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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
DECEMBER 3, 2015

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

BOARD MEMBERS IN ATTENDANCE:

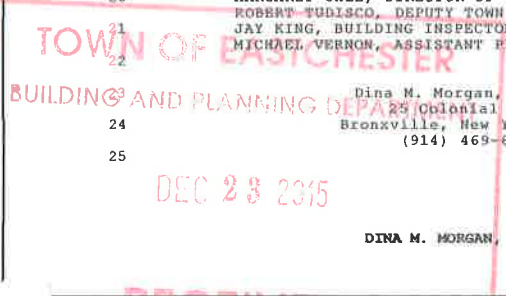
CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
MARK CUNNINGHAM, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

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EASTCHESTER PLANNING BOARD - 12/3/15

So the first and only application for the day is yours, and you're welcome to come up.

MR. VALENTE: Good evening. We're just here to, I guess --

THE CHAIRMAN: Just identify yourself, please.

MR. VALENTE: Frank Valente, the owner of the building.

THE CHAIRMAN: Great. Thank you.

MR. VALENTE: We're here to consolidate the meeting that we had to review the signage and awnings with the storefront and the coloring, I guess. So both of those meetings we already went to, and I guess it has to come back to you guys for the final approval.

THE CHAIRMAN: Great. So you have the picture up there. Is that with the ARB --

MR. VALENTE: Yes, that's with everything, including the storefront as well on there.

THE CHAIRMAN: Could you just briefly just take that down and point out where the

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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of December 3rd, 2015.

If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: We'll take attendance. Mr. Phil Nemecek could not be here tonight, but Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Bill West.

MR. WEST: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: And Robert Tudisco is here, as is myself. There is only one item on the agenda today and that is an application for 185 Summerfield Street. Two other applications, which were on the agenda previously, have been adjourned, and those are the Scarsdale Animal Hospital at 741 White Plains Road and 19 Hall Avenue.

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awning is on the picture below on the elevations.

MR. VALENTE: This is one here and then a new storefront. (Indicating.)

THE CHAIRMAN: Got it. That's exactly what's shown on the elevation below, it's just rendered differently. So the awning is a roll out; is that right?

MR. VALENTE: Yes.

THE CHAIRMAN: So what does it look like when that's not there, when the awning is not out?

MR. VALENTE: It will just be rolled inside.

THE CHAIRMAN: It retracts?

MR. VALENTE: Yes, it retracts.

THE CHAIRMAN: I'm just trying to see what it looks like in the retracted condition; is that shown anywhere?

MR. VALENTE: No. It just shows the front flat.

THE CHAIRMAN: It's just a piece of -- what color is that?

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MR. VALENTE: Same color as the

awning.

THE CHAIRMAN: It will just be a piece of tin?

MR. VALENTE: It's fabric. It's just

fabric.

MS. UHLE: So just the part that says

808 Social will show?

MR. VALENTE: Correct.

THE CHAIRMAN: Across the whole

length?

MR. VALENTE: Correct.

THE CHAIRMAN: How does it stay out?

I'm just sort of curious.

MR. VALENTE: It has like two arms

that open out.

THE CHAIRMAN: Oh, arms that open up.

So the colors are up here, I guess?

MR. VALENTE: Yes. I left the samples

up there for you guys.

MS. UHLE: The paint chips, those are

for the side of the building. The front is

brick, they're re-painting the sides, and then

the awning is circled there.

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THE CHAIRMAN: And this is just the color of the --

MR. VALENTE: That's the storefront, the aluminum.

THE CHAIRMAN: So the only signage is that one extended sign, there's nothing on the windows, correct; the windows are clear?

MR. VALENTE: The center.

THE CHAIRMAN: Right. That's going to be white?

MR. VALENTE: No. It's a wood sign with painted white letters on it.

THE CHAIRMAN: Got it.

MS. UHLE: You can see it in the mock-up. It's this one here.

THE CHAIRMAN: Looks pretty handsome. The windows are going to have panes on them?

MR. VALENTE: Yes. Correct, yes.

THE CHAIRMAN: Got it.

MR. VALENTE: You could see it better in the bottom drawing.

THE CHAIRMAN: Right.

MR. PULASKI: Summerfield is very steep at that location and as I look at the

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elevation, it would slope from the right side to the left side. When you take out that lower brick work, are you still going to drain well that you won't drain into the restaurant?

MR. VALENTE: Well, the portion where the building is at is actually at the crest of the hill. So it's actually at the top flat part of. The hill is after that next building over starts that steep hill.

MR. PULASKI: And you're showing some planting in front of that -- or you're stating it as planting. What I see there seems to be fairly old and ragged; are you intending to put some newer planting in?

MR. VALENTE: Yeah. We actually discussed this at the last meeting too. That planting is already existing there. It's just in the rendering because they took a photo of it, but that's actually not on my property. So I was told to -- we're going to speak to the highway department and see what we could do to fix that area up.

MR. PULASKI: Okay. When I looked at your front elevation and the angle of the cars

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and whatever, I just had the impression that, you know, you're going to have people dining inside and then you're going to have cars pulling in at night with the lights on and that might be a little distracting to your diners, and it might be nice to enhance that planting area to mask some of the lights.

MR. WEST: Do all the doors open? The whole front will open?

MR. VALENTE: No. It shows in the --
MR. WEST: Just the two main doors open?

MR. VALENTE: The two side doors open and then there's two -- the two side doors are bifold and they open to the side, and the main doors are double doors that open in.

MR. WEST: It's planned like to have open air --

MR. VALENTE: Exactly. In the summer, we plan to open the doors up and have an open air feel inside.

MR. PULASKI: And the framing on those doors is wood?

MR. VALENTE: Aluminum.

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1 THE CHAIRMAN: The down lights by the
 2 sign are going to be there per this elevation?
 3 MR. VALENTE: Yes, correct.
 4 THE CHAIRMAN: Are they part of the
 5 sign application, Margaret?
 6 MR. VALENTE: Yes, they are.
 7 MS. UHLE: The awning and the light?
 8 THE CHAIRMAN: Yes.
 9 MS. UHLE: Yes, everything was part of
 10 the sign elevation.
 11 MR. WEST: Are you painting the front
 12 or is it just the way it looks here?
 13 MR. VALENTE: The front is just red
 14 brick.
 15 MR. WEST: It looks like it's treated
 16 on the picture.
 17 MR. VALENTE: No.
 18 THE CHAIRMAN: But you're going to
 19 paint the sides that color and clean it up?
 20 MR. VALENTE: Yes.
 21 THE CHAIRMAN: There's an awning on
 22 shown on the side in one of the pictures here;
 23 there's going to be three awnings on the side?
 24 MR. VALENTE: To match the front, yes.

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1 MR. PULASKI: That aluminum has a
 2 black finish. The existing window frames above
 3 the entrance, they're also black or are you
 4 going to paint them black?
 5 MR. VALENTE: They're existing white
 6 right now.
 7 MR. PULASKI: Okay. Do you think that
 8 will go well with the black aluminum?
 9 MR. VALENTE: I mean, the awnings are
 10 going to cover most of the window, so --
 11 MR. PULASKI: I would consider
 12 matching them.
 13 MR. WEST: Are you going to treat the
 14 asphalt in the front or on the sides, clean
 15 that up, or no?
 16 MR. VALENTE: Same thing with the
 17 landscaping, that's the highway department. I
 18 have to meet with them, I guess, and go over
 19 what I'm allowed to do and what I'm not allowed
 20 to do.
 21 MS. UHLE: They come right up to the
 22 property line, so everything in front is
 23 actually town right-of-way. So they have to
 24 get permission from the highway department.

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1 THE CHAIRMAN: Even the planters are
 2 town, if there were any. The property line is
 3 right there. Hang on a second. Even though
 4 there is no one here, do we have to open the
 5 public hearing?
 6 MS. UHLE: Yes.
 7 THE CHAIRMAN: Okay. I make a motion
 8 to open the public hearing on Application
 9 15-72, 185 Summerfield.
 10 MR. PULASKI: Second.
 11 THE CHAIRMAN: All in favor.
 12 (All aye.)
 13 THE CHAIRMAN: Motion to close the
 14 public hearing on Application 15-72, 185
 15 Summerfield.
 16 MS. UHLE: Did you ask if anyone had
 17 any comments?
 18 THE CHAIRMAN: You can comment if you
 19 would like.
 20 MS. UHLE: Just in case.
 21 THE CHAIRMAN: Any comments, anyone?
 22 Going once, going twice. Close the hearing.
 23 MR. PULASKI: Second.
 24 THE CHAIRMAN: All in favor.

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1 (All aye.)
 2 MR. WEST: Phil said there is no
 3 audience because he didn't show tonight.
 4 THE CHAIRMAN: Yes, our substantial
 5 viewing audience at home probably misses him.
 6 So we've asked you a bunch of
 7 questions because we really have nothing else
 8 to talk about tonight. Any more?
 9 MR. PULASKI: My only concern on that
 10 color, I would think that where this is and the
 11 size of the building you would want to go with
 12 a lighter color, you know, maybe a brown or
 13 you're doing something in the awning something
 14 to go along with the color of the awning.
 15 MS. UHLE: A lighter --
 16 MR. PULASKI: I'm just thinking that
 17 the black is going to just disappear when you
 18 see that building where it's located.
 19 MS. UHLE: Do you mean for the window
 20 frames?
 21 MR. PULASKI: No. The framing to the
 22 front entrance. This color.
 23 MS. UHLE: The black. Okay.
 24 THE CHAIRMAN: Those are the window
 25 frames.

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mullions; correct?

MR. VALENTE: Correct.

THE CHAIRMAN: So what's rendered is something that's brown here.

MR. VALENTE: It's that color. I don't know if the printer printed it out correctly.

THE CHAIRMAN: Yes, but it's really these. What's shown in the elevation it's rendered not really black, right, so it's hard to really tell. It's actually very nice. That's a good color to use, that color.

MR. PULASKI: I think it is. It's something to think about.

THE CHAIRMAN: You can't tell what this is. You're saying the black is harsh.

MR. PULASKI: It just disappears. It's a shadow where other colors you'll pull things out. I think what you're doing on that front is very pretty. I think it just -- typically you see it done in a wood with a dark wood, and that's why I'm thinking if you're doing an aluminum you might want to do it in a brown or something similar to the awning.

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THE CHAIRMAN: Ask your architect what he thinks. He might have just picked black because he's used to picking black. Tell him that we were interested in changing the color and see if he agrees. It's his creation.

MR. VALENTE: Okay.

MR. PULASKI: Once you pay for it and it's in, it's in, that's it.

MS. UHLE: I mean, I think one advantages of the black is it kind of disappears with the windows. So it makes it look like a whole -- you notice the windows more than the frames. You could discuss it with your architect.

THE CHAIRMAN: He's the expert. We're just here to ask questions.

Any more questions, guys?

(No questions.)

THE CHAIRMAN: So then I make a motion to approve Application 15-72, 185 Summerfield.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you, Mr. Valente.

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Thanks for all those samples.

MR. VALENTE: Thank you.

THE CHAIRMAN: That's all we can do tonight; right?

MS. UHLE: You had two sets of minutes, if you want to approve those.

MR. PULASKI: Have they gotten Phil's approval yet?

MS. UHLE: Yes.

MR. WEST: We can do May 28th -- we can do both.

MS. UHLE: That's right.

THE CHAIRMAN: Okay. Then everyone except you, Bill. I make a motion to approve the minutes of May 28th, 2015.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

MR. PULASKI: Aye.

THE CHAIRMAN: Aye.

MR. CUNNINGHAM: Aye.

(All aye.)

THE CHAIRMAN: And then everyone except me on October 22nd. So I can't make the motion then; right? So you can make the motion

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I guess.

MR. WEST: Make the motion to approve the minutes of October 22nd, 2015.

MR. PULASKI: Second.

MR. WEST: All in favor.

MR. PULASKI: Aye.

MR. WEST: Aye.

MR. CUNNINGHAM: Aye.

THE CHAIRMAN: With that being said, I make a motion to close the Eastchester Planning Board meeting of December 3rd. See you all next year.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Good night.

(MEETING ADJOURNED.)

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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 21st day of December, 2015.

Dina M. Morgan (handwritten signature)

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEET

PAGE CORRECTION

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