

TOWN OF GREENBURGH
PLANNING BOARD

- X
1. ROLL CALL
 2. ITEMS FOR DISCUSSION/HEARING

- a) Case No. PB 18-01
New Castle Building Products
535 Old Tarrytown Road
P.O. White Plains, New York



3. ADJOURNMENT
- X

Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
October 17, 2018

B E F O R E:

WALTER SIMON, (NOT PRESENT)

HUGH SCHWARTZ, CHAIRMAN

THOMAS HAY, Alternate Board Member

MOHAMED AYOUB, Board Member

VIOLA TALIA FERROW, Board Member

MICHAEL GOLDEN, Board Member

KIRIT DESAI, Board Member (Not Present)

ALSO PRESENT: AARON SCHMIDT,
Deputy Commissioner of The Department of
Community Development and Conservation

DAVID R. FRIED, ESQ.
First Deputy Town Attorney

BARBARA MARCIANTE,
Official Senior Court Reporter

1 CHAIRMAN SCHWARTZ: Good evening and welcome to
2 the Public Hearing portion of the October 17th Planning
3 Board meeting. We have one item on agenda tonight. Aaron,
4 would you call the rolls, please.

5 DEPUTY COMMISSIONER SCHMIDT: Yes. Michael
6 Golden?

7 BOARD MEMBER GOLDEN: Here.

8 DEPUTY COMMISSIONER SCHMIDT: Hugh Schwartz?

9 CHAIRMAN SCHWARTZ: Here.

10 DEPUTY COMMISSIONER SCHMIDT: Tom Hay?

11 BOARD MEMBER HAY: Here.

12 DEPUTY COMMISSIONER SCHMIDT: Mohamed Ayoub?

13 BOARD MEMBER AYOUB: Here.

14 DEPUTY COMMISSIONER SCHMIDT: Viola TaliaFerrow?

15 BOARD MEMBER TALIAFERROW: Here.

16 DEPUTY COMMISSIONER SCHMIDT: Note for the record
17 that Walter Simon and Kirit Desai are not present this
18 evening. Thank you.

19 CHAIRMAN SCHWARTZ: Okay. Case 18-01, Planning
20 Board 18-01, New Castle Building Products.

21 MR. KEITH HASKELL: Good evening. I'm Keith
22 Kaskell, Chief Operating Officer of New Castle Building
23 Products and --

24 MR. ERIC HANNINEN: Eric Hanninen from DCAK-MSA.

25 DEPUTY COMMISSIONER SCHMIDT: Is the mic working?

1 TECHNICIAN: The mic isn't working.

2 MR. KEITH HASKELL: How about now?

3 DEPUTY COMMISSIONER SCHMIDT: Much better.

4 MR. KEITH HASKELL: There we go. I'll start
5 again. Keith Haskell, Chief Operating Officer for New
6 Castle Building Products.

7 MR. ERIC HANNINEN: And Eric Hanninen from
8 DCAK-MSA as an engineer.

9 MR. KEITH HASKELL: So good evening. So I'm
10 going to run through a little bit of presentation material
11 here. But just to summarize again, New Castle Building
12 Products over at 535 Old Tarrytown Road is looking to
13 construct a retaining wall in order to provide additional
14 parking for our employees at our headquarter and branch
15 office location right down the road.

16 The Planning Board has issued a positive
17 recommendation to the Zoning Board of Appeals. And then
18 tomorrow the Zoning Board of Appeals will review our
19 variance request. So I'm looking forward to being here
20 again tomorrow.

21 And upon closure of today's Planning Board Public
22 Hearing, we hope that we can look forward to the Planning
23 Board meeting on November 7, I believe is the next meeting,
24 to go through our thing.

25 So just as a quick recap again, in 2002 New

1 Castle Building Products was established at our address
2 down the road. We had one location with 12 employees. And
3 you can kind of fast forward to today in 2018, we now have,
4 actually, that's outdated, we have 18 locations. We just
5 opened up in Baltimore, Maryland. And we have over 280
6 employees company wide.

7 So our commitment to the Town of Greenburgh has
8 helped us grow our business. We're very appreciative of
9 that. In 2010, we decided to have the 535 Old Tarrytown
10 Road the back of the building as our headquarters for the
11 company in general.

12 So today at 535 Old Tarrytown Road, we have 66
13 employees; 32 who have headquarter functions and 34 branch
14 operation functions who reside at that location. So as our
15 business is growing and as we've kind of dedicated
16 headquarters here down the road, we've kind of had a lot of
17 parking challenges in terms of catering to our own
18 employees and our guest who come to visit us.

19 So this is the overhead here of our property,
20 which we own as of September of last year or two years ago.
21 And you can see when you first come in from Old Tarrytown
22 Road directly in front of you and to the right of you, as
23 you come in from the northeast or top right of the picture,
24 is the branch operations.

25 That's where we have our front sales counter.

1 That's where we have trucks, operations, customers, but in
2 the back of the building, back in the yellow, there is a
3 two-story infrastructure there that's connected to the
4 front branch.

5 And that's where our headquarters is and that's
6 where, you know, the accounting, finance, the marketing,
7 buying inventory, senior management. And also we have
8 that's where predominantly employee parking is and that's
9 where we're looking to expand.

10 So you can go to the next slide. These are just
11 some general pictures of what we have in the back of the
12 building. We have a Model A Ford, which is kind of a nice
13 little car that actually does operate. It's right in the
14 showroom when you first walk in. There is some pictures of
15 the hallway in the back of the building.

16 Move to the next slide. These are our accounting
17 and commercial departments for designing products and
18 material that we sell to our customers. Some more
19 additional spaces and office cubicles for our employees.

20 The hallway on the right-hand side that goes down
21 to show, that goes to different senior management offices,
22 such as our fleet operations, our human resource
23 department. And we also have a nice kitchen back there as
24 well, too, with a stove, refrigerator, coffee machine, of
25 course for our employees.

1 We also expanded our conference room to be able
2 to cater to vendors who come in to do training for us, but
3 also to bring in our branch managers from all of our
4 locations for strategic management meetings. And then
5 also the last slide here is of the pictures, it's a gym
6 that we have in our location, which is we're trying to keep
7 our employees healthy and fit and happy. And I personally
8 use the gym. I love it. So a lot of people use it in the
9 morning, afternoon or sometimes in the evening as well.

10 So just to kind of highlight some of the things
11 we've done. I guess in the year or two, you know, we've
12 committed to the Town of Greenburgh. We appreciate
13 everything we've got in return. We definitely have a lot
14 of local business support, not just Greenburgh, let's just
15 say the surrounding area within Westchester.

16 You know, we definitely eat a lot of food and my
17 joke sometimes is for the people that we hire into our
18 company, we provide you a free lunch and a nutrition plan.
19 You can see we go to Cerbone's, Frank's Food Court,
20 Carmine's Deli, all the places.

21 We also procure a lot of equipment and services
22 through different leasing and equipment maintenance
23 companies in the area. And we, as New Castle Building
24 Products, also service a lot of, let's just say
25 construction sites within the Metropolitan New York, such

1 as Con Ed buildings right down the road; different
2 colleges, Westchester Community College, Pace, West Point
3 Military across the river, SUNY Maritime, Stonybrook, a lot
4 of the airports in the area.

5 So it's kind of neat to kind of see some of the
6 impacts that we've on some of the general areas for
7 construction and maintenance of some of these locations.

8 So with our parking expansion, we're excited
9 about it because it's going to help retain our headquarters
10 here, a place that we like to work out of, to expand the
11 parking for ourselves and our employees. It should
12 alleviate some of the congestion in front of the branch.

13 Because instead of forcing guests or some of our
14 employees to park out in the front of the building where
15 the operations are, now we will have more spots in the
16 back, which will then, you know, put some of the parking
17 where, you know, the parking that takes place out front,
18 which can come in the back so that there should be less
19 congestion on 535 Old Tarrytown Road. For like vendors
20 coming in or customers coming in because sometimes it does
21 get a little congested out in the front of the building.
22 So this should alleviate some of that.

23 We're definitely going to put in a sidewalk on
24 the front perimeter of Old Tarrytown Road along our
25 property. Which we're happy about because some people like

1 to go out for walks during lunchtime. And we definitely
2 promote health, as you can see from our gym.

3 We're also going to redo the fence along our
4 front perimeter, too, to make it aesthetically pretty, I
5 guess, from the public side, but also sturdy enough from
6 the inside of our property to make sure that our forklifts
7 or product doesn't knock up against it and ruin it.

8 We also agree that we will purchase and plant
9 trees off site at Greenburgh at a place yet to be
10 determined based on our need to remove some trees on our
11 property for the project.

12 And we're also going to put plants, shrubs at the
13 base of the retaining wall to add some aesthetics there and
14 greenery. And, of course, you know, as we do this, we're
15 going to continue to hire people and continue to support
16 the local environment.

17 So like I kind of started, the Planning Board
18 issued a positive recommendation to the Zoning Board
19 recently and tomorrow is the Zoning Board of Appeals
20 meeting, which I'll be here as well. And hopefully, upon
21 closure of today's Planning Board Public Hearing, I'll be
22 back here November 7th to discuss this again.

23 So we also have pictures or overheads of the
24 retaining wall, which I guess --

25 DEPUTY COMMISSIONER SCHMIDT: Did you have that

1 in the --

2 MR. KEITH HASKELL: I don't have that in the
3 presentation, but I didn't know if you wanted to bring that
4 up or if you wanted to talk about any of that to see what
5 it looks like.

6 DEPUTY COMMISSIONER SCHMIDT: Yeah, I mean I
7 didn't have --

8 MR. KEITH HASKELL: That's pretty much here.

9 DEPUTY COMMISSIONER SCHMIDT: This is the site
10 plan that I wanted to put on the overhead. I colorized it
11 for the benefit of the Public and the Board. The area
12 shaded in purple is the area where the parking will be
13 either redone and/or extended; expanded, I should say. And
14 the red area is roughly the area of the proposed retaining
15 wall.

16 CHAIRMAN SCHWARTZ: I think for the public, it
17 would be good to describe like the height of the wall and
18 what it's going to be made out of.

19 DEPUTY COMMISSIONER SCHMIDT: Yes. So we will
20 ask Mr. Hanninen to explain the project in a little more
21 detail.

22 MR. ERIC HANNINEN: All right. So the height of
23 the walls, both where they are connecting on both ends,
24 they are going to be between zero and two feet. And it
25 will get upwards of 20 feet midway. Keep going to your

1 right, yeah, somewhere right about there.

2 And this wall, we're planning to use a unit some
3 type of -- we haven't decided on which manufacturer yet,
4 but a block wall that would, segmental block wall, that has
5 geogrid reinforcement on the back to hold the wall up for
6 integrity purposes.

7 We will do excavation and then have certain type
8 of clean clear crushed rock in the back, which will be free
9 draining, which existing as it is now. The soils there are
10 infiltration, allow for infiltration.

11 So we will be putting in some infiltration storm
12 source system along the entire length of the wall, which
13 will help mitigate all of the additional runoff that we
14 will be creating by collecting it to the 100-year storm
15 level.

16 And then we will be storing it while it
17 infiltrates into the ground as required by the New York
18 State Code. There will be a fence on top, a chain-linked
19 fence, that will be a designed barrier, and hopefully not
20 driven through because we will be having -- what do I want
21 to call it -- another what type of wall.

22 I cannot think of it. Guardrail in front of the
23 fence. So you can hit the guardrail, but you would not be
24 able to hit the fence. And that would be right up against
25 the edge of the retaining wall.

1 Now, against the building side, we're going to be
2 using wheel stops so that cars don't run into the building
3 face along where we're parking, assuming we get a variances
4 tomorrow to allow parking up against the building face.

5 DEPUTY COMMISSIONER SCHMIDT: How many total
6 parking spaces are you looking to have?

7 MR. ERIC HANNINEN: If you go to the top and zoom
8 in maybe to our, to the charts --

9 MR. KEITH HASKELL: For the addition, Aaron?

10 DEPUTY COMMISSIONER SCHMIDT: Correct, for the
11 expansion.

12 MR. KEITH HASKELL: Roughly 48, I believe it is.

13 DEPUTY COMMISSIONER SCHMIDT: We have on record
14 48, correct. And that will bring the site into compliance
15 with respect to off-street parking as well. So it does
16 help in that regard. Currently, it's --

17 CHAIRMAN SCHWARTZ: Running into some issues with
18 vehicles on the road.

19 DEPUTY COMMISSIONER SCHMIDT: Correct, correct.
20 So, and I think at the recommendation of this Board as
21 well, it was brought up by Mr. Haskell, there is going to
22 be some greenery and low-level plantings planted at the
23 base of the wall. And for --

24 CHAIRMAN SCHWARTZ: Also for the record, can you
25 explain what is on the other side of the wall? What is

1 going to be looking at the wall?

2 MR. ERIC HANNINEN: All right. So on the
3 southwest and the south -- and even the southeast are the
4 areas that you can see there are parking lots abutting
5 this. Directly south is a minor retaining wall by the
6 owner to the south and then there is the parking lot for
7 commercial office buildings.

8 DEPUTY COMMISSIONER SCHMIDT: Right.

9 MR. ERIC HANNINEN: And that is in both the
10 southwest and the south direction. To the east, there is
11 another business front that will be -- that also has their
12 own retaining wall to the southeast of that eastern portion
13 of the proposed wall. There is no housing in this area
14 that will be visually looking right against it.

15 DEPUTY TOWN ATTORNEY FRIED: The closest housing
16 is going to be on Old Tarrytown and that's where you are
17 kind of replacing the fence; is that correct?

18 MR. ERIC HANNINEN: That is correct. And so that
19 fence right now has not been finalized on what the actual
20 design is, but it needs to -- we're making it, like Keith
21 said, strong enough to allow forklifts or stuff to come in
22 contact with it, yet not ruin it at all. So it will be a
23 strong fence along with a nice gate as proposed as well.

24 DEPUTY COMMISSIONER SCHMIDT: Right. And I think
25 this Board saw a couple of options with respect to an

1 aesthetically pleasing fence on the outside facing the
2 outside, but structurally strong enough to handle the
3 materials, storage and forklifts.

4 CHAIRMAN SCHWARTZ: Anything else you guys have
5 or any questions from the Board?

6 BOARD MEMBER AYOUB: I just feel, you know, that
7 you're talking about a strong fence. You're not going to
8 have a strong fence unless you have a strong wall. You
9 know, you're going to put the fence on the wall, right?

10 MR. ERIC HANNINEN: Yes. I think we're talking
11 about two different things.

12 BOARD MEMBER AYOUB: Two different fence.

13 CHAIRMAN SCHWARTZ: There's two different fences.

14 DEPUTY COMMISSIONER SCHMIDT: There's two fences.

15 MR. ERIC HANNINEN: Correct. There's a
16 chain-linked fence on the south just above the fence or
17 just above the retaining wall.

18 BOARD MEMBER AYOUB: Okay.

19 MR. ERIC HANNINEN: We're talking about a very
20 sturdy fence up against Tarrytown Road.

21 DEPUTY TOWN ATTORNEY FRIED: On the north side.

22 DEPUTY COMMISSIONER SCHMIDT: Along the frontage
23 of the property.

24 BOARD MEMBER AYOUB: You're talking about this
25 wall that's going to be different elevation, right, from or

1 all it's going to be the same height?

2 MR. ERIC HANNINEN: The segmental wall will be
3 from zero to approximately 20 feet high.

4 BOARD MEMBER AYOUB: High.

5 MR. ERIC HANNINEN: But it will be, it will be
6 flat on top.

7 BOARD MEMBER AYOUB: My point, no, I'm asking
8 another question about the fence. How are you going to do
9 the fence, you know, are you going to follow the slope of
10 the wall or are you going to do it to different elevation?

11 CHAIRMAN SCHWARTZ: The wall doesn't have to
12 be --

13 ALTERNATE BOARD MEMBER HAY: The wall is flat.

14 CHAIRMAN SCHWARTZ: The wall is flat.

15 DEPUTY COMMISSIONER SCHMIDT: The wall will be
16 flat on top.

17 BOARD MEMBER AYOUB: That's what I'm asking. I'm
18 asking what's the difference.

19 CHAIRMAN SCHWARTZ: The difference is because of
20 the contour below.

21 ALTERNATE BOARD MEMBER HAY: It's down below.

22 BOARD MEMBER AYOUB: Okay.

23 MR. ERIC HANNINEN: Sure, yes.

24 CHAIRMAN SCHWARTZ: Any other questions from
25 anybody? No. Anybody from the public want to comment on

1 this project?

2 (Whereupon, there was no response.)

3 DEPUTY TOWN ATTORNEY FRIED: Okay.

4 DEPUTY COMMISSIONER SCHMIDT: Just as a reminder,
5 this Board issued a positive recommendation to the Zoning
6 Board on the area variances. There are four. The
7 applicant is on with the ZBA tomorrow night, as I
8 mentioned.

9 SEQRA negative declaration was adopted by this
10 Board previously, prior to the recommendation being made.
11 And you've also already issued a landscaped curbed island
12 parking lot waiver for the new spaces.

13 CHAIRMAN SCHWARTZ: So what we could do at this
14 point since the meeting -- do you want to say something?

15 DEPUTY TOWN ATTORNEY FRIED: Yes, just giving you
16 the date, the 31st.

17 DEPUTY COMMISSIONER SCHMIDT: 10/31 if the Board
18 chooses to close, our recommendation would be to keep the
19 written record open for two weeks.

20 CHAIRMAN SCHWARTZ: Okay. I'll entertain a
21 motion to close the Public Hearing and keep the record open
22 until the 31st of October.

23 BOARD MEMBER AYOUB: So moved.

24 CHAIRMAN SCHWARTZ: Second?

25 BOARD MEMBER TALIAFERROW: Second.

1 CHAIRMAN SCHWARTZ: All in favor? Aye.

2 BOARD MEMBER GOLDEN: Aye.

3 ALTERNATE BOARD MEMBER HAY: Aye.

4 BOARD MEMBER AYOUB: Aye.

5 BOARD MEMBER TALIAFERROW: Aye.

6 DEPUTY COMMISSIONER SCHMIDT: And provided the
7 Zoning Board, the Zoning Board has to make its decision
8 prior to the Planning Board making its decision. So we
9 will report back to the Board on the Zoning Board's actions
10 tomorrow night.

11 CHAIRMAN SCHWARTZ: Right, and prepare something
12 in time for a meeting on the 7th.

13 DEPUTY COMMISSIONER SCHMIDT: Correct.

14 DEPUTY TOWN ATTORNEY FRIED: Yes, if they --

15 CHAIRMAN SCHWARTZ: Assuming you get approval of
16 the variances tomorrow night.

17 MR. KEITH HASKELL: Will do.

18 DEPUTY COMMISSIONER SCHMIDT: Have a good night.

19 ALTERNATE BOARD MEMBER HAY: Thank you.

20 MR. KEITH HASKELL: Thank you, everyone. Good
21 night.

22 CHAIRMAN SCHWARTZ: I will entertain a motion to
23 close the Public Hearing.

24 BOARD MEMBER TALIAFERROW: So moved.

25 BOARD MEMBER AYOUB: Second.

1 CHAIRMAN SCHWARTZ: All in favor? Aye.

2 BOARD MEMBER GOLDEN: Aye.

3 ALTERNATE BOARD MEMBER HAY: Aye.

4 BOARD MEMBER AYOUB: Aye.

5 BOARD MEMBER TALIAFERROW: Aye.

6 DEPUTY TOWN ATTORNEY FRIED: Thank you.

7 CHAIRMAN SCHWARTZ: Thank you. Good night.

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

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Certified to be a true and accurate transcript
of the stenographic minutes of proceedings taken by the
undersigned, to the best of her ability.

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Barbara Marciante,
Official Court Reporter

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