic so
 24 that --
 25 MR. MAIORANO: We're going to build on
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 top of that. That's going to remain. It does
 3 look like they're storing some stuff. There's
 4 patio furniture and I'm not sure exactly what
 5 else.
 6 ACTING CHAIRMAN NEMECEK: Is there a
 7 patio in the back there?
 8 MR. MAIORANO: There is a patio on the
 9 right-hand side, yes, small, concrete patio.
 10 Those chairs are actually on the patio, you
 11 just can't see it, and then there is some stuff
 12 underneath the structure, which will remain,
 13 we're just going to obviously build up on top
 14 of it.
 15 ACTING CHAIRMAN NEMECEK: You said
 16 there are going to be two air conditioning
 17 units at separate locations?
 18 MR. MAIORANO: Same location just next
 19 to each other.
 20 ACTING CHAIRMAN NEMECEK: Oh, next to
 21 each other.
 22 MR. MAIORANO: They're on the
 23 right-hand side of the house where the existing
 24 one is now. It's actually screened in.
 25 There's landscaping. There's a fence in the
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

front so you can't see it from the street, but there's landscaping on either side of the unit.

MR. PULASKI: Margaret, does this structure need more drainage; more dry wells?

MS. UHLE: Did you increase the building footprint?

MR. MAIORANO: We didn't, no. We're going up on the existing.

ACTING CHAIRMAN NEMECEK: There is no increase in impervious surface.

MR. MAIORANO: No increase in impervious surface.

ACTING CHAIRMAN NEMECEK: This required one variance from the Zoning Board?

MR. MAIORANO: It did. The front setback, yes.

ACTING CHAIRMAN NEMECEK: It was already non-conforming, so that's why you needed it; right?

MS. UHLE: They're just following that non-conformity.

MR. MAIORANO: Yes.

ACTING CHAIRMAN NEMECEK: And the Architectural Review Board's comments were

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

largely confined, as you said, to the air conditioning unit, as well as the landscaping?

MR. MAIORANO: Yes, to show the existing kind of like -- because the existing landscape on the elevation kind of gives it a little more -- it's a little more appealing instead of just seeing the house there. So they weren't sure, are you removing the landscape, but they're going to keep the landscape existing.

ACTING CHAIRMAN NEMECEK: They can be sticklers on windows. Did they have any comments on windows?

MS. UHLE: They didn't.

ACTING CHAIRMAN NEMECEK: Okay.

MR. MAIORANO: They didn't. I mean, you know, expense wise too there's a budget. We would like to add the dividers on the existing windows as well, like the clip-ins. It's going to be on inside. The proposed windows will have the clip-ins. We'll obviously have to add the clip-ins to the top double hung windows of the existing.

MR. PULASKI: Open the public hearing.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

ACTING CHAIRMAN NEMECEK: Yes, let's do that. I move to open the public hearing for Application 15-34, 22 Maple Street.

MR. PULASKI: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(All aye.)

ACTING CHAIRMAN NEMECEK: Public, time to be heard.

(No comments.)

MR. PULASKI: Seeing no one --

ACTING CHAIRMAN NEMECEK: I think this is a dramatic improvement from the existing property. I really -- I looked at this the other day and really could find no fault. I actually like the relative quantity of windows on the side of the house and in the front of the house. I think that's quite appealing. I always hate when I see a structure that, you know, has too few windows. Natural lighting is great and it just looks better.

MR. PULASKI: I think it's very well done, but, you know, in respect to the houses to the side and along that way, you know, and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

if you look at the period in which they were created, they put a certain price zone, and they function very well for families that are there, and the house that you've drawn would have been more expensive, and now the person that's probably moved in there has the ability to do a more expensive house. So we see the architectural benefit of that.

ACTING CHAIRMAN NEMECEK: And it's always to the benefit of the entire neighborhood when people decide to upgrade their homes in a tasteful way, as you've done here.

MR. MAIORANO: Expanding family with three kids.

ACTING CHAIRMAN NEMECEK: It's good for the neighborhood. It's good for the town.

MR. PULASKI: You're re-siding the whole house?

MR. MAIORANO: The whole house, yes. The existing is weathered.

MR. PULASKI: My only recommendation would be to use a Hardie Board plank, HardiePlank, but that's a matter of economics.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 There's plenty of nice vinyl out there, but I
2 think for dollar return on a house you'd
3 probably do better with Hardie, but it's up to
4 you.

5 ACTING CHAIRMAN NEMECEK: I guess we
6 can give the applicant the option of using
7 that --

8 MR. MAIORANO: It's an expense.

9 ACTING CHAIRMAN NEMECEK: We're not
10 going to require you to do that.

11 MR. CUNNINGHAM: Close the public
12 hearing.

13 ACTING CHAIRMAN NEMECEK: I'll move to
14 close the public hearing on Application 15-34,
15 22 Maple Street.

16 MR. PULASKI: Second.

17 ACTING CHAIRMAN NEMECEK: All in
18 favor.

19 (All aye.)

20 ACTING CHAIRMAN NEMECEK: Any further
21 comments from this Board?

22 MR. CUNNINGHAM: No. Very well done.

23 ACTING CHAIRMAN NEMECEK: So I move to
24 approve Application 15-34, 22 Maple Street.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MR. PULASKI: Second.

2 ACTING CHAIRMAN NEMECEK: All in
3 favor.

4 (All aye.)

5 MR. MAIORANO: Thank you.

6 ACTING CHAIRMAN NEMECEK: You're
7 welcome.

8 Application 15-61, 225 Park Drive.
9 Eastchester's own John Iannacito.

10 MR. IANNACITO: My name is John
11 Iannacito. I'm an architect, and I'm
12 representing Mr. and Mrs. Crinnion this
13 evening. We are proposing additions and
14 alterations to the existing single family
15 residence located at 225 Park Drive.

16 The proposed scope of work will
17 include a two story addition at the front and
18 rear of the existing residence, which are
19 highlighted on the site plan here. It also
20 includes construction of a second story
21 addition over the existing footprint,
22 construction of a new entry portico at the
23 front, construction of a new open wood deck at
24 the rear, and some site alterations including

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 new stone walls at the driveway and a new
2 walkway.

3 MR. PULASKI: And your pallet of
4 colors? You don't have one?

5 MR. IANNACITO: Here are the existing
6 elevations. One and a half story --

7 MR. PULASKI: I'm sorry.

8 MR. IANNACITO: One and a half story
9 cape with two dormers at the front and one
10 dormer at the rear and an existing wood deck
11 which will be removed.

12 These are the elevations, which
13 include the two story addition at the front
14 with a new entry portico. On the sides you'll
15 see the second story addition over existing,
16 and then the two story addition at the rear
17 with the open wood deck.

18 Exterior materials. On the wall
19 surfaces we are proposing a HardiePlank siding
20 in a cobblestone finish. The roof over the
21 main portion of the house will be asphalt
22 shingles in a moire black finish, and the roof
23 over the entry portico will be a copper finish.
24 The windows will be vinyl clad in a white

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 finish, trim boards will be painted AZEK in a
2 white finish, gutters and leaders aluminum in a
3 white finish. The front entrance door and
4 overhead door for the garage will be a stained
5 mahogany, and the railings at the deck will be
6 vinyl in a white finish.

7 The application was presented to the
8 Architectural Review Board on October 1st and
9 they had -- I was approved with three
10 recommendations:

11 The first was to show the air
12 conditioning units on the site plan. Those
13 would be located right behind the wood deck
14 there at the rear of the property.

15 The second recommendation was to show
16 the locations of leaders on the elevations, and
17 we did add the leaders at all the corners on
18 all the elevations. The leaders will be tied
19 into a subsurface drainage system with two dry
20 wells. The actual calculations on the property
21 require .8 dry wells and we're adding two; one
22 in the front and one in the rear, so the
23 leaders at the front of the house and back of
24 the house can go into their own dry wells.

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 The third recommendation was to
2 provide a cut sheet for the exterior lighting,
3 which I included in the package.

4 MR. PULASKI: I see you're expanding
5 the width of the driveway. So you're moving --

6 MR. IANNACITO: Very, very little. So
7 we're going to take down the existing retaining
8 walls, widen the driveway I believe it's
9 only --

10 MR. PULASKI: So those are stone
11 retaining walls?

12 MR. IANNACITO: Right now I believe
13 it's concrete.

14 MR. PULASKI: Okay.

15 MR. IANNACITO: And they will be stone
16 to match the stone on the facade.

17 MR. PULASKI: Okay. That sounds good.

18 MR. IANNACITO: We can't expand the
19 driveway too much because of the limitations of
20 the site and the front entrance.

21 MR. PULASKI: They have stone work at
22 the beginning of that driveway? Stone in
23 the -- cobblestone?

24 MR. IANNACITO: We can put an apron
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/22/15

1 in.

2 MR. PULASKI: It might go well with
3 the stone motif that you have going on here.

4 ACTING CHAIRMAN NEMECEK: Again, I
5 don't think we'll make it a requirement, but
6 certainly we would encourage you if it's in the
7 budget.

8 MR. IANNACITO: Most new driveways
9 these days end up have having a stone apron in
10 the right-of-way, and we'll have to go over to
11 the Highway Department for that permit.

12 ACTING CHAIRMAN NEMECEK: Let's open
13 the public hearing. I move to open the public
14 hearing for Application 15-61, 225 Park Drive.

15 MR. PULASKI: Second.

16 ACTING CHAIRMAN NEMECEK: All in
17 favor.

18 (All aye.)

19 MR. O'LEARY: Hello. My name is
20 Michael O'Leary, and my home is directly behind
21 the 225. I'm at 96 Fairway. My home is
22 significantly lower than the Park Drive
23 property. There's a -- the map I guess shows
24 it as an irregular stone wall. It's not really

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 much of a wall. It's more like wall and dirt
2 so you get gaps between the rock. I'm sorry,
3 it said rock and dirt, but I am concerned about
4 how far back the addition is being made to the
5 house and the distance between that and the
6 irregularly shaped rock, dirt area and what
7 impact that might have with that pressure and
8 with water upon that area.

9 So I'm concerned about excavation, the
10 water, and the property line or that wall. So
11 I haven't been to one of these hearings before.
12 I just got the notice, and I wanted to make
13 sure it wasn't going to have any negative
14 impact if that was included. On the plans, I
15 can't read that stuff, but does it take into
16 consideration the slope, the grade for my
17 property at the edge its the property? I don't
18 know if an official survey was done because I
19 can't really tell where those rocks are, how
20 far on my property they are or something else,
21 so I wanted to make sure the distance between
22 my property and the new addition was
23 something --

24 ACTING CHAIRMAN NEMECEK: Is it Mr.
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/22/15

1 O'Leary?

2 MR. O'LEARY: O'Leary.

3 ACTING CHAIRMAN NEMECEK: You're
4 address again is what?

5 MR. O'LEARY: I'm 96 Fairway, and the
6 lot --

7 ACTING CHAIRMAN NEMECEK: If you're
8 looking at the applicant's -- the applicant's
9 home from Maple, your house is behind it; is it
10 to the right or the left? Park. I'm sorry,
11 Maple is the last one. Park Drive.

12 MR. O'LEARY: Fairway Drive is along
13 the perimeter of Leewood. If I look --

14 MR. PULASKI: You're on the golf
15 course; right?

16 MR. O'LEARY: Right. Most of the
17 house abuts my property.

18 ACTING CHAIRMAN NEMECEK: So yours is
19 the larger lot than either of your two
20 neighbors? Yours is the double sized lot.
21 Yes, I see it. So if you're looking at the
22 applicant's home from Park Drive, your house is
23 back to the left?

24 MR. O'LEARY: Right.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 ACTING CHAIRMAN NEMECEK: What is
2 right now at the property line; is there a
3 retaining wall there or is it just a slope?

4 MR. O'LEARY: The map survey says it's
5 a retaining wall. It's not a retaining wall.
6 It's some stone and then there are large gaps
7 and it's just dirt. It's not shrubbery. It's
8 dirt and stone. In that area they're not huge
9 stones. They're relatively small, moderate
10 sized stones.

11 ACTING CHAIRMAN NEMECEK: If you could
12 have all of your wishes fulfilled with respect
13 to the property line, what would they be?

14 MR. O'LEARY: I'm sorry, I didn't hear
15 you.

16 ACTING CHAIRMAN NEMECEK: If you could
17 design the property line between your house and
18 225 Park Drive, the applicant's, what would it
19 look like? If you could submit a wish list to
20 me right now, what would your solution be to
21 this sort of broken up retaining wall, slope
22 that you're describing? What do you want to
23 do?

24 MR. O'LEARY: I'm not an architect. I
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 10/22/15

1 don't have any solutions or suggestions. I'm
2 simply asking to confirm that there's not going
3 to be any negative impact, whether it's the
4 slope itself, the erosion of soil and rock and
5 the shifting of those materials.

6 MR. PULASKI: Presently, is there any
7 problems in that location?

8 MR. O'LEARY: If there is a
9 significant storm with a lot of rainfall. I
10 mean, it's not like it's a river, but, you
11 know, on occasion you get a significant
12 storm --

13 ACTING CHAIRMAN NEMECEK: But that's
14 natural; you're down slope.

15 MR. WEST: You're at the bottom of the
16 hill; right?

17 MR. PULASKI: It's not the condition
18 now, it's if the condition changes to something
19 else that could be negative?

20 MR. O'LEARY: Right.

21 MS. UHLE: The gentleman came in and
22 looked at the application earlier, a week or so
23 ago, and my understanding was he just wanted to
24 make sure that there wouldn't be any future,
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 you know, drainage problems as a result of the
2 application, etcetera, and I did give Mr.
3 Iannacito a little bit of a heads up that that
4 was his concern. So I don't know if John could
5 address that in terms of dealing with drainage
6 and things like that.

7 ACTING CHAIRMAN NEMECEK: You have a
8 CULTEC unit in the back of the house which will
9 be attached to the leaders, which is something
10 that's not existing there right now, which will
11 presumably trap some of the precipitation.
12 Maybe Mr. Iannacito has some thoughts as to --
13 step up to the microphone.

14 MR. IANNACITO: Currently, the leaders
15 just fall out to grade and the water just
16 spills out. So our intention is to take every
17 leader that's coming off the house and tie it
18 into the two dry wells.

19 MS. UHLE: They're actually --

20 MR. PULASKI: Currently, there is no
21 dry well?

22 MR. IANNACITO: No dry well.

23 MS. UHLE: They're only required to
24 provide the dry well for the increase in
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 impervious surface. They're actually doing it
2 for the entire site. So to that extent,
3 they're probably improving upon existing
4 conditions. Correct me if I'm wrong, it
5 doesn't look like you're really going to have
6 any activity within the location of that rear
7 property line.

8 MR. IANNACITO: Our intention was to
9 leave the slope as is.

10 MR. CUNNINGHAM: There are no grade
11 changes or anything.

12 MR. IANNACITO: The house is being
13 expanded just a little further than the
14 existing deck is today, and the deck will go a
15 little further out. They're both within the
16 zoning requirements. The house will be more
17 than 25 feet from the property line and the
18 deck will be more than 19 feet from the
19 property line. So from the edge of the deck
20 there will be 19 feet of whether it's slope or
21 lawn area.

22 MR. PULASKI: The soil that you take
23 out to build the foundation for that is going
24 to go off the site?
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

MR. IANNACITO: The intent was to take it off site.

MR. PULASKI: So it's not to raise the grade?

MR. IANNACITO: Well, if we did raise the grade, we would have to build a retaining wall.

MR. CUNNINGHAM: So there is no intention of raising the grade?

MR. IANNACITO: At this point, we weren't planning on building a new retaining wall or raising the grade.

MR. PULASKI: Sometimes that happens.

MR. IANNACITO: Sometimes it does.

MR. PULASKI: It's a great way to take care of soil.

MR. IANNACITO: If it does come up, I think we can build a retaining wall along the property line, but right now it's not in the plans.

ACTING CHAIRMAN NEMECEK: I specifically asked Mr. O'Leary what his ideal solution would be, and it just sounds like you just don't want things to get worse, that's

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

all.

MR. IANNACITO: As far as runoff, we tried to handle that. We've added two dry wells instead of the .8 that's required. We could add a third if we have to, but I don't think we need it. The two will be sufficient to handle the rainfall on the roof.

ACTING CHAIRMAN NEMECEK: As Margaret said, it sounds to me like you're probably getting a better drainage situation in the back of the applicant's house than presently exists with installation of the dry well, the CULTEC dry well in the back.

MR. PULASKI: This is how new construction has been being done in Eastchester so the water doesn't go into the sewers and overload the treatment plants or overload the rivers. So all the newer construction is doing it this way. It's also recycling the water. It's putting back into the aquifer.

MR. IANNACITO: If you look at the calculation of increased impervious surfaces, I believe it's 300 square feet we're increasing.

ACTING CHAIRMAN NEMECEK: Is most of

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

that in the front of the house?

MR. IANNACITO: It's the addition at the rear.

ACTING CHAIRMAN NEMECEK: Okay.

MR. IANNACITO: The front addition is very small and the driveway expansion is very small.

MR. PULASKI: Right. But I think the significance is that the drains weren't going into a dry well. Do you happen to know if the drains were both exiting in the back as well as the front?

MR. IANNACITO: Yes. The main roof pitches front to back, so half the house goes to the back and half goes to the front.

MR. PULASKI: So that was contributing to probably a lot of the runoff.

MR. IANNACITO: Right. And the grade does slope off towards the back, so any runoff from the leaders will eventually get to the neighboring property, which we'll collect.

MR. O'LEARY: The base of my house, I don't know if it's 20 feet or 25 feet lower than the surface of the property at 225, maybe

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

it's 30 feet differential. It's significant.

So I just don't know if the proposed addition and the proximity to that irregularly shaped let's call it a retaining wall, which it's not really, whether that's going to have any impact. I'm not here to try and cause -- to argue against the improvement of the

neighbor and the house will certainly look a lot better with the proposals, nor to cause additional cost, it's just I want to make sure that -- the house is getting pushed back, if it's 9 feet back or something else, and I don't know where the property line ends vis-à-vis that irregularly shaped retaining wall and whether those measurements, you know -- so where exactly the 25 foot back is for the house and then the porch or whatever is like 19 feet proposed away from -- away from what? I don't know whether it's, you know, 19 feet with a few feet beyond the beginning of that retaining wall or the opposite way. I just don't know. So I don't there is -- the survey says like a tree with a nail in it or something like that. I don't know exactly where the official

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 property line is. I don't know where that
2 house is going to end up or the deck is going
3 to end and whether it's going to look like
4 19 feet or 25 feet.

6 MR. PULASKI: Well, I think you
7 described where the end of that house is.
8 There's an existing --

9 MR. IANNACITO: There's an existing
10 deck there now and --

11 MR. PULASKI: Park Avenue does slope
12 from Park Avenue to Fairway, it slopes down.

13 ACTING CHAIRMAN NEMECEK: Park Drive.

14 MR. O'LEARY: 225 Park is relatively
15 flat, but in the back there is a pretty
16 significant slope on the back of his property,
17 the non-built area, the yard itself.

18 ACTING CHAIRMAN NEMECEK: Does that
19 slope go straight back or does it tilt?

20 MR. IANNACITO: You could see from one
21 of the photographs that I submitted of the back
22 of the house, you could see it does stay flat
23 for a little bit and then it drops off.

24 MR. PULASKI: What are the neighbors
25 doing or what have the neighbors done?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MR. IANNACITO: All the neighbors have
2 done exactly the same thing.

4 MR. PULASKI: Same thing. They just
5 built on slope.

6 MR. IANNACITO: Yes. I just think
7 everything slopes back down toward the golf
8 course as you get beyond Park Drive and
9 Fairway.

10 MR. O'LEARY: When you talk about
11 slopes, the slope of 225 and the slope of the
12 property directly on either side of it, they're
13 relatively flat, there's a mild slope, but then
14 from that irregularly shaped rock retaining
15 wall that's it's called, to my property it
16 becomes a very significant and different slope,
17 which I don't know if it's has been shown in
18 any of the drawings. It's a different parcel,
19 so I guess it hasn't been. I just don't know.

20 MS. UHLE: I think in looking at your
21 property, it looks like the rubble wall that
22 he's talking about is right on the property
23 line. It's not shown on the applicant's survey
24 but on the adjacent neighbor's survey it showed
25 a rock wall directly on the property line.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 MR. IANNACITO: Maybe the neighbor's
2 property does have a retaining wall.

4 MS. UHLE: Well, the wall that he's
5 speaking about, the rock rubble wall.

6 MR. IANNACITO: On his property?

7 MR. CUNNINGHAM: Whose property is it
8 on?

9 MR. IANNACITO: When I was there when
10 I was taking photographs, I don't remember a
11 wall anywhere near where I was standing.

12 MR. PULASKI: From the description it
13 doesn't sound like it's a full fledge wall.

14 ACTING CHAIRMAN NEMECEK: It maybe was
15 a wall at some point.

16 MR. IANNACITO: If you look at the
17 rear of the project site, it starts to slope
18 off here but where the deck is it's not so
19 steep.

20 MS. UHLE: But I think the concern is
21 or the issue is you may be at a lower
22 elevation, but if you don't have a problem now,
23 this is not going to create a problem.

24 MR. CUNNINGHAM: That's what I'm
25 trying to figure out what the real issue is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 here, because if the grade is not to going to
2 be changed, then I don't see what the impact
3 will be on runoff when you have CULTECs. Do
4 you have area drains here or were the CULTECs
5 just taking off the roof?

7 MR. IANNACITO: We weren't paving
8 anything in the back except for the addition,
9 and the deck doesn't count as impervious
10 surface because the water is able to seep
11 through and it will be gravel underneath the
12 deck.

13 MS. UHLE: Currently, there are just
14 leaders and now they will be directed --

15 MR. CUNNINGHAM: That will
16 alleviate water running --

17 MR. WEST: It's a better situation.

18 MR. CUNNINGHAM: It seems like you
19 will have less water running back there.

20 MR. IANNACITO: If the house stayed
21 exactly as is without an addition, it would be
22 a worse condition because we're adding dry
23 wells.

24 MR. CUNNINGHAM: As to where the wall
25 is in relationship to where the new house is,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 that could simply be done by just staking the
2 property and then you'll know where it is for
3 your concerns.

4 MR. IANNACITO: I'd probably recommend
5 to the owner to stake the property. We're just
6 about a little over 25 feet from the setback of
7 addition, to get that line in place before we
8 build the addition.

9 MR. CUNNINGHAM: Absolutely. Exactly.
10 This way everyone will know where it is.

11 MR. IANNACITO: At some point, it will
12 be staked out, the rear property line, before
13 they start digging.

14 MR. PULASKI: Sometimes you could
15 approximate it from your own house survey.
16 Usually your house is located by distances from
17 the property line. So if you reverse that, you
18 start at your house and you measure out.

19 ACTING CHAIRMAN NEMECEK: You're
20 right, though, it becomes more difficult if
21 it's on a sloped property. Have we at least
22 given it a good effort at answering the
23 concerns that you?

24 MR. O'LEARY: So it will be staked
25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 out, and I will be able to talk to you and see
2 what it is?

3 MR. IANNACITO: It will be 25 feet
4 from the property line.

5 MS. UHLE: With the applicant staking
6 out the property line, which they have to do in
7 any case because they're going to have to do a
8 foundation survey to make sure that the
9 proposed addition is within that 25 foot
10 setback, so by staking out the property line
11 that will simply give you a better visual idea
12 of where the property line is. It won't affect
13 their application at all because they're
14 required to maintain a 25 foot setback for the
15 house and a 19-foot setback for the deck.
16 They're both required and allowed to do that.

17 In terms of the drainage, they're
18 consistent with all the requirements of the
19 zoning law as well. In fact, they're even
20 above and beyond that. I think by staking out
21 the property line, that will give you a better
22 idea of where the property line is. Do you
23 understand what I'm saying?

24 ACTING CHAIRMAN NEMECEK: In other
25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 words, I think the applicant has done
2 everything within its power to minimize the
3 effect and actually probably even lessen the
4 effect of rain water intruding on your
5 property. They've done everything that they're
6 required to do under the code, and it looks to
7 every member of this board, and we've all
8 served on this board for some number of years
9 and have heard many complaints about rain water
10 and -- a little less so now, we did have for a
11 period of time a number of very significant
12 storms back to back to back, but we've heard
13 them before and we've seen these types of
14 devices. The CULTEC systems work reasonably
15 well. Since you're going from nothing to
16 having a dry well and you're having a small
17 increase in the impervious surface here,
18 nothing else is being affected, I think the
19 applicant has gone above -- has done everything
20 and then some to address whatever concerns you
21 might have.

22 MR. O'LEARY: Okay.

23 ACTING CHAIRMAN NEMECEK: Any other
24 members of the public?

25 DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 10/22/15

1 (No comments.)

2 MR. PULASKI: Are we going to close
3 the public hearing?

4 ACTING CHAIRMAN NEMECEK: I move to
5 close the public hearing on Application 15-61,
6 225 Park Drive.

7 MR. PULASKI: Second.

8 ACTING CHAIRMAN NEMECEK: All in
9 favor.

10 (All aye.)

11 ACTING CHAIRMAN NEMECEK: Any other
12 questions from the Board for Mr. John
13 Iannacito?

14 (No questions.)

15 ACTING CHAIRMAN NEMECEK: I don't have
16 any. As I told the applicant --

17 MR. PULASKI: Ready to vote.

18 ACTING CHAIRMAN NEMECEK: -- I always
19 like to see people improving their property.

20 On that happy note, I move to approve
21 Application 15-61, 225 Park Drive.

22 MR. PULASKI: Second.

23 ACTING CHAIRMAN NEMECEK: All in
24 favor.

25 DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 10/22/15
 2 (All aye.)
 3 MR. IANNACITO: Thank you.
 4 MR. PULASKI: I notice you're using
 5 the HardiePlank.
 6 MR. IANNACITO: We are using
 7 HardiePlank.
 8 ACTING CHAIRMAN NEMECEK: If you put a
 9 HardiePlank and you put a stone apron, Bob
 10 Pulaski is a happy man.
 11 MR. IANNACITO: A high end vinyl, the
 12 cost are not that different. A good vinyl
 13 siding and a HardiePlank the costs start to get
 14 pretty close.
 15 ACTING CHAIRMAN NEMECEK: I hate to
 16 cut you off, but I move to close the town of
 17 Eastchester Planning Board meeting of
 18 October 22, 2015.
 19 MR. PULASKI: Second.
 20 ACTING CHAIRMAN NEMECEK: All in
 21 favor.
 22 (All aye.)
 23 ACTING CHAIRMAN NEMECEK: Thank you.
 24 (Meeting adjourned.)
 25

DINA M. MORGAN, REPORTER

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

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER

1
2 C E R T I F I C A T I O N
3
4 STATE OF NEW YORK)
5) Ss.
6 COUNTY OF WESTCHESTER)
7 I, DINA M. MORGAN, Court Reporter and
8 Notary Public within and for the County of
9 Westchester, State of New York, do hereby
10 certify:
11 That the above transcript was taken from
12 a videotape of the actual hearing. I was not
13 present for such hearing. The videotape was
14 taken and transcribed by me to the best of my
15 ability.
16 And, I further certify that I am not
17 related to any of the parties to this action by
18 blood or marriage, and that I am in no way
19 interested in the outcome of this matter.
20 IN WITNESS WHEREOF, I have hereunto set
21 my hand this 10th day of November, 2015.

22
23 
24 DINA M. MORGAN
25 Court Reporter

DINA M. MORGAN, REPORTER