

1 EASTCHESTER PLANNING BOARD - 5/22/2025
 2 These plans have now been focused on
 3 infiltration means and methods to handle the
 4 impervious areas. The drainage will be in the
 5 front through percolation of the soil. We have
 6 retaining walls where one third of the property
 7 in the front will be elevated so that it can
 8 accommodate the practices.

9 There were a number of notes or
 10 questions I should say, comments that have also
 11 been answered from the last memorandum. So
 12 it's pretty much the same plan. We introduced
 13 two additional notations for the board, and we
 14 spent a lot of time talking about the
 15 unidentified pipe that what discovered. A
 16 notation is on the plan referring to that. We
 17 also included a future pipe that is there for
 18 the purposes of future easement through the
 19 adjoining properties, if needed.

20 We have done some investigation since
 21 our last meeting, with assistance from the Town
 22 Highway Department. We haven't concluded
 23 positively certain things that we were
 24 commenting on last month. There is a pipe
 25 there. It does connect to the sewer. We don't

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 2 know its origin at this point. The Town's
 3 camera system was too large to fit into the
 4 pipe. There needs to be some coordination with
 5 the neighbor to access their property to do dye
 6 testing and other things like that. We're
 7 going to get to that point. All of this work
 8 is at the rear most portion of the property.
 9 It does not influence one way or another on the
 10 proposal for the construction of the single
 11 family dwelling. I think KSCJ's memo also
 12 concluded the same elements that we're just
 13 talking about now.

14 THE CHAIRMAN: Right. You're
 15 referring to their memo dated May 22nd in which
 16 you mentioned you authored that. Can you just
 17 give us your summary also, please.

18 MR. BOHLANDER: Good evening, Rick
 19 Bohlander, KSCJ. We whittled the memorandum
 20 down just to kind of consolidate, clean it up a
 21 little bit. The remaining comments are very
 22 minor comments. It's crossing the T's and
 23 dotting the I's for the storm water design.
 24 It's there. It's just refining that.

25 We had spoken with the Building
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 2 Inspector about the pipe that's bisecting the
 3 site. We assumed -- there's a drain inlet in
 4 the driveway of 34 Locust that's collecting
 5 roof runoff from the house, we assumed that
 6 that was the pipe bisecting 32 was the outlet
 7 for that, which was not the case. So the
 8 mystery still remains about where that pipe is
 9 coming from, but we're working with the Town
 10 and with the applicant to figure that out.

11 Other than that, I mean --

12 THE CHAIRMAN: Yeah, we're not going
 13 to go down a rabbit hole here. We're just
 14 going to stick to, this is broken into storm
 15 water and existing utilities. I'm going to say
 16 storm water has been addressed adequately, and
 17 you're going to figure out existing utilities
 18 and all those pipes when you probe more and
 19 figure it out. I don't need to know any more.
 20 I'd love to take the time, but I think we took
 21 enough time last meeting.

22 MS. WOLFSON: We would just suggest a
 23 condition to have that rear pipe exposed
 24 whenever excavation is going on on the
 25 property, just so that we can get whatever

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 2 information that might reveal. Also, with
 3 regard to whatever storm water facilities is
 4 capturing storm water from an off site, if
 5 that's uncovered during the course of
 6 excavation, then we might want to reconsider --
 7 you know, we may need to come back and
 8 reconsider things, if it's to remain. If it's
 9 to be removed, then you don't have to think
 10 about it again.

11 THE CHAIRMAN: We're not going to do
 12 the what ifs. We're just going to stick to,
 13 you brought the memo, we agree with it, let's
 14 move forward.

15 MR. BOHLANDER: Correct.

16 THE CHAIRMAN: Gentlemen, board
 17 members, any further explanations necessary?

18 MR. NEMECEK: Yes. The one thing I
 19 wanted to make sure is that this giant red
 20 herring has no direct impact on the findings
 21 that, you know, the application and the way
 22 it's presented complies with what we need it to
 23 comply with.

24 MR. BOHLANDER: It does. Everything
 25 complies. No direct impact other than, you
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<p style="text-align: center;">9</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 know, we were worried that the construction 3 would disrupt it, but they're really not 4 proposing anything in that area. So it 5 wouldn't be directly disturbed due to the 6 construction.</p> <p>7 MR. NEMECEK: So I think the 8 suggestion you made, adding that condition is a 9 very sensible one.</p> <p>10 THE CHAIRMAN: What exactly is that 11 condition? That based on your findings, it 12 will be adjusted accordingly.</p> <p>13 MR. BOHLANDER: Correct.</p> <p>14 MS. WOLFSON: And that the pipe is 15 exposed when they're excavating the site.</p> <p>16 THE CHAIRMAN: Okay. So this is still 17 a public hearing, so let me just see if there 18 are any comments from the public regarding this 19 application, 30 and 32 Locust.</p> <p>20 (No comments.)</p> <p>21 THE CHAIRMAN: That was easy. So then 22 I make a motion to close the public hearing on 23 this application, 24-41, 30 and 32 Locust 24 Avenue.</p> <p>25 MR. NEMECEK: Second.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">11</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 (AYE)</p> <p>3 THE CHAIRMAN: You made it.</p> <p>4 MR. SALANITRO: Thank you. Happy 5 Memorial Day.</p> <p>6 MR. NEMECEK: Thank you. You too.</p> <p>7 THE CHAIRMAN: Have a good evening.</p> <p>8 The next application is 25-12, Pure Physique in 9 Scarsdale, 74 Garth.</p> <p>10 MR. CARTALEMI: Good evening. Pat 11 Cartalemi here on behalf of Pure Physique 12 Scarsdale, 74 Garth Road. I'm here back again 13 to talk about the request for an indoor 14 recreational facility as 74 Garth Road.</p> <p>15 We went to the Zoning Board for the 16 variances that we needed for some setbacks, for 17 time, and for parking. All the variances were 18 granted with some conditions. I think you've 19 reviewed the conditions that they granted, and 20 we're here hoping to get a special permit 21 approved.</p> <p>22 THE CHAIRMAN: Let's see. I truly 23 don't remember when you came here previously, 24 probably because I wasn't here. All the 25 conditions on Garth Road are pretty much the</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: center;">10</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 THE CHAIRMAN: All in favor. 3 (AYE)</p> <p>4 MS. WOLFSON: Just because it has been 5 awhile since we had the very initial 6 presentation of this application, just a 7 reminder that the applicant did submit a 8 complete landscape plan for the property. A 9 typical condition that we would require is that 10 before a Certificate of Occupancy is issued, a 11 landscape architect certifies that the 12 landscaping was done in accordance with that 13 plan. We saw the architectural plans, and the 14 Architectural Review Board recommended in favor 15 of the application with a couple of 16 modifications that were made before the 17 submission to your board.</p> <p>18 THE CHAIRMAN: Okay. I'm good. So 19 subject to the first condition we discussed 20 before and the submittal of the landscape plan 21 and confirmation it's done accordingly, I make 22 a motion to approve this application, 24-41, 30 23 and 32 Locust.</p> <p>24 MR. NEMECEK: Second.</p> <p>25 THE CHAIRMAN: All in favor.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">12</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 same; right? All the parking and all the other 3 crazy variances that you need; right?</p> <p>4 MS. WOLFSON: Sure. So the variances 5 were from the setback to the lot line because 6 there's essentially no setback. There's no 7 on-site parking for this existing tenant space. 8 The applicant is seeking hours of operation 9 that are different than the hours of operation 10 permitted by the zoning law. They would like 11 to operate a little bit earlier in the morning, 12 which the Zoning Board of Appeals is actually 13 in favor of because that mitigates some of the 14 parking, to have clients coming that early 15 before parking is (indiscernible).</p> <p>16 So the variances were granted subject 17 to conditions that the applicant use best 18 efforts to get parking permits for employees, 19 and the variance was granted based on the 20 nature of this use as a one-on-one or small 21 group training by appointment only, and that if 22 the nature or size of the use changes, 23 modifications of the approvals are needed.</p> <p>24 MR. CARTALEMI: It's a totally of six 25 clients they gave us and one trainer, so seven</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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 2 people at a time, which we're perfectly fine
 3 with. That's exactly what we're looking for.
 4 We accepted those. I gave you some pictures of
 5 the property so you could see them.

6 THE CHAIRMAN: Yes. Thank you for
 7 preparing that. Just for me recollection, what
 8 are the hours of operation?

9 MR. CARTALEMI: 6 a.m. to usually
 10 7 p.m. But it's an appointment based program,
 11 so it will be only one when there's classes
 12 that are booked online beforehand. So there
 13 might not be a morning class, there might not
 14 be an evening class, there might not be middle
 15 classes. It all depends on how many members
 16 with have.

17 MR. NEMECEK: I think the last time
 18 you were here, we discussed the issue of
 19 getting parking permits for your employees
 20 because I believe the parking permits and
 21 nearby garage were linked to a specific license
 22 plate.

23 MR. CARTALEMI: Correct.

24 MR. NEMECEK: So it wouldn't really
 25 work for users of the gym, your clientele who

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 2 would be coming maybe periodically. Have you
 3 followed up on that? I guess as one of the
 4 conditions is this going to happen? Is this
 5 something that you foresee happening?

6 MR. CARTALEMI: Yes. Basically what
 7 the Zoning Board said and that we agreed with
 8 was for trainers and for employees we're going
 9 get, that we're going make our best effort to
 10 get them the parking permits. But, yes, for
 11 people coming, members coming, it's based on
 12 license plate, and we couldn't either get a
 13 spot for the business, they said that wouldn't
 14 happen because it's based on registration and
 15 license plate. So there's no way that they
 16 would allow us to get parking.

17 MR. NEMECEK: But I think that's a
 18 good combination.

19 MR. CARTALEMI: Yes.

20 THE CHAIRMAN: Is that a condition or
 21 it's already been decided that that's done?

22 MS. WOLFSON: That was a condition of
 23 the variance, and we would recommend making it
 24 a condition of the special permit as well,
 25 having them mirror each other.

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 2 MR. NEMECEK: Best efforts is kind of
 3 a loose term.
 4 MS. WOLFSON: Right.
 5 MR. NEMECEK: But the reality is, you
 6 can't control everything; right?
 7 MS. WOLFSON: Correct.
 8 THE CHAIRMAN: All right. Thank you.
 9 Let me just see if there's any comments from
 10 the public. So I make a motion to open the
 11 public hearing on Application 25-12, Pure
 12 Physique Scarsdale, 74 Garth.

13 MR. NEMECEK: Second.
 14 THE CHAIRMAN: All in favor.
 15 (AYE)
 16 MR. NEMECEK: Was this open before?
 17 MS. WOLFSON: Yes.
 18 THE CHAIRMAN: Sorry. It's continued.
 19 MR. NEMECEK: Reopen.
 20 THE CHAIRMAN: Strike that. Reopen,
 21 I'm not going to redo that. I am going to make
 22 a motion to close the public hearing on the
 23 application, Pure Physique Scarsdale, 74 Garth.
 24 MR. NEMECEK: Second.
 25 THE CHAIRMAN: All in favor.

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 2 (AYE)
 3 THE CHAIRMAN: So the only condition I
 4 guess is about that parking and the permits.
 5 Subject to that condition --
 6 MS. WOLFSON: I have conditions I
 7 could read, if you would like.
 8 THE CHAIRMAN: Yes, sure.
 9 MS. WOLFSON: So the first would be,
 10 the applicant shall use best efforts to secure
 11 parking permits in nearby municipal lot for
 12 employees of the business.

13 The second condition would be, the
 14 applicant has represented that the proposed
 15 facility would be a personalized fitness
 16 training center where all training sessions are
 17 by appointment only, with a maximum of six
 18 clients and their trainer using the facility at
 19 any given time.

20 The analysis as to the special permit,
 21 particularly with regard to the provision of
 22 off street parking, was based on these
 23 representations. Therefore, the use of the
 24 facility in a manner than as described in this
 25 condition, or the expansion of the facility

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 2 into additional space shall be a violation of
 3 the special permit.

4 No changes in the operation of the use
 5 that would increase the scope of the use beyond
 6 that described in this condition, and the
 7 materials submitted in support of this
 8 application may be undertaken unless a
 9 modification to this approval was granted by
 10 the Planning Board.

11 Then our typical, this approval
 12 authorizes the applicant to undertake only the
 13 activities specifically depicted on the plans
 14 submitted for and reviewed at this meeting in
 15 accordance with this resolution of approval.
 16 Any changes or modifications require approval
 17 from the Planning Board.

18 THE CHAIRMAN: Thank you. I found it
 19 here. Better you read it than me. It sounds
 20 better.

21 So subject to those conditions, I make
 22 a motion to approve Application 25-12, Pure
 23 Physique Scarsdale.

24 MR. NEMECEK: Second.

25 THE CHAIRMAN: All in favor.

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 2 of May 6th, which also had attached to it my
 3 letter to the ARB of April 14th, which has a
 4 lot of background as well.

5 With me tonight are members of our
 6 project team. Jerry Bermingham, who is Senior
 7 Vice President for Development of Saks Global,
 8 and his colleagues from Saks. Also hopefully
 9 on his way very shortly is Diego Villareale
 10 from JMC, our planning and engineering
 11 consultants. He's attending -- I believe his
 12 daughter is being elevated into Honor Society
 13 in Somers tonight, so he's going to get here
 14 hopefully by 7:30. We also have from our
 15 architects Highland Associates, Michaela
 16 Giacomazza is here to take you through the
 17 facade renovations primarily. We also have
 18 here to answer any questions and give a brief
 19 discussion, representatives of our three
 20 special permit tenants; Luba Senatorova from
 21 Equinox, Brendan Boyle from Tatte Bakery and
 22 Cafe, and Molly Nostrand from Cava Restaurants.

23 As you know, since the closure of Lord
 24 & Taylor a few years ago, the applicant has
 25 been in the process of revitalizing the center

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 2 (AYE)

3 THE CHAIRMAN: Thank you.

4 MR. CARTALEMI: Thank you very much.

5 Have a good Memorial Day.

6 MR. NEMECEK: Good luck.

7 THE CHAIRMAN: The next application is
 8 a combination of four separate applications,
 9 which I stated at the beginning: 25-24, 25-28,
 10 25-29, 25-30. Good evening.

11 MR. DAVIS: Thank you. Good evening.
 12 I'm Bob Davis of Singleton, Davis & Singleton.
 13 We're the attorneys for LT Eastchester, LLC,
 14 the applicant and owner of the shopping center
 15 at 750 White Plains Road, formerly occupied, as
 16 you know, by Lord & Taylor.

17 We're here tonight to seek your
 18 board's site plan and architectural approval
 19 for certain exterior renovations and site
 20 improvements for which we recently received
 21 approval from the ARB at its May 1st meeting,
 22 and also for special permits for three of the
 23 new tenants that we'll talk about tonight.

24 The background of the application is
 25 set forth in detail in my letter to the board

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 2 for its adaptive re-use with significant
 3 renovations already to the 215,000 square foot
 4 building and numerous site improvements.

5 In July of 2021, your Board approved
 6 the initial renovations and site work, and that
 7 resulted ultimately in the tenancy of Saks OFF
 8 5th, a retailer which is occupying over 37,000
 9 square feet of space.

10 Subsequently, in September of 2022 and
 11 March of 2024, the board approved additional
 12 modifications to permit the occupancy by White
 13 Plains Hospital of a cumulative amount of
 14 75,000 square feet of medical office space,
 15 which is now under construction, and I
 16 understand that's expected to be completed by
 17 the end of the summer.

18 So this application seeks your board's
 19 further approval of additional renovations and
 20 site work to accommodate five additional new
 21 tenants who will occupy a total of 56,000
 22 additional square feet. Two of the five new
 23 tenants will be nationally known retailers,
 24 William Sonoma and Pottery Barn Kids. Their
 25 uses are permitted as of right at the site, and

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<p style="text-align: center;">21</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 they are in accordance with the board's 3 comprehensive 2021 resolution.</p> <p>4 Two of the other three new tenants are 5 well known national chains, which fall under 6 the formula fast casual/quick casual restaurant 7 use category in the zoning code, which is 8 allowed in this DSC district by special permit 9 pursuant to Sections 2.D and 12.H.22 of the 10 code.</p> <p>11 One of the restaurants, Cava, has 17 12 locations in New York State, including one in 13 Rye Ridge Plaza and one upcoming in Cross 14 County Center. It's a very popular fast casual 15 establishment known for its Mediterranean 16 inspired fare with a focus on hospitality and 17 community.</p> <p>18 A second restaurant, with a similar 19 focus, is Tatte Bakery and Cafe, which has 27 20 locations in Massachusetts, and others in 21 Virginia, Washington DC, and Maryland. Tatte 22 is in the process of opening new locations in 23 our tri-state area, including one recently in 24 Ridgewood, New Jersey. Tatte features 25 breakfast, lunch and brunch items and its</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">23</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 Equinox, tonight we are hereby amending the 3 Equinox special permit application simply to 4 comply with the hours of operation requirement. 5 You heard about a variance for that and granted 6 a permit for the prior applicant. So we are 7 amending our application to comply with the 8 hours of operation under subsection 19.F, of 9 course with the understanding that Equinox, 10 like anyone else, may later come to the board, 11 if it's so inclined, and seek a variance 12 likewise and an amended special permit for 13 different hours in accordance with the 14 procedures of Section 12.C.7 of your code.</p> <p>15 At this point, I'm not sure if Diego 16 is here yet, it doesn't appear he is, so I 17 would like to turn over the mic briefly to 18 Jerry Bermingham of Saks to give you a further 19 update of what's going on with the center and 20 where we're going tonight.</p> <p>21 MR. NEMECEK: If I could ask a 22 question. With the five new tenants that would 23 be envisioned here added to the White Plains 24 Hospital Saks OFF 5th, whatever it is, what 25 would the total occupancy -- the percentage</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: center;">22</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 famous pastries. Neither restaurant will serve 3 alcoholic beverages, and neither is proposing 4 outdoor dining.</p> <p>5 The third of the three tenants 6 requiring a special permit is well known to the 7 town, that's the Equinox Club, which has 8 operated for many years, I believe since 1999, 9 at 800 White Plains Road just up the road from 10 the shopping center. Equinox is a health and 11 fitness facility under the code, and that's one 12 of the enumerated principal uses falling under 13 the rubric of a recreation and family 14 entertainment facility indoor, which is a 15 special permit use, as you know, under Section 16 12.H.19 of the code.</p> <p>17 The applicants' planning consultants 18 JMC have submitted summaries of the three 19 special permit uses, and their compliance with 20 the requirements of Section 2.D and 12 of the 21 zoning code, as may be applicable.</p> <p>22 However, I want to note that there's 23 been one change to the Equinox application. 24 Upon discussions with the Board's counsel and 25 review of her recent memo comment regarding</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">24</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 occupancy be of the facility?</p> <p>3 MR. DAVIS: Well, the occupancy then 4 would be about 37,000 square feet for Saks, 5 about 75,000 square feet for the hospital, so 6 that brings us up to 112,000, and then 56,000 7 for these five tenants, approximately, which 8 brings up to 168,000, if my math is correct at 9 this time of night, but I think Mr. Bermingham 10 can speak to that as well.</p> <p>11 MR. NEMECEK: Okay.</p> <p>12 MR. BERMINGHAM: My name is Gerald 13 Bermingham. I'm with Saks Global, the owners 14 of the property. I think Bob did a terrific 15 job, so I don't have a lot to fill in there 16 except to give you a status on what's going on, 17 give you the answers to the occupancies, the 18 kind of timing we're looking at.</p> <p>19 MR. NEMECEK: Just also tell me, Saks 20 Global, how does Saks Global relate to LT 21 Eastchester, LLC?</p> <p>22 MR. BERMINGHAM: We are the owners of 23 that entity. Saks Global is the new name of 24 the Lord & Taylor entity that owned the real 25 estate that was part of Saks 5th Avenue, which</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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 2 then in December purchased Neiman Marcus with
 3 Bergdorf Goodman. It's now consolidated under
 4 the same private ownership and remained Saks
 5 Global.

6 MR. NEMECEK: So Saks Global is a
 7 parent of or probably -- is it a member of LT
 8 Eastchester, LLC.

9 MR. BERMINGHAM: Correct.

10 MR. NEMECEK: Okay. Got it.

11 MR. BERMINGHAM: So currently, as you
 12 know, Saks OFF 5th is open and operating, and
 13 we're going to continue to operate that store
 14 as it is with some minor changes that we've
 15 done with the stock room, etcetera, to build
 16 what is an elevator tower inside the building
 17 in order to provide access from the east side
 18 of the building to the third floor, which is
 19 currently vacant, not leased. We expect maybe
 20 the hospital will take it for administrative
 21 purposes. But that's one of the vacant spaces.
 22 Now they'll be an elevator tower. You come in
 23 from the east side.

24 Our difficulty with leasing the
 25 entirety of a complex that used to be a

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 2 department store, someone could come in any old
 3 door, you could all load at the same spot, it
 4 all operates fine for a single tenant. For
 5 multiple tenants, it has to revert to some of
 6 the things it used to be 20 years ago. It's
 7 not going to be Sam Goody, but it will be
 8 multiple stores along that southern front,
 9 etcetera. But that parking situation is one
 10 where we wanted to try and create better access
 11 to the east side to utilize the larger lot. So
 12 that's the purpose of the tower we approved,
 13 and the reason the access will be there for the
 14 third floor from that location opening at the
 15 same time as the second phase of the hospital.

16 The first phase of the hospital is a
 17 July 1 opening. They'll start in June going
 18 through the permit approval through the
 19 Building Department. It's come along. It's
 20 beautiful. In a couple of weeks, it's worth
 21 each of you going down there, taking a look at
 22 it. We're really pleased with what is a huge
 23 investment financially, and in time to build
 24 out medical space. It has a lot of regulatory
 25 issues and a lot of expensive stuff, including

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 2 MRI's, etcetera. We'll have a full service
 3 there except for ambulatory.

4 So with that, the next step we took in
 5 leasing to the health club, Equinox, the
 6 situation created is a duplex with the entrance
 7 again on the east side with the large parking
 8 lot. So Equinox clients will not be coming in
 9 off the lot that faces White Plains Road,
 10 they'll all be coming in from the other side.
 11 Accomplishing that makes the mix of the tenants
 12 that are looking for the special permits today
 13 for restaurant use, to have better
 14 implementation of that existing lot.

15 We will, upon approval here, be moving
 16 forward with an application for building
 17 permits on five tenants, for what will be
 18 basically the remainder of the building, with
 19 the exception of third floor, and there's a
 20 garage area that was used as a garage that
 21 could be converted to retail that we would hope
 22 to accomplish that. There's been interest in
 23 different kind of uses for it. I think once
 24 the hospital opens, they'll be a lot of people
 25 who will want to be by their entrance.

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 2 MR. NEMECEK: That's where the loading
 3 dock was?

4 MR. BERMINGHAM: Right of the loading
 5 dock if you're facing it. Right next to their
 6 new east entrance on either side there's like
 7 these painted brown slats and some islands.
 8 It's an active garage, except nobody is using
 9 it so not so active.

10 MR. NEMECEK: An active, non-active
 11 garage.

12 MR. BERMINGHAM: So that gives you an
 13 overall picture of what we tried to accomplish.
 14 We're happy with having the progress we've had.
 15 Never quick enough. But we've kept this all
 16 within the envelope of the existing building
 17 without having to create a situation, as many
 18 of the tenants would have liked, to change
 19 things up or create what might be considered
 20 other problems. So that we relied upon what
 21 was granted in 2021 for some minor renovations,
 22 improvements, changing the window-scape, but
 23 keeping the kind of feel and look of that
 24 existing building, which we've been able to
 25 maintain, and which you'll see from the ARB's

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 2 approval is primarily similar or the same
 3 facades, just complimented with some additions
 4 to it.

5 MR. NEMECEK: I have a couple of quick
 6 questions. The first is a follow-up to my
 7 earlier question. It sounds like if the
 8 application is granted in full, that the only
 9 space that would be left vacant at the
 10 moment -- the only significant space, you
 11 mentioned the active, non-active garage --
 12 apart from that is this third floor space that
 13 is probably not the most desirable space for
 14 any type of interactive -- maybe, as you said,
 15 maybe better utilized as office space for
 16 something like the hospital.

17 MR. BERMINGHAM: Administration,
 18 architecture, engineering, municipal offices.

19 MR. NEMECEK: What percentage of the
 20 overall square footage is that remaining space?

21 MR. BERMINGHAM: It's less than 10
 22 percent.

23 MR. NEMECEK: The other question
 24 relates to Equinox. Is Equinox envisioning
 25 moving its facility, I assume, the entire

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 2 facility? They're not going to operate out of
 3 two places?

4 MR. BERMINGHAM: Correct. They're
 5 closing the other one upon opening this one.

6 MR. NEMECEK: Because I know parking
 7 was always a major issue there.

8 MR. BERMINGHAM: They came over to
 9 take a look, and they couldn't stop staring at
 10 that big, open parking lot and saying, this
 11 would work.

12 MR. NEMECEK: Parking always comes up
 13 as an issue in virtually every part of the town
 14 in which someone wants to operate a business.
 15 I always felt that the old Lord & Taylor
 16 parking lot, particularly that east lot, is as
 17 vast a lot as you get in this town. I can see
 18 the allure to it.

19 MR. BERMINGHAM: Also, to teach your
 20 kids where to learn how to drive.

21 MR. NEMECEK: I've done that, yes.

22 THE CHAIRMAN: It's also going to
 23 benefit traffic because Equinox always backed
 24 up, the existing one, when people try and get
 25 into the lot, you know, which ruined traffic.

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 2 MR. BERMINGHAM: Yes. The
 3 intersection and the interactions of those
 4 three traffic signals.

5 THE CHAIRMAN: Okay. I think your
 6 architect is here.

7 MR. BERMINGHAM: Yes, we have our
 8 architect.

9 THE CHAIRMAN: Thank you. We'll
 10 listen and come back.

11 MR. BERMINGHAM: Any questions, I'm
 12 here.

13 THE CHAIRMAN: Thank you.

14 MR. NEMECEK: You promised him by
 15 7:30, and he was in the door by 7:27. Well
 16 done.

17 THE CHAIRMAN: Congratulations to your
 18 daughter.

19 MR. VILLAREALE: The timing worked
 20 perfectly. Apologies for being late this
 21 evening, but thank you.

22 Just for the record, Diego Villareale
 23 with JMC. We're the planning and engineering
 24 consultant working on behalf of the applicants.
 25 We've had the opportunity of working with the

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 2 them for the last several years, obviously,
 3 with this overall project. We were here before
 4 this board representing them when they came
 5 initially with all of the improvements that
 6 were constructed to date. So we have a long
 7 history, know a lot of the nuances that we've
 8 been working with them on, and obviously this
 9 is just the next step in the reoccupation of
 10 this building and bringing it and revitalizing
 11 the overall property.

12 Just a quick overview on the property
 13 itself. I'm sure Bob has alluded to this. I
 14 might repeat a couple of things, but try to
 15 move quickly. Obviously, it's an 11 acre
 16 property with frontages on the two roadways,
 17 White Plains Road and New Wilmot Road. The
 18 existing building is about 215,000 square feet.
 19 The topography is interesting. We all know --
 20 I know you know the property well. The front
 21 of the building sits at one elevation, the back
 22 of it drops down, and it plays a roll in how
 23 the parking is situated and broken up
 24 throughout the property itself.

25 The access points, there are several
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 2 access points throughout, both on White Plains
 3 Road and New Wilmot Road, all of which are
 4 remaining the same as part of this project.

5 As Bob had alluded to, we're really
 6 here for four applications this evening. The
 7 first one being the site plan application for
 8 the limited amount of improvements that are
 9 being constructed, as well as the three special
 10 permit applications, two for the food use and
 11 one for the Equinox or the health and fitness
 12 center.

13 First, we're going to start just
 14 quickly with the site plan application. As I
 15 spoke about before, there's been a significant
 16 number of improvements that have been
 17 constructed to date. When we were back before
 18 this board several years ago, it really focused
 19 on the overall property. We did a number of
 20 sidewalk improvements. There was a significant
 21 amount of landscaped islands that were
 22 installed throughout the property. Working
 23 with the traffic engineer, we made some
 24 modifications to the -- to some of the islands
 25 to more channelized traffic. All of those

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 2 things have been implemented and are shown on
 3 the site plan. That again, it was a nice
 4 facelift to the property, provided some new
 5 landscaping throughout those massive parking
 6 spaces. There's been landscaped islands that
 7 have been incorporated throughout. So that all
 8 has been done.

9 As part of this application with the
 10 new tenants, it's really limited from a site
 11 plan standpoint the work that needs to be done.
 12 Along the White Plains Road frontage where the
 13 main entrance is of these new tenants are going
 14 to be located, the sidewalk was redone, but
 15 there's some additional sidewalk work that's
 16 needed to meet the floor elevations that occur
 17 along that frontage. The stairs that are there
 18 on the right-hand side of the building, that's
 19 being removed, and then the new doorways are
 20 put into each of those tenant locations. So we
 21 have some sidewalk modifications and some new
 22 sidewalk that's being constructed. In addition
 23 to that, there's a ramp and a stair that's
 24 being done to enter one of the tenant locations
 25 as well. So again, it's really minor from a

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 2 sidewalk improvement standpoint, but it still
 3 obviously requires a site plan because of the
 4 changes that are being made.

5 I heard the discussion regarding the
 6 trash enclosure in the rear as well. There is
 7 a new compactor that's being installed in the
 8 rear, but it's fully enclosed. It's kind of
 9 tucked into this nice little niche in the back
 10 portion. There's the existing retaining wall
 11 because of that grade change. As you come down
 12 from the front to the back, there's a retaining
 13 wall that's on that side of the property, and
 14 that compactor is tucked nicely right into that
 15 corner, and then there's an enclosure that's
 16 being built around it as well to help screen
 17 the enclosure itself.

18 There are no changes being made to
 19 site circulation. All of it will remain the
 20 same. There are no parking spaces that is
 21 being eliminated as part of the improvements
 22 that are being constructed. So it's really
 23 working with the existing property as it is
 24 today so we can continue to utilize it as it's
 25 being done today.

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 2 MR. NEMECEK: It's my recollection,
 3 and we can check the records, I think at the
 4 time we previously approved site plans that
 5 included a lot of the changes to the traffic
 6 flow, as minor as they might have been, I
 7 thought there was a condition that if we got
 8 past certain thresholds, that we had to revisit
 9 that. But we're not there yet.

10 MR. VILLAREALE: But we are. We're
 11 getting there. We could touch on that as well.
 12 That was one of the conditions of the approval.
 13 Once they hit a reoccupation of 90,000 square
 14 feet, which again, they're not at that point
 15 yet, but with the opening of White Plains
 16 Hospital, they will exceed that requirement, so
 17 there is a condition of the approval once they
 18 take occupancy there, a post occupancy traffic
 19 study will be prepared.

20 MR. NEMECEK: Okay. That will happen
 21 with or without this application.

22 MR. VILLAREALE: It has nothing to do
 23 with it. But again, it's a comment that you
 24 brought up, and it's on their radar already,
 25 and it is something that would be conducted in

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 2 the very near future.

3 THE CHAIRMAN: Good memory, Phil.

4 MR. VILLAREALE: Again, just finishing
 5 off my last thought, again, no other site
 6 improvements are done, but there are a number
 7 of building facade improvements, which I know
 8 the project architect will be able to take you
 9 through as well.

10 Next thing, want to just jump into the
 11 special permits. As we discussed, there are
 12 three separate special permits. Two of them,
 13 obviously, are very similar with the food uses
 14 on the property, and then the Equinox
 15 application is separate.

16 We did receive a comment letter
 17 regarding some of the additional information
 18 that needs to be submitted as part of this. We
 19 put together a response letter addressing each
 20 of those points. Happy to go through those
 21 tonight, but I just want to hit a couple of
 22 them from a high level that I think would be
 23 important to do.

24 The first is the special permit
 25 criteria, the three general special permit

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 2 criteria conditions that really apply to all of
 3 the ones that we're doing now. I don't need to
 4 go through each one because I think they're all
 5 so similar, and they kind of all are repetitive
 6 with each use that we're having. Just to
 7 summarize it, the three provisions, really, one
 8 is a harmony provision, the second one is an
 9 appropriate development and land use to
 10 adjacent property, and then the third piece of
 11 that is operations related.

12 So the first one from a harmony
 13 standpoint, again, you know, the site is an
 14 existing -- the former Lord & Taylor location
 15 is an existing building that's being occupied.
 16 It's consistent with what's out there now.
 17 It's located along, you know, a corridor of
 18 commercial uses. I think it's very easy to
 19 stand here and state that the uses that are
 20 being proposed, the building as it's situated
 21 is in full harmony with the surrounding land
 22 uses.

23 Appropriate developments. Again, same
 24 concept, same idea. This is reoccupation of an
 25 existing building. There's no changes that are

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 2 being proposed to the site curbing and
 3 sidewalks and circulation on the property, and
 4 it doesn't discourage any other development
 5 from coming in and doing things along this
 6 corridor. So again, easy to stand up here and
 7 really say that it's consistent with -- all
 8 three of the special permit applications meet
 9 that criteria.

10 Again, this application did go before
 11 the ARB at the May 1st meeting where they
 12 received a positive recommendation for the
 13 facade improvements that are going to be
 14 constructed as part of this application.

15 Then finally, the operations piece.
 16 I'm going to lean on the same thing, it's an
 17 existing building, existing operations in and
 18 around the building itself. There's no outdoor
 19 operations associated with any of these uses.
 20 They're all contained within the building
 21 itself. It doesn't have any direct line of
 22 sight to any of the residential use that adjoin
 23 this property. Everything is occupied within
 24 the existing building that they currently see
 25 today.

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 2 I'm going to take just a few more
 3 minutes to jump into the special permit
 4 criteria for each of the individual ones.

5 Again, the first one, the Tatte
 6 Bakery, the use that was identified on the
 7 plan, obviously this is a special permit use
 8 for a fast casual/quick casual restaurant under
 9 the Town Zoning Law, and it occupies one of the
 10 space within the building itself.

11 Again, just to buzz through the
 12 special permit criteria, not hitting each one,
 13 you know, we're going to utilize the existing
 14 parking and circulation aisles. We're not
 15 proposing any modifications there.

16 The landscaping improvements were
 17 previously constructed, and all of which is
 18 being maintained. We're not proposing removal
 19 of any of the landscaped areas or anything like
 20 that.

21 There was an HVAC and ventilation plan
 22 for the rooftop equipment that's going to be
 23 located. That was a plan that was included in
 24 our application. Everything is contained.

25 There's no new aboveground
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<p style="text-align: right;">41</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 infrastructure that's being proposed as part of 3 the application. We do have the dumpster that 4 will take care of the trash recycling and other 5 requirements for the food uses themselves, and 6 that would be located in the back portion of 7 the building.</p> <p>8 Again, the architectural improvements 9 were all reviewed by your ARB. I'm sure you'll 10 go through them today. You'll be pleasantly -- 11 you'll like the proposed improvements as well, 12 just to continue that facade of the building 13 there adjacent to White Plains Hospital.</p> <p>14 Then lastly, there's no drive-thru's, 15 no play areas, gaming areas, bar areas, or any 16 other entertainment uses within either one of 17 those special permit uses.</p> <p>18 So those were just a run down of the 19 various general special permit criteria.</p> <p>20 For the other food use, for Cava 21 itself, it's the same response. They're all 22 identical from the landscaping, the parking. 23 All of the special permit criteria, we check 24 those boxes for each of those food uses itself.</p> <p>25 Again, finally the last one, the DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">43</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 non-alcoholic beverages, but in accordance with 3 your code, that's less than 10 percent of the 4 area. So that's fully compliant from that 5 standpoint.</p> <p>6 We are greater than 100 feet to any 7 lot line. That was something that was a 8 comment that we received as well. We added 9 those dimensions. We're actually over 150 feet 10 from any lot line on this property itself.</p> <p>11 The existing lighting will remain.</p> <p>12 All the lighting was actually upgraded on the 13 site as part of the previous application as 14 well. They redid all the light fixtures, all 15 the light pole bases. All of that was done, 16 and obviously will remain the same. No noise, 17 no outdoor lighting. There's no portion of 18 this use that would be located on the outside, 19 and there's no entertainment component to this 20 use as well.</p> <p>21 That's really the overview. I see you 22 coming out.</p> <p>23 MS. WOLFSON: Yes. Maybe we could 24 just address one other thing. In addition to 25 the traffic study, post occupancy traffic study DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">42</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 health and fitness facility, which falls under 3 the indoor recreation and family facility 4 provision under your code, that one has a 5 shorter list of special permit criteria, but 6 still there's some specific ones that talk 7 about the occupancy within the building and 8 utilizing the existing parking, that's one of 9 the overlapping and similar provisions.</p> <p>10 As we had stated before, there is a 11 post occupancy study that's going to be 12 provided sooner rather than later with the 13 occupation of the White Plains Hospital use.</p> <p>14 Then there's some additional 15 improvements that's part of the original 16 application that's still being constructed. 17 There's some sidewalk improvements at the 18 intersection of New Wilmot Road and the 19 signalized driveway. All of that is being done 20 in accordance with the previous approval.</p> <p>21 Again, reiterating it again for this 22 permit use here, the ARB made a recommendation 23 for the improvements along the facade of this 24 use as well. They do have an accessory use 25 within the building serving food and DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">44</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 condition, there was a condition of the 3 original approval that talks about sewage 4 generation. I know you submitted a report, and 5 we have a memorandum from our consulting 6 engineer. So maybe you could just talk about 7 that for a minute.</p> <p>8 MR. VILLAREALE: Sure. You beat me to 9 the punch. I didn't know if there were any 10 questions regarding the special permit criteria 11 and the things that we went through and the 12 individual uses themselves. I'm happy to 13 answer that, but I can dive into the sewer uses 14 as well.</p> <p>15 MR. NEMECEK: Before we dive into the 16 sewer, I just have a very quick question just 17 to refresh my own recollection of what the 18 rules are. As a general rule in this Town, we 19 don't really do fast casual, and we certainly 20 don't do chains, but this Vernon Hills Shopping 21 Center area --</p> <p>22 MS. WOLFSON: Right. So there's a 23 recent amendment to the zoning law a couple of 24 years ago that has a very limited permission 25 for formula fast casual -- not formula fast DINA M. MORGAN, REPORTER</p>

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 2 food, but the formula fast casual designation
 3 permitted in the DSC District only, which would
 4 be this property in the Vernon Hills Shopping
 5 Center. It's subject to a limitation that any
 6 one property can only have the lesser of three
 7 such tenants or 7500 square feet, whichever is
 8 less.

9 MR. NEMECEK: Got it.

10 MR. VILLAREALE: Which we comply with.

11 MS. WOLFSON: Right. And the Building
 12 Inspector determined that both of these uses
 13 were formula fast casual.

14 MR. NEMECEK: I'm quite certain it
 15 would have been flagged if it was a problem. I
 16 just wanted to make sure I was understanding
 17 what the requirements are. Thank you.

18 Okay, back to the sewer.

19 MR. VILLAREALE: Diving in. As was
 20 indicated, there is a provision we had to look
 21 back as this building is starting to be
 22 occupied, to look at the sewer generation
 23 calculations depending on the different uses
 24 that were on the property itself. So we did
 25 put together a memorandum that was included in

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 2 the application that summarized, again, the
 3 various uses that are occupying the building,
 4 whether it's White Plains Hospital, Saks Off
 5 5th, and then obviously the new tenants that
 6 are coming in here.

7 So we did the calculations. We looked
 8 at the various numbers and the total projected
 9 flow associated with that. Based on the
 10 memorandum that was submitted to you, it is
 11 about 36,000 gallons per day.

12 There's been some new information
 13 that's been provided to us since we prepared
 14 this and submitted this. I had an opportunity
 15 to just discuss this briefly with your engineer
 16 as well. The health club piece of it is really
 17 based on the number of patrons per day, but we
 18 received some information as far as sewer flows
 19 from their existing location. As you know,
 20 this is a relocation from one portion of
 21 municipality to another. So we have water
 22 bills, and we were able to obtain some water
 23 usage information. The actual water usage
 24 associated with the use is significantly less
 25 than the paper calculation that we sometimes

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 2 utilize. This is empirical data. It's a
 3 calculation. There's historic information
 4 that's being provided. The New York State DEC,
 5 Department of Environmental Conservation,
 6 publishes these numbers, and that's typically
 7 what we lean on. The best thing to always
 8 utilize is real information. So now that we
 9 have that real information, we're able to
 10 adjust this flow a little bit to be more
 11 accurate and more consistent with what the
 12 actual sewage generation is expected to be for
 13 this property.

14 MR. NEMECEK: But is the Equinox
 15 that's envisioned for this location, different
 16 size than --

17 MR. VILLAREALE: It is. Great point.
 18 Beat me to the punch already. The existing
 19 facility is smaller, 100 percent. But we can
 20 take that, and then look at some comparative
 21 analysis. We know we're expecting an increase
 22 in membership. There's going to be things like
 23 that. Even if we provide a 50 percent
 24 additional sewage flow to it from what they're
 25 getting existing, it's still substantially less

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 2 than what the calculation is here. So that's
 3 something we'll submit. We'll submit
 4 justification to the engineer so they can
 5 review that as well, and we'll come up with
 6 what we believe is a more accurate number.
 7 Something that will reflect the actual flows
 8 associated with this use itself.

9 Regardless, we are still above what is
 10 existing or what was contemplated for the
 11 original Lord & Taylor use. So anything above
 12 that number, we have to mitigate in accordance
 13 with the previous resolution. So we'll work
 14 with your engineer, they'll be a number of I &
 15 I improvements, infiltration and inflow
 16 improvements, meaning we'll look at your
 17 existing sewer system, and there might be some
 18 improvements that need to be either paid for or
 19 constructed as part of this application in the
 20 future.

21 MR. NEMECEK: I guess a large
 22 department store is not a big water user, is
 23 it?

24 MR. VILLAREALE: Actually, there is
 25 significant usage within it. That was the

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<p style="text-align: center;">49</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 baseline of what we utilized. There was 3 some -- you know, there was some significant 4 flow because, keep in mind, you had restaurant 5 use as part of it as well. So all of that 6 contributed to the actual flows. So we used 7 that as the base line, and then we're comparing 8 it to the actual proposed uses that will 9 hopefully occupy the building in the near 10 future.</p> <p>11 MR. NEMECEK: Good.</p> <p>12 THE CHAIRMAN: That was well done. 13 Thank you. We know what you're doing. Do you 14 want to go over -- I think as far as site plan, 15 we don't have any questions; right? Do you 16 gentlemen want to see anything? It's okay with 17 me.</p> <p>18 MR. NEMECEK: You've heard all my 19 questions already.</p> <p>20 MR. DAVIS: We'll take you now a 21 little bit through the architecture that was 22 approved by the ARB. We have Michaela 23 Giacomazza here from Highland Associates, our 24 architectural team.</p> <p>25 THE CHAIRMAN: Thank you. DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">51</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 side of the building?</p> <p>3 MS. GIACOMAZZA: It's going to have 4 egress and --</p> <p>5 MR. NEMECEK: Ingress and egress.</p> <p>6 MS. GIACOMAZZA: It will have that on 7 the back side, and then just egress on the 8 front side.</p> <p>9 MR. NEMECEK: Okay. Back and front is 10 what, east and west? Which is which?</p> <p>11 MS. GIACOMAZZA: The east side is the 12 back side. That's how I've been calling it.</p> <p>13 MR. NEMECEK: But that will be the 14 main entrance?</p> <p>15 MS. GIACOMAZZA: Yes. It also has --</p> <p>16 MR. NEMECEK: For Equinox it will be 17 the front. Gotcha.</p> <p>18 MS. GIACOMAZZA: You did.</p> <p>19 MR. RUBINO: In relevance of White 20 Plains Road, can you just explain it to me? I 21 pass by the place all the time, but in 22 reality -- so White Plains Road is which 23 elevation?</p> <p>24 MR. NEMECEK: The west elevation.</p> <p>25 MR. RUBINO: You're saying Equinox is DINA M. MORGAN, REPORTER</p>
<p style="text-align: center;">50</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 MS. GIACOMAZZA: As was so eloquently 3 put from my team members, we had some excellent 4 recommendations from the ARB. We have our 5 overall plan showing where the entrances for 6 each of the tenants would be. As Jerry had 7 said, the Equinox will be on the east side, 8 that parking lot area, and Cava and Tatte would 9 be on the White Plains Road area.</p> <p>10 The elevations represent what is the 11 intended use. We've already had most of these 12 windows approved via the prior applications.</p> <p>13 For the Equinox side at the back of 14 the space, we're going to propose a new door 15 opening location that matches the existing 16 window locations, with an additional window. 17 Then we're going to have it still match the 18 existing materials so it's not removing 19 anything from the context of the building. 20 Very similar to the front side, we'll be adding 21 a window and a couple of exits for Equinox, 22 again, matching that historical black window 23 frames.</p> <p>24 MR. NEMECEK: Is Equinox going to have 25 its ingress and egress exclusively on the east DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">52</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 going to be on the east in the back?</p> <p>3 MS. GIACOMAZZA: Yes.</p> <p>4 MR. RUBINO: Got it. Thank you.</p> <p>5 MS. GIACOMAZZA: No problem. And then 6 talking for the west elevation, which I've been 7 calling the front, is going to have our 8 entrance for William Sonoma, Pottery Barn, 9 Tatte, and Cava. We are still, again, having 10 the openings match about the proportions that 11 the windows currently are, which are 15 feet. 12 Trying not to impose too much on the facade 13 given the other tenants. But given that 14 William Sonoma and Pottery Barn are a national 15 tenant, they have a little bit different design 16 modifications, but they're still matching 17 similar colors to the existing facade so that 18 it's not too outstanding but still maintains 19 the integrity.</p> <p>20 MR. NEMECEK: I will tell you, I 21 understand the purpose of giving us this sort 22 of, you know, stark -- it will look nicer with 23 some good signage on it.</p> <p>24 MS. GIACOMAZZA: Yes.</p> <p>25 MR. FORTUNO: Phil, can I add to that? DINA M. MORGAN, REPORTER</p>

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 2 Do you have any renderings of the signage
 3 facing west or east for Equinox or any of the
 4 other -- any other businesses? And will the
 5 Pottery Barn mirror the Pottery Barn that's in
 6 Vernon Hills, like something like that facade,
 7 because it does stick out quite a bit,
 8 honestly?

9 MS. GIACOMAZZA: It will be similar,
 10 but not as protruding as the one further down
 11 the road. We do not have any signage just yet
 12 since we haven't been in front of the Sign
 13 Board Review.

14 MR. NEMECEK: I'm sure it will be done
 15 tastefully.

16 (Speaking from the audience.)

17 MR. NEMECEK: As I said, it will be
 18 tasteful.

19 MS. GIACOMAZZA: Yes. Absolutely.

20 THE CHAIRMAN: Could you before you
 21 continue, show us where each will be on the
 22 elevations?

23 MS. GIACOMAZZA: Can you repeat that?

24 THE CHAIRMAN: I'm sorry.

25 MS. GIACOMAZZA: I didn't hear you.

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 2 THE CHAIRMAN: Can you show us where
 3 each of the new tenants will be on those
 4 elevations?

5 MR. NEMECEK: Take the microphone with
 6 you.

7 MS. GIACOMAZZA: So here would be the
 8 main entrance for Equinox. This would be an
 9 egress door only. We're going to have Cava
 10 right here, and then Tatte, Pottery Barn, and
 11 then William Sonoma.

12 MR. NEMECEK: Got it. How much of the
 13 space on the east elevation will Equinox take
 14 up? How much of that left side?

15 MS. GIACOMAZZA: This side?

16 MR. NEMECEK: Yes.

17 MS. GIACOMAZZA: Pretty much up to
 18 this portion of windows, and then the other
 19 portion is still designated for White Plains.

20 MR. NEMECEK: Got it.

21 MS. GIACOMAZZA: Saks. Sorry.

22 MR. NEMECEK: I don't have any
 23 questions.

24 THE CHAIRMAN: I think you've
 25 answered. We know what's going where. Thank

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 2 you.
 3 MR. DAVIS: That would conclude our
 4 direct presentation to you, but we do have
 5 representatives of the three tenants here. If
 6 you have any questions for them, they would be
 7 happy to answer them. That would be Equinox,
 8 Cava and Tatte.

9 THE CHAIRMAN: I know they submitted
 10 something as part of the application. I think
 11 it was just like a blocking diagram; right?

12 MR. DAVIS: Say that again.

13 THE CHAIRMAN: I know they each
 14 submitted something as part of this
 15 application. It was just a blocking diagram,
 16 right, of the space?

17 MR. BIRMINGHAM: It was a blocking
 18 diagram, and that question came back from
 19 Noelle asking for more details. So we've
 20 actually got additional information on the
 21 layouts of those stores showing where seating
 22 is located, where the kitchen will be located,
 23 etcetera, for all those tenants, as well as
 24 Equinox, which shows where their retail space
 25 is, where their juice bar is so that we could

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 2 show the sizes are all underneath and
 3 conforming. So we do have the more detailed
 4 plans.

5 THE CHAIRMAN: With you today?

6 MR. BIRMINGHAM: Yes.

7 THE CHAIRMAN: If you brought, might
 8 as well take a quick look; right?

9 MR. NEMECEK: I think it would be
 10 useful to have a short presentation from each.

11 MS. WOLFSON: I think it would be
 12 helpful if they could be formally submitted,
 13 you know, so that we can review them before the
 14 conclusion of the hearing. But if you want to
 15 review them now, certainly.

16 MR. NEMECEK: And this is the kind of
 17 thing that people at home are going to love
 18 watching. They want to see what's going to
 19 come into their town, what new options they
 20 have to spend their money.

21 Okay, Tatte is first.

22 MR. BOYLE: Brendan Boyle,
 23 representing Tatte Bakery and Cafe. Just a few
 24 comments about Tatte. I figured we could
 25 introduce ourselves and then go on from there.

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 2 Thanks for the opportunity to speak with you
 3 tonight.

4 So Tatte started at the Boston
 5 Farmer's Market in 2008. And since then, it's
 6 grown into a beloved neighborhood bakery brand
 7 across the northeast. We serve scratch made
 8 food, artisan pastries, nourishing meals, and
 9 approachable, bold coffees. Every item is made
 10 fresh daily with an emphasis on quality, craft,
 11 and care.

12 We view Tatte as more than a place to
 13 eat. We view it as a welcoming, gathering
 14 place. A spot where friends can meet, parents
 15 can stop by with kids, students can study, and
 16 neighbors can connect. Our cafes are really
 17 designed to feel warm and beautiful and
 18 inclusive, almost like a public living room.
 19 We're very proud of the designs that we put
 20 together for these locations.

21 We view the community of Eastchester
 22 as a natural fit for Tatte. We're committed to
 23 being a good neighbor, supporting local hiring,
 24 and enhancing the neighborhood experience. We
 25 really feel like we'll be a true amenity of the

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 2 community, something residents will be proud of
 3 and will come and see us often.

4 With respect specifically to the
 5 layout -- maybe I'll step up here. So you
 6 could ignore the outdoor patio. This is really
 7 just a representation of what a typical Tatte
 8 lays out as. As you come in -- am I blocking
 9 the camera? Okay. As you come in the front
 10 door, you're greeted at what we call our main
 11 line, and this is where a guest can stop at our
 12 grab and go, see what we've got in there for
 13 beverages and ready made foods, view a
 14 presentation of our pastries here, and then
 15 work their way down the line to order at a
 16 kiosk station. Also, pick up drip coffee or
 17 have your pastries warmed and so forth at this
 18 location.

19 This represents our barista bar. We
 20 have baristas serving high quality coffee
 21 beverages made to order.

22 Then surrounding the perimeter is
 23 typically banquet seating, bistro tables,
 24 chairs, and our kitchen will be located in the
 25 back. It's a full service kitchen, you know,

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 2 Type 1 grease exhaust hood, chef inspired.
 3 Bathrooms, office, and some back house spaces
 4 as well. You know, we're decked out in a lot
 5 of tile, and tend to have a nice gleaming
 6 classic interior.

7 MR. NEMECEK: I know it's in the
 8 application, but remind me again what are the
 9 hours of operation that you're expecting.

10 MR. BOYLE: Sure. We're seven days a
 11 week. Monday through Saturday is 7 a.m. to 8
 12 p.m., and Sunday is the reverse of that, 8 a.m.
 13 to 7 p.m.

14 MR. NEMECEK: Okay.

15 THE CHAIRMAN: Are you still on Tatte
 16 or are you going to the next one? Is that
 17 still Tatte or is that the next?

18 So the signage, that's your -- that
 19 lettering is going to be the lettering that's
 20 going to be on the sign, and ultimately what's
 21 on the title block is the lettering that will
 22 remain?

23 MR. BOYLE: That's correct. That's an
 24 approximation of what our signage looks like.

25 THE CHAIRMAN: How do you guys
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 2 typically put signage or awnings? Just in
 3 general. I'm not going to hold you to it.

4 MR. BOYLE: Our signage, what does it
 5 typically look like? So above the main entry,
 6 you'll see something like that. In this
 7 condition, the blade sign may or may not make
 8 sense, and then they'll be some understated
 9 window lettering that just says, Tatte Bakery
 10 and Cafe, and then our doors will have the
 11 hours of operation.

12 MR. NEMECEK: Do you have an
 13 envisioned color scheme?

14 MR. BOYLE: Black and white.

15 MR. NEMECEK: That's what I thought.
 16 Perfect. Can't go wrong with that.

17 THE CHAIRMAN: Just curious. It looks
 18 very inviting. I'm sure it's going to get lots
 19 of people coming in and out.

20 MR. BOYLE: We hope so.

21 THE CHAIRMAN: Why is the kitchen so
 22 big?

23 MR. BOYLE: Well, it's -- believe it
 24 or not, we've got 15 employees working back
 25 there, 10 to 15 employees. Everything is

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<p style="text-align: center;">61</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 prepped in-house. Everything is made scratch 3 ready to order. We chop our own lettuce, we 4 cut our own tomatoes, all that stuff.</p> <p>5 THE CHAIRMAN: Okay, great. I'll be 6 the first to go.</p> <p>7 MR. BOYLE: Awesome.</p> <p>8 THE CHAIRMAN: Whatever you have next 9 will be fine.</p> <p>10 MR. BOYLE: Thank you.</p> <p>11 THE CHAIRMAN: Thank you.</p> <p>12 MR. NEMECEK: This woman's got a Cava 13 shirt, Cava branding. I like it.</p> <p>14 MS. NOSTRAND: I'm Molly Nostrand. 15 I'm senior design manager of Cava. Our brand 16 started in the DC Metro area, three best 17 friends of Greek immigrant parents started off 18 in the restaurant industry and grew from there.</p> <p>19 So our restaurant has a lot of fresh 20 options. Great for if you have specific 21 dietary preferences. A lot of good seasoning 22 and Mediterranean flavors. Typically, our menu 23 has green bowls, salads or Pita wraps, as well 24 as a children's menu option. Then we have 25 fresh juices that are made in-house daily. I DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">63</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 place their order at this front line. Some 3 bottled beverages here. And then on this side, 4 we do have some open shelving for digital 5 orders to go. All kitchen equipment here, 6 space to make those digital orders. Great view 7 of the grill for chicken, honey roasted 8 chicken, steak being grilled up on there. And 9 then it's really just restrooms and back of 10 house.</p> <p>11 MR. NEMECEK: Hours of operation?</p> <p>12 MS. NOSTRAND: 10:45 a.m. to 10 p.m. 13 daily.</p> <p>14 MR. NEMECEK: So you'll get the crowd 15 leaving from --</p> <p>16 MS. NOSTRAND: Equinox.</p> <p>17 MR. NEMECEK: That's seven days a 18 week?</p> <p>19 MS. NOSTRAND: I'm sorry.</p> <p>20 MR. NEMECEK: Seven days a week?</p> <p>21 MS. NOSTRAND: It's seven days a week.</p> <p>22 MR. NEMECEK: Are you going to have 23 different hours on Sunday?</p> <p>24 MS. NOSTRAND: No. Same hours every 25 day. We tend to do more of a lunch business DINA M. MORGAN, REPORTER</p>
<p style="text-align: center;">62</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 like to mix them, different flavors. 3 Strawberry citrus is very good.</p> <p>4 It's set up as a fast casual, as you 5 mentioned. Our dining room, we put a lot of 6 care and intention into making it comfortable. 7 We have a lot of booth seating, bench seating, 8 and a lot of great tile.</p> <p>9 MR. NEMECEK: Are you envisioning sort 10 of a mustard colored Cava sign.</p> <p>11 MS. NOSTRAND: We do have pops of 12 yellow. Our sign is similar to Tatte. We 13 would do a dark channel letter sign here to 14 contrast the light facade, and then we would 15 likely submit just like a wood eyebrow over 16 that entrance just to bring some warmth and 17 character.</p> <p>18 So this long, narrow space here is our 19 main entrance and some storefront. We have a 20 lot of potted plants around the area, so 21 anything green here. There's that beverage 22 station with those fresh juices. And then 23 along this run, we have a lot of two top booth 24 seating, and then bench seating here. So 25 guests will enter through here and que up to DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">64</p> <p>1 EASTCHESTER PLANNING BOARD - 5/22/2025 2 than dinner, but we are also open for dinner. 3 THE CHAIRMAN: Great. So we have 4 bakery items, we have green bowls, and what 5 else do we have?</p> <p>6 MR. TUDISCO: Equinox.</p> <p>7 THE CHAIRMAN: Equinox. Thank you. I 8 think you go to Equinox first, and then you 9 work your way down the line. Thank you.</p> <p>10 MS. SENATOROVA: Good evening. My 11 name is Luba Senatorova representing Equinox. 12 Pleasure to be here with you and take a little 13 piece of your time to present our company, 14 although I believe it's known to the Town and 15 its residents and businesses.</p> <p>16 Other than being a long standing 17 operator, member of the local community since 18 1999, Equinox currently operates over 110 19 facilities, fitness clubs and spas in the 20 United States, Canada, and London. The first 21 club opened in 1991, so over 36 years ago.</p> <p>22 We are very excited about our 23 development plans. Looking at this new 24 facility in Eastchester as one of our 25 development opportunities that we are very DINA M. MORGAN, REPORTER</p>

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 2 excited about specifically, as we love this
 3 community, and we want to be of more service,
 4 better service, learn from our mistakes, and be
 5 better operator and provider of high level
 6 services. As to the --

7 MR. NEMECEK: Any chance of changing
 8 this from the Equinox Scarsdale store to the
 9 Eastchester store?

10 MS. SENATOROVA: Equinox will remain.
 11 You know, all of our clubs besides Equinox
 12 brand name has some sort of identity. In the
 13 City of New York, we go usually by streets,
 14 like Equinox 50th Street, Equinox 19th Street,
 15 or by local district name; Flat Iron, Columbus
 16 Circle, Upper East Side, Upper West Side,
 17 etcetera. In other municipalities, again, it
 18 depends on how the names are popular with the
 19 locals. So the existing facility we call
 20 Equinox Scarsdale. I don't know if there is a
 21 new name for the new facility. Will it be
 22 Equinox Eastchester or Equinox Scarsdale to
 23 point to. At least it hasn't been made known
 24 to me.

25 MR. NEMECEK: I'm kind of just teasing
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 2 you, but I do know --

3 MS. SENATOROVA: Everybody does that.
 4 I'm an easy target.

5 MR. NEMECEK: The Eastchester Fish
 6 Gourmet is located up the street from where the
 7 present Equinox is, and where the present
 8 Equinox is is certainly I think a Scarsdale
 9 P.O., but it's definitely within the Town of
 10 Eastchester, and you're moving that much closer
 11 to the heart of the Town of Eastchester.

12 MS. SENATOROVA: We're getting bigger
 13 and we're moving closer.

14 MR. NEMECEK: That's right. I think
 15 it's a wonderful -- my wife is a member, and
 16 she always complains about the parking, and
 17 also, it's very crowded during many of the
 18 hours in which she goes. So having a larger
 19 facility with better parking, that's a win/win.

20 MS. SENATOROVA: Absolutely. And, you
 21 know, our main priority and our focus is always
 22 our member experience. So we actually like
 23 that there are enforcement mechanisms and
 24 various code regulations and requirements for
 25 parking. Even if they didn't exist, we still

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 2 want our members to be comfortable. We don't
 3 want them to fight for parking space. We don't
 4 want them to stand in line to get into a
 5 parking lot. We want them to be in and out
 6 without any problem. So we are the most
 7 proponent, and we would like to have more
 8 parking as could be made available to our
 9 members. Sometimes like you're stuck to the
 10 side, and it's difficult. But, you know, we
 11 have this opportunity, so hopefully it will be
 12 solved.

13 THE CHAIRMAN: Before you start, can
 14 you just give me a rough idea of how big this
 15 is relative to the existing?

16 MS. SENATOROVA: How much what?

17 THE CHAIRMAN: How many square feet.
 18 MR. NEMECEK: How big an expansion is
 19 it over the existing.

20 MS. SENATOROVA: The existing facility
 21 is about 20,000 square feet. It's one level.
 22 The new location at 750 White Plains Road is
 23 about 38,000 square feet.

24 MR. NEMECEK: Almost double.

25 MS. SENATOROVA: Almost double over
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 2 two levels. The programming is almost
 3 identical, but obviously, it's more spacious.
 4 Members are not going to like fight for a
 5 locker room or shower or for like a treadmill.
 6 So there will be a lot of circulation space,
 7 and I could walk you through.

8 So the ground floor, the entrance,
 9 like we said before, is on the east side. So a
 10 very nice spacious reception with lounge area,
 11 which we don't have at the existing facility
 12 because of the physical constraints. Then
 13 they'll be a pretty large, I call it
 14 monumental, but it's --

15 MR. RUBINO: Sorry. Are we able to
 16 zoom in a little bit on that?

17 THE CHAIRMAN: Is Gary back there?

18 MR. RUBINO: Thanks, Gary.

19 MS. SENATOROVA: So this is the
 20 entrance, the main doors, a reception area
 21 where members will be greeted and checked in.
 22 Behind, there are two locker rooms with wash
 23 facilities, etcetera. As a typical layout, we
 24 have our small accessory retail offering, such
 25 as a juice bar, a cafe, and pro shop selling

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 2 sports apparel. They're very small.
 3 Surprisingly, the size of these accessory uses
 4 overall doesn't change with the size of the
 5 facility. So it could be a huge 50,000 square
 6 feet club, but the cafe and the retail shop
 7 will pretty much remain the same size. It's
 8 between 300 and 500 square feet each. So it
 9 doesn't automatically expand as the fitness
 10 facility becomes larger. So this pretty much
 11 stays fixed size regardless of the rest of the
 12 facility.

13 So the retail shop is currently
 14 located here at the left of the entrance, and
 15 the juice bar cafe is over here where there is
 16 a lounge area so people can have their drink,
 17 their coffee, their smoothie after their
 18 workout, and just relax before they go to their
 19 daily routine.

20 Also on the ground floor there is a
 21 spa, a typical spa with treatment rooms for
 22 massages and areas that are body relaxation
 23 services, and the sales offices for perspective
 24 members where they could understand the
 25 services, how it works, and potentially become

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 2 our members.

3 Again, as I mentioned, a large
 4 monumental open stair will connect the ground
 5 floor with the second floor, which is our main
 6 facility.

7 On that main floor, we'll have a large
 8 strength area for individual workouts, strength
 9 training, select (indiscernible) to various
 10 machines, and cardio here for different cardio
 11 exercise. Mechanical room, back of the house
 12 spaces, and I forgot to mention there is an
 13 elevator connecting the ground floor and the
 14 second floor. We think our members are most
 15 likely going to use the stairs. It's more
 16 convenient. This is mainly for people that
 17 have some, you know, maybe difficulty walking
 18 up and down for various reasons.

19 In addition to individual exercise
 20 workout areas, we have our typical group
 21 fitness studios. Main studio where we have
 22 like aerobic dance classes, Pilates studio
 23 where people exercise on special Pilates
 24 machine with a trainer instructor, cycling
 25 studio for cycle classes on bicycles, and the

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 2 yoga studio and barre for various yoga and
 3 meditation type of classes. The classes are
 4 led by instructors. So there is a group, and
 5 they're on a schedule basis. There are
 6 schedules, and people are required to sign in
 7 ahead of time to make sure there's no
 8 overcrowding for each class at each time. Some
 9 members prefer to have particular instructors,
 10 so we do have instructors' names for each
 11 particular class and they're preference. Some
 12 members have a preference which instructor's
 13 class they prefer to take. So this gives them
 14 an opportunity to schedule exactly what they
 15 want, what type of class, and what type of
 16 instructor they would like to be interacted
 17 with.

18 MR. NEMECEK: What are the
 19 contemplated hours of operation? Are they
 20 going to remain unchanged?

21 MS. SENATOROVA: We would like to keep
 22 them the same or maybe expand. The current
 23 hours of operation of the existing facility are
 24 Monday through Thursday from 5 a.m. to 10 p.m.,
 25 Fridays from 7 a.m. to 9 p.m., and Saturday and

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 2 Sunday from 7 a.m. to 8 p.m. We may stay a
 3 little bit late on weekdays maybe up until
 4 11:00 like we do in our other clubs if there is
 5 a demand for, you know, late hours. The usage
 6 during those hours is very, very small, but we
 7 do have members that like to exercise, and we
 8 don't want to take this opportunity away from
 9 them, so we try to serve them the best.

10 MS. WOLFSON: I think at this point in
 11 the introductory comment, the applicant's
 12 attorney had indicated they this use will be
 13 sticking to the hours of operation that is in
 14 our special permit criteria for the time being,
 15 and perhaps will come back for a modification
 16 of those hours some time in the future.

17 THE CHAIRMAN: It seems like each
 18 usage has different hours; is that right?

19 MS. WOLFSON: Yes. Our permit
 20 criteria only have applicable hours I believe
 21 for the health and fitness center.

22 THE CHAIRMAN: Oh, I see. That's
 23 specific to that.

24 MS. WOLFSON: Correct.

25 THE CHAIRMAN: Got you. Okay.

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2 MR. TUDISCO: Does the food service in
3 the gym alter the calculation for the fast
4 casual percentage because it's three locations
5 that serve?

6 MS. WOLFSON: No. The health and
7 fitness special permit has a provision that
8 allows up to 10 percent of the area to have
9 that kind of use.

10 THE CHAIRMAN: Okay. Thank you for
11 the presentation. I'm going to change my
12 membership to here. I'm down across the street
13 in Scarsdale at New York Sports. New York
14 Sports is Scarsdale too. Okay, cool. Thank
15 you.

16 Where is your lawyer? Where do we go
17 from here? I think all the presentations were
18 very helpful. Thank you.

19 MR. DAVIS: I think that concludes our
20 presentation, Mr. Chairman. I guess since this
21 is a public hearing, you may want to ask if
22 there's anyone from the public here that needs
23 to be heard.

24 MS. WOLFSON: Yes. We haven't opened
25 it yet.

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2 THE CHAIRMAN: No. I wanted to know
3 if the board had any more comments or questions
4 before I did that. Guys?

5 MS. GOODRIDGE: So I just real quick
6 have one question, and I apologize if this is
7 not the proper time, or if this is even within
8 the jurisdiction of your guys' planning. I'm
9 looking forward, obviously, to all the patrons,
10 residents of Eastchester using these new
11 businesses. What I'm envisioning now is the
12 way that the property stands, being that it was
13 formally Lord & Taylor, one business, there is
14 an entrance/exit that is on one side of the
15 property on White Plains Road, it is a little
16 bit staggered from the traffic signal that's
17 over by Trader Joe's, I guess what I'm
18 envisioning is, now that there is going to be
19 multiple business storefronts there, the
20 William Sonoma, Pottery Barn Kids, Cava, the
21 Equinox rear door I guess, and the Tatte
22 Bakery, I guess my concern is --

23 MR. DAVIS: I'll respond to it. Based
24 on your original 2021 resolution, what's going
25 to happen is, as soon as the hospital has a

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2 Certificate of Occupancy, a traffic study has
3 to be done in the period 90 to 120 days after
4 that, and submitted by 150 days in total to the
5 Town and its traffic consultants. Those types
6 of issues will be reviewed once again at that
7 particular time by your traffic engineer.
8 Depending on the evaluation by your traffic
9 consultants, it may or may not come back before
10 this board to look at things like circulation
11 and ingress and egress and things of that
12 nature.

13 MS. GOODRIDGE: Understood. And just
14 to finish my point, I understand that that's
15 part of the traffic, I guess, portion of it
16 that is, you know, pursuant to this, I guess,
17 examination of the application right now as it
18 stands. I guess my question more or less is,
19 within the site plan you were mentioning the
20 islands and the landscaping and all that is to
21 remain the same, are you guys even considering
22 maybe shifting up the driveway? Does that fall
23 into your jurisdiction, or does that kind of
24 fall back into the traffic study and just even
25 using the traffic signal potentially on White

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2 Plains Road? I understand White Plains Road is
3 a State road, if I'm correct. I know they're
4 all adjacent to one another, so kind of where
5 does that fall?

6 MR. VILLAREALE: It's a great point.
7 Again, that really does fall under that traffic
8 study because that traffic study will look at
9 circulation. That was a comment that was
10 specifically mentioned during that initial
11 study.

12 MS. GOODRIDGE: In 2021. I wasn't on
13 the board then, so don't hold me to it.

14 MR. VILLAREALE: The comment that was
15 raised at that, and again, based on the use of
16 the property depending on the different uses
17 that were coming in, it was felt that it would
18 be best looked at post occupancy after that
19 90,000 square foot mark. So those are the
20 things that they will specifically be looking
21 into.

22 MS. GOODRIDGE: Understood. Thank you
23 for clarifying.

24 THE CHAIRMAN: When do we hit that
25 point? As soon as the C of O is issued?

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2 MR. VILLAREALE: When White Plains
3 Hospital receives their C of O, we exceed that
4 90,000 square foot requirement.

5 MR. TUDISCO: The board -- just a
6 parenthetical to this. In terms of the traffic
7 enforcement in town, that area right there,
8 that intersection is a significant amount of
9 the traffic violations that are written up.
10 Either people coming south and making left
11 turns against the signs, coming north and
12 making left turns against the signs, and
13 there's a significant amount of people that go
14 diagonally across the double yellow line from
15 Fresh Market into -- and it's interesting
16 because people, even though Lord & Taylor is
17 not there anymore, there's a large flow of
18 traffic from one shopping center over to that
19 northern portion of this lot, even though the
20 space is relatively under used right now. So
21 that's going to have to be factored into that
22 traffic study at some point in time because not
23 only do you have the initial medical usage that
24 is going to get the C of O, but now you have
25 multiple tenants. So I'm assuming that's going

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2 to have to be factored in as well.

3 THE CHAIRMAN: That's interesting. I
4 didn't know that. When they redo the traffic
5 study, do they look at the violations?

6 MS. WOLFSON: That will be something
7 that the traffic engineers will consider,
8 right.

9 MR. VILLAREALE: They do specifically
10 look at that. That was one of the comments
11 that was made, was the amount of the violations
12 that occurred at that specific location.

13 MR. NEMECEK: As an additional
14 parenthetical, I use my horn quite a bit in
15 that particular area. I could see that people
16 are regularly violating the traffic laws there.

17 THE CHAIRMAN: Thank you for that.

18 MR. VILLAREALE: We do notice too that
19 the Town provides a police officer there on a
20 regular basis, and they do catch a lot of
21 people with that.

22 THE CHAIRMAN: Oh, do they?

23 MR. TUDISCO: I'm the traffic
24 prosecutor in town, so I'm the guy every
25 Tuesday morning that's the punching bag.

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2 MR. VILLAREALE: So when I plead not
3 guilty, I'm coming to see you.

4 MR. TUDISCO: It's funny, but it is
5 quite dangerous in that area, you know, it
6 really -- with people coming from all
7 directions against the signage, it's a little
8 bit like the wild west. I think that's
9 certainly something that's going to have to be
10 looked at and addressed.

11 MR. VILLAREALE: Again, all valid
12 points. We completely understand that. That
13 was the purpose of the traffic study. This
14 board put that condition in with the foresight
15 that this needed to be addressed, so it will
16 be.

17 MR. RUBINO: All of this is subject to
18 that study.

19 MS. WOLFSON: Once we reach that
20 threshold, the Building Department can't issue
21 building permits or Certificates of Occupancy
22 until the conditions are resolved. So there is
23 an imperative to resolve any issues that may
24 come up out of that study.

25 Actually, the original resolution of a
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2 approval from 2021 goes into a fair amount of
3 detail about what will be studied. So I can
4 put that onto the website if anybody -- you
5 know, just for any members of the public or the
6 board or anybody who might want to see what the
7 scope of that study will include.

8 MR. NEMECEK: I distinctly remember
9 that, and I don't ordinarily everything from
10 what we did in 2021, but I remember thinking at
11 the time that to stage the analysis, the
12 parking and traffic flow analysis in that
13 manner made a lot of sense.

14 MS. WOLFSON: Sure.

15 MR. NEMECEK: So here we are.

16 THE CHAIRMAN: Any other questions,
17 guys?

18 (No questions.)

19 THE CHAIRMAN: So then, let's see,
20 I make --

21 MS. WOLFSON: I think you probably
22 want to keep the hearing open on this just so
23 that we can collect and maybe give a bit more
24 detailed review to the information that was
25 just presented. Perhaps we could advance just

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 2 a little bit the manner in which the sewer
 3 issue is going to be addressed, and then
 4 reconvene in June to hopefully wrap up these
 5 applications.

6 THE CHAIRMAN: I'm not so sure I even
 7 opened the public hearing yet.

8 MR. NEMECEK: Do we want to hear from
 9 Kellard Sessions? Yes, come on. We made Ken
 10 come out here.

11 THE CHAIRMAN: This is about the I &
 12 I?

13 MR. BOHLANDER: I'll make it quick.
 14 Obviously, you saw the memo was very limited.
 15 The amount of site work, as was explained
 16 during the presentation, is very limited.
 17 Sidewalk work, trash enclosure proposed. There
 18 is no increase in impervious area, so there's
 19 no trigger for storm water mitigation. As was
 20 discussed about the threshold for the sewage,
 21 they'll hit that threshold as they reoccupy the
 22 building, which would trigger the requirement
 23 for the mitigation, which is three to one
 24 mitigation. So for every gallon over the
 25 threshold, they have to mitigate threefold

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 2 that. The few comments that were included in
 3 the memo were kind of geared towards that. I
 4 had a discussion with the project engineer, and
 5 most of that information was provided later on.
 6 So most of that will be addressed -- all of
 7 that will be addressed or already has been
 8 addressed. So there's really no concerns on
 9 our end.

10 THE CHAIRMAN: Great. I believe it's
 11 in good hands then.

12 MR. NEMECEK: Rick, any of the changes
 13 to the sidewalks, which sound like they're
 14 fairly minor, they're not going to have any
 15 material affect on any of the water flow, are
 16 they?

17 MR. BOHLANDER: They would not, no.

18 THE CHAIRMAN: I'm becoming an expert
 19 on I & I.

20 MR. BOHLANDER: The exciting stuff. I
 21 love that.

22 THE CHAIRMAN: Thank you. Okay.
 23 We're going to switch the tape then. So I make
 24 a motion to open the public hearing on
 25 Application 25-24, LT Eastchester.

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 2 MR. NEMECEK: Actually, are we doing
 3 all of them at once?

4 MS. WOLFSON: We're going to do all
 5 four at one time.

6 THE CHAIRMAN: If there are any
 7 comments about all four applications --

8 MR. NEMECEK: So we're opening the
 9 public hearing then on Applications 23-24 --
 10 25-24, 25-28, 25-29, and 25-30; right?

11 THE CHAIRMAN: Technically, you're
 12 correct, yes.

13 MR. NEMECEK: Okay. Second.

14 THE CHAIRMAN: Yes. Motion.

15 MR. NEMECEK: All in favor.

16 THE CHAIRMAN: All in favor.

17 (AYE)

18 THE CHAIRMAN: I make a motion to open
 19 this application, whichever numbers it is --

20 MR. NEMECEK: I'm going to say the
 21 numbers: 25-24, 25-28, 25-29, and 25-30, all
 22 of which are LT Eastchester, LLC applications.

23 THE CHAIRMAN: All in favor.

24 MR. NEMECEK: I think you have to
 25 second.

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 2 THE CHAIRMAN: Second.
 3 MR. NEMECEK: Now we're going to do
 4 all in favor.

5 (AYE)

6 THE CHAIRMAN: After all that, there's
 7 got to be some comments.

8 MR. NEMECEK: We should have practiced
 9 this.

10 THE CHAIRMAN: Are there any comments
 11 from the public?

12 (No comments.)

13 THE CHAIRMAN: No. Okay. So we're
 14 leaving it open you said.

15 MS. WOLFSON: Yes.

16 THE CHAIRMAN: So what do we do now?
 17 So we're approving -- they're coming back?

18 MS. WOLFSON: Yes. What I think

19 should happen is, the applicant can submit the
 20 information they just informally presented this
 21 evening. We can advance the sewer information
 22 in just a bit and have resolutions prepared for
 23 the June meeting. You want to keep the hearing
 24 open so you could receive that submission.

25 THE CHAIRMAN: Okay. Great. So in
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 2 the memo you wrote to me, for each of the
 3 occupants you said there was stuff you wanted
 4 to take a look at --

5 MS. WOLFSON: Correct.

6 THE CHAIRMAN: -- You're going to make
 7 sure that these are all reviewed.

8 MS. WOLFSON: Yes. But I think the
 9 applicant's engineer indicated that he has a
 10 point by point response being prepared, so we
 11 should have that for the next meeting.

12 THE CHAIRMAN: So a little more review
 13 by the Building Department, and then we'll be
 14 ready -- right -- and then we'll be ready to go
 15 over this again before the summertime. Does
 16 that sound like a good direction? That's all
 17 we can do at this point. You're heading in the
 18 right direction.

19 MR. DAVIS: Thank you very much.

20 MR. NEMECEK: For the special permits,
 21 do they require the Zoning Board?

22 MS. WOLFSON: No variances are
 23 required at this point.

24 MR. NEMECEK: None. Okay, perfect.

25 THE CHAIRMAN: Right. So we're going

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 2 to act on those when they come back. Great.
 3 Thank you. Very excited that everything is
 4 coming to the shopping center. Very nice to
 5 see that everything is being filled up. Thank
 6 you, everyone.

7 MR. NEMECEK: Thank you. Happy
 8 Memorial Day.

9 THE CHAIRMAN: Thank you. Good seeing
 10 you. Happy Memorial Day. Happy Memorial Day,
 11 everyone.

12 So the last application is 25-22, 10
 13 Hewitt Avenue.

14 MR. MAIORANO: Good evening, board.
 15 Adamo Maiorano from Community Designs and
 16 Engineering. We are back for before you today
 17 for an extension approval, a re-approval of the
 18 three lot submission at 10 Hewitt Avenue. Not
 19 to go over the entire year's sort of agenda,
 20 but just to quickly summarize how we got here
 21 today.

22 So after the approval last year, the
 23 applicant did start the process. There's
 24 multiple items that they have to file with
 25 Westchester County as far as the main thing is

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 2 utility companies. We need will to serve
 3 letters from the water department, from Con
 4 Edison.

5 So as you know from the previous
 6 application, the water -- Veolia did take a --
 7 we were in the process with them back and
 8 forth. So they did take a few months in order
 9 to issue -- the will to serve letter was back
 10 in August they finally got the letter for the
 11 will to serve for the new lots.

12 Then they were back and forth with the
 13 Con Edison company for the shut offs for the
 14 pool house and the garage because those
 15 actually have utilities comes to them. There's
 16 a gas line going to the pool house.

17 That being said, then in the fall,
 18 the -- actually, the owner -- it's in a
 19 trust -- they passed away. It's still in the
 20 same family, but it changed ownership. So we
 21 said, let's wait until the ownership completely
 22 changes, and then we'll come back before you.
 23 So the only actual change in the entire
 24 application is the owner's name on the
 25 subdivision plot is now reflected on that

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 2 subdivision so now when we file with
 3 Westchester County, nothing will have to change
 4 on the plot. Actually, you know, you cannot
 5 make this up, but I did receive a letter from
 6 the owner today, actually, May 22, that they
 7 got their final approval -- I have the paper
 8 with me -- from Con Edison, the approval for
 9 the shutoff for their demolition permit for the
 10 pool house. So that's actually a good thing
 11 that we waited this long because it probably
 12 would have extended another six months because
 13 they literally just got it today.

14 MR. RUBINO: Congratulation because
 15 Con Ed is usually the longest item.

16 MR. MAIORANO: What happens was, then
 17 the ownership got changed, so they had to do a
 18 whole bunch of stuff because they had to do
 19 redo the new ownership to be able to cap -- not
 20 to get into it, but when you submit to them,
 21 then you wait a month to get back and then you
 22 need some other signature. It's a bunch of
 23 nonsense stuff.

24 Just to quickly go over -- I know we
 25 did receive that letter from a neighboring

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 2 resident. Just to go over what we sort of
 3 summarized at our original proposal of the
 4 subdivision, how we feel that it's sort of
 5 conforming in the neighbor. So right now, the
 6 existing site is -- it's a corner on Hewitt
 7 Avenue and Hathaway. It's an R-10 zoning
 8 district, so you need 10,000 square feet for
 9 each lot. It is a -- I would say it's sort of
 10 out of character with the neighborhood the way
 11 the lot is situated because it's such an
 12 oversized lot, and then it and also has a very
 13 large -- right here as you see proposed lot
 14 two -- it's a very large two story two car
 15 garage, it's about 2000 square feet, that
 16 occupies this lot. So that will be removed,
 17 and a new residence will take place on lot two.

18 Then on lot one, again, there's a very
 19 large oversized pool house and pool. That will
 20 be removed, and basically a new residence will
 21 occupy that proposed lot one. The good thing
 22 is, the only two additional curb cuts will be
 23 located on Hathaway Road because the existing
 24 house that is situated there is not really a
 25 large house, it's sort of like a cape, but that

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 2 will remain. Nothing is going to be, you know,
 3 over -- everything is zoning compliant with
 4 these. So what we're proposing is to remove a
 5 lot of impervious surfaces on the existing
 6 site. So obviously, the pool, the pool house,
 7 the garage, all that will be removed. As well
 8 as the existing house that will remain, we're
 9 going to remove part of the half circle
 10 driveway and a little sun -- it's sort of like
 11 an atrium, like a glass atrium, so that, again,
 12 that house will be 100 percent zoning
 13 compliant. Again, the good thing is that this
 14 house will occupy Hewitt Avenue, so the only
 15 really new residence are the two proposed lots
 16 that will have new curb cuts and will occupy
 17 Hathaway Road. So again, traffic will be very,
 18 very minimal because it's only two additional
 19 house that are being proposed.

20 Then we get into storm water
 21 mitigation. Obviously, the proposed two new
 22 lots will have 100 percent storm water
 23 mitigation for those when we come back with the
 24 new residence. They'll have all new
 25 landscaping. Obviously, we have to have a new

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 2 landscaping done for the new houses. Because
 3 they're oversized lots, we're not really
 4 cramming new homes into these properties. So
 5 what is required is a 10,000 square foot lot,
 6 and both the proposed lots are 15,000 plus
 7 square feet. Then the existing home will
 8 occupy a property that's 18,000. So they're
 9 above size for this area. Also, even adjacent
 10 to this on this side, it's an R-7.5 district,
 11 so they're even smaller lot sizes.

12 Then with respect to the impervious
 13 area, the increase is very minimal because
 14 right now there is a lot of impervious surface.
 15 So essentially, the entire project, even though
 16 we're proposing two new dwellings and
 17 impervious area, if they were to -- we're not
 18 there yet, but if they were maximize all of the
 19 impervious surfaces, there's only a net
 20 increase by about 1400 square feet. So very
 21 minimal, yet, they'll be 100 percent storm
 22 water mitigation for all of the impervious
 23 surfaces that, you know, get proposed for those
 24 proposed lots.

25 Lastly, as far as, you know,
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 2 landscaping and whatnot, yes, they'll be new
 3 landscaping. Very minimal. No significant
 4 trees are going to be removed. I think there's
 5 like three, 10 to 12 inch caliber trees that
 6 have to be removed for the new proposed
 7 dwellings. Some of the trees that are close to
 8 Hathaway Road, we sort of designed it so that
 9 those trees can remain and the curb cuts will
 10 be next to those trees so we can salvage a lot
 11 of that landscaping along Hathaway Road to sort
 12 of minimize the impact on the neighborhood.
 13 Yes, there's a whole bunch of property, so
 14 there's nothing that's, you know, an issue with
 15 new storm water and landscaping and all that
 16 stuff.

17 Again, same exact project, just an
 18 extension of that. The good thing is, yes,
 19 they are fully capable and ready to move
 20 forward because they have all of those things
 21 in place.

22 MR. RUBINO: Thank you.

23 THE CHAIRMAN: Great. Thank you. So
 24 as you said, or as we all now, this is really
 25 just an issue reapproving the application that

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 2 was approved previously.

3 MR. MAIORANO: Sure. Yes.

4 THE CHAIRMAN: Thank you for
 5 addressing the woman's comments. I think
 6 that's helpful also.

7 So then, any questions from us, guys,
 8 or it makes sense?

9 MR. FORTUNO: Since we've done this
 10 before, I'm still on board, as I was, but just
 11 in fairness of the person who wrote the letter,
 12 it sounds like Adamo already answered some of
 13 things he mentioned like, you know, the trees
 14 and the setting and kind of keeping the look
 15 and feel of the neighborhood, which I'm sure it
 16 will. I just felt remiss if I didn't address,
 17 you know, the letter because I happen to agree
 18 with keeping the character of the neighborhood,
 19 and the scenery, and the trees, and everything
 20 like that. It sounds like there's very little
 21 being done to take away from that. So I'm just
 22 mentioning that on record.

23 MR. NEMECEK: Obviously, if you're
 24 going to build two more new homes, you are, by
 25 definition, losing open space. But I think we

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 2 went through this before when we approved the
 3 subdivision in the first instance. It does
 4 appear that every reasonable effort to
 5 mitigation the affect of this is being taken.
 6 That's what I recall.

7 MR. FORTUNO: Yes, and they're not
 8 empty lots as it stands. There's a pool house
 9 and a garage or something. I'm sure they'll
 10 look prettier.

11 MR. MAIORANO: Exactly. There's still
 12 room for improvement. Again, this is just the
 13 beginning stages. Once we propose the houses,
 14 we'll look into, okay, what also can be done.
 15 Let's plant some mature trees because we have
 16 to remove some, you know, that kind of thing
 17 that you really look closely into those things,
 18 driveway impact, you know, let's not put
 19 them -- you know, little things that we try to
 20 look at. We look at neighboring homes, what
 21 they look like and how they are, so that these
 22 homes are conforming to the other homes.

23 MS. WOLFSON: As I'm sure you know,
 24 those homes will require site plan approval
 25 from your board.

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2 MR. NEMECEK: I think you've also
 3 developed a strong reputation of playing well
 4 with others, which is important. You listen to
 5 the neighbors. You try not to be obnoxious.

6 MR. MAIORANO: Absolutely.

7 MR. NEMECEK: That accounts for
 8 something.

9 THE CHAIRMAN: I'm sure you'll be
 10 respectful to the concerns of the surrounding
 11 community, as you always are.

12 MR. MAIORANO: Absolutely, yes.

13 THE CHAIRMAN: Thank you. So then I
 14 make a motion to open the public hearing on
 15 Application 25-22, 10 Hewitt.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (AYE)

19 THE CHAIRMAN: Comments from the
 20 public. You're up. You have to come up, state
 21 your name and make your comment, please.

22 MR. PREGIATO: My name is Richard
 23 Pregiato, I live at 6 Hewitt Avenue. I've been
 24 there for almost 40 years. I can't remember
 25 who the builder is. My house might have been a

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 2 Bowman house. Whoever it is, it was a
 3 well-known builder in the area at the time.

4 Two of the houses across from me have
 5 been totally redone very nicely. My property
 6 is about 135 by 135. Across is an island of
 7 grass. So next to my house is one other house,
 8 which is a large house, also a colonial house
 9 and feel, and then across the street is this
 10 house, 10, which was owned by the Abplanalps in
 11 the old days. It's one house. There's a pool
 12 house -- did I hear a two story pool house? I
 13 wasn't too sure.

14 MR. MAIORANO: Garage.

15 MR. PREGIATO: A two story garage?

16 MR. MAIORANO: Yes.

17 MR. PREGIATO: What's above the
 18 garage?

19 MR. MAIORANO: Storage.

20 MR. PREGIATO: Okay. Not that I would
 21 have any objection, but it's one house and a
 22 pool house, and now it's going to be two
 23 houses -- three houses and a pool house.

24 MS. WOLFSON: No. The pool house is
 25 being removed.

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 2 MR. MAIORANO: The pool house will be
 3 removed. Two additional homes will be
 4 proposed.

5 MR. PREGIATO: Are you going to have a
 6 pool on the property?

7 MR. MAIORANO: No.

8 MR. PREGIATO: Okay. Not that I would
 9 have any objection at all, but it's a -- the
 10 only traffic in the area really is off of New
 11 Rochelle Road, which you can hear from my
 12 house, but it's New Rochelle Road. When you
 13 make that turn onto Hewitt, my house is the
 14 first house in the middle of the block. You
 15 make a turn on the corner, and his house is
 16 right there.

17 What kind of house -- incidentally, my
 18 property is probably 18,000 square feet. These
 19 are not large properties. I mean, if you feel
 20 it fits with the style of the area, I'm okay
 21 with.

22 The only other aspect I would ask
 23 about is parking. I thought I heard a pool
 24 house, and I would ask about, you know, who
 25 they would have as -- I mean, is there going to

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 2 be kids in and out of the pool all day parking
 3 their cars on the street? There are no pool
 4 houses on street that I know of.

5 MR. RUBINO: Just to clarify, I think
 6 they're eliminating the pool house. They're
 7 replacing it with the house.

8 MR. PREGIATO: There's a pool house
 9 but no pool?

10 MR. RUBINO: There will be no pool
 11 house.

12 MR. PREGIATO: There will be no pool
 13 house.

14 MR. RUBINO: There will be no pool
 15 house.

16 MR. PREGIATO: So the only question I
 17 would have is the style of the -- I mean, it's
 18 not an area that has ranch houses.

19 MR. RUBINO: I think that's to be
 20 determined. This is just for the first steps,
 21 and then later on will be house by house
 22 review. Amongst the board, it will be enforced
 23 to try to keep it to the relevance of the area.

24 MR. PREGIATO: So when I heard that
 25 the property are large properties, you know, I

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 2 don't argue with that, but they're not large
 3 properties. They're probably as small as any
 4 property in that area.

5 THE CHAIRMAN: We could ask the
 6 architect. I said we could definitely ask the
 7 architect on the size. Is the lot size about
 8 the same as --

9 MR. PREGIATO: My land is 18,000 --
 10 MR. RUBINO: I think it's a question

11 for --

12 MR. PREGIATO: I'm sorry.

13 MR. MAIORANO: They're relatively
 14 bigger than what's allowed in the zoning. So
 15 10,000 square foot is allowed.

16 MR. PREGIATO: 10,000 is about how
 17 much of an acre?

18 MR. MAIORANO: 100 by 100.

19 MR. PREGIATO: So mine is 135 by 135.

20 MR. MAIORANO: (Inaudible. Discussion
 21 away from microphone.) So they're oversized
 22 with respect to -- you're required 10,000
 23 square foot, these are around 15,000 square
 24 foot properties. The homes won't be ginormous.
 25 Everything has to be zoning compliant. So it

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 2 will be very much in the character of the
 3 houses. The style of the homes, we'll have to
 4 come back to actually the Architectural Review
 5 Board first and then this board to make sure
 6 the style --

7 MR. PREGIATO: You're the builder?

8 THE CHAIRMAN: No, he's the architect.
 9 Can we have the conversation turned around
 10 here? I mean, I think we understand your
 11 concerns. He's helping you understand that it
 12 is going to be addressed. You want to know
 13 what's going to go there. We don't know yet.
 14 Right now, we're just drawing lines on paper
 15 showing what the lots are going to look like.
 16 The next step is to do site plan approval, in
 17 which case we know what the house looks like,
 18 how it's going to be seen from the street, all
 19 the details. That's the next step.

20 MR. RUBINO: I think that's the item
 21 that you're going to want to be interested in
 22 is the next step.

23 THE CHAIRMAN: When do you think
 24 you're going to be back?

25 MR. MAIORANO: Probably after the
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 2 summer.

3 THE CHAIRMAN: After the summer. So
 4 this is all going to get put on hold until the
 5 fall.

6 MR. PREGIATO: So the only other
 7 question I have is, the entrances to the two
 8 homes in the areas that you're building on
 9 Hathaway is obviously on Hathaway?

10 MR. MAIORANO: Exactly. The existing
 11 house will remain.

12 MR. PREGIATO: Thank you very much.

13 THE CHAIRMAN: You're welcome. Have a
 14 nice evening. So I make a motion to close the
 15 public hearing on Application 25-22, 10 Hewitt.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (AYE)

19 THE CHAIRMAN: So I make a motion
 20 to -- what are the conditions of the previous
 21 plot approval?

22 MS. WOLFSON: So the conditions
 23 were -- let's see. Do I have the resolution
 24 with me?

25 THE CHAIRMAN: I mean, should we state
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 2 THE CHAIRMAN: Right. Did we do the
 3 rec fee thing?

4 MS. WOLFSON: The rec fee, yes, that
 5 was the third condition of the original
 6 approval. Probably what you want to do is just
 7 reissue that exact approval.

8 THE CHAIRMAN: So then I make a motion
 9 to approve Application 25-22, 10 Hewitt
 10 subdivision, based on the project plans and
 11 findings as provided in the resolution issued
 12 for this project on March 21, 2024, that was
 13 Application 24-02, and subject to the
 14 conditions which were just read by Noelle, upon
 15 that approval. Second?

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (AYE)

19 THE CHAIRMAN: Great. I think you're
 20 done. Have a nice evening.

21 MR. MAIORANO: Thank you.

22 THE CHAIRMAN: Thank you. Have a nice
 23 Memorial Day.

24 The only other things on the agenda
 25 that we have to go through are more procedural.

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 2 them for the record?

3 MS. WOLFSON: Sure. Just give me one
 4 second and I can get them.

5 MR. MAIORANO: It was the engineering
 6 comments and the removal of --

7 THE CHAIRMAN: Do you recall?

8 MR. MAIORANO: It was the removal of
 9 those items have to be performed before you
 10 could sign the plot. Obviously, the
 11 engineering comment were satisfied, but part of
 12 the conditions were the removal of the
 13 impervious areas, the pool house, the garage,
 14 and I forgot exactly --

15 MS. WOLFSON: One second. I'm almost
 16 there. Okay. So the conditions of the
 17 original approval were that prior to the
 18 signature on the plat, the applicant address
 19 all of KSCJ's comments, mostly pertaining to
 20 storm water, our typical condition that the
 21 approval of the subdivision does not grant site
 22 plan approval for the two lots, and that site
 23 plan approval will be required, and the
 24 imposition of the recreation fee for the two
 25 new created lots.

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 2 On Application 25-18, 210 Marbledale
 3 Road subdivision, the applicant has not made a
 4 submission for review at this meeting. The
 5 only action we have to take right now is to
 6 declare itself lead agency for the SEQRA review
 7 of this action, which I will do now.

8 So I make a motion to declare the
 9 Planning Board lead agency for the SEQRA review
 10 of this action.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.

13 (AYE)

14 THE CHAIRMAN: The last one we're
 15 going to clear from the agenda is Sal's Market
 16 and Pizzeria. He's been non-responsive.

17 That's Application 23-15, Sal's Market and
 18 Pizzeria, 751 White Plains Road, since it has
 19 been a year since the application was reviewed.
 20 We are going to make a resolution asking that
 21 planning staff send the applicant a letter
 22 providing the applicant must make a substantive
 23 resubmission for the review at the June
 24 meeting, or at that meeting the board will
 25 consider a resolution denying the application

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 2 without prejudice to re-file it for failure to
 3 pursue it. What does that mean? I'm making --
 4 I'm going to recommend or ask that the planning
 5 staff prepare that letter to be read at the
 6 June meeting as stated prior. That's the
 7 motion I just made.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 THE CHAIRMAN: All in favor. Oh, that
 12 was all in favor. Great.

13 So now I'll make another motion to
 14 close the Town of Eastchester Planning Board
 15 meeting of Thursday May 22, 2025.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18 (AYE)

19 THE CHAIRMAN: Great. Thank you.

21 (Meeting adjourned.)

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 3

4 STATE OF NEW YORK)

) SS.

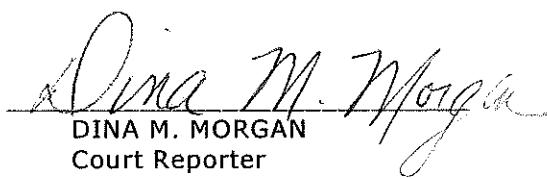
5 COUNTY OF WESTCHESTER)

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 video of the actual hearing. I was not
 13 present for such hearing. The video was taken
 14 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 14th day of June, 2025.

22
 23 
 24 DINA M. MORGAN
 Court Reporter

25 DINA M. MORGAN, REPORTER

PAGE	CORRECTION
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DINA M. MORGAN, REPORTER