

EASTCHESTER PLANNING BOARD - 5/22/2025

(AYE)

THE CHAIRMAN: Great. So the applications we're going to go over tonight are, the first one is 24-41, 30 and 32 Locust Avenue.

The second one is Application 25-12, Pure Physique Scarsdale, 74 Garth.

The next application is actually three individual special permits at the old Lord & Taylor on 750 White Plains Road. One of them will be Lord & Taylor, the other will be Equinox, the third will be Cava Restaurant, and the last will be Tatte Bakery. So we're going to review those together since the applications are similar.

The fourth application is 25-22, 10 Hewitt Avenue subdivision.

Let's see. There's one other item on Marbledale Road, that's Application 25-18, 210 Marbledale Road subdivision.

Another procedural application we have to go over is 23-15, Sal's Market and Pizzeria, 751 White Plains Road.

Hold on a second. So these

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applications have been adjourned and will not be heard tonight, that is 23-15, Sal's Market and Pizzeria, obviously; and 25-27, 10 Joyce Road. These may be on the agenda on June 26, 2025.

Okay. That being said, the first application is 24-41, 30 and 32 Locust Avenue.

MR. SALANITRO: Good evening, Mr. Chairman, Benedict Salanitra on behalf of the application for 30, 32 Locust Avenue. In the interest of time, since I occupied a lot of it last month, unless the board has any questions, the last iteration of plans, in concert with consultation with your consultant, I think I have yielded a very positive result. So unless the board has any questions, or if you want an overview of what has been done since the last meeting, that's up to you.

THE CHAIRMAN: A brief summary of what has been done.

MR. SALANITRO: Absolutely. So the last meeting, we reviewed the plans as it relates to improvements for the single family dwelling and drainage, how to handle that.

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THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of May 22, 2025. If everyone would rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRMAN: We're just going to take attendance. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Lauren Goodridge.

MS. GOODRIDGE: Present.

THE CHAIRMAN: Jim Bonanno is here. Joseph Rubino.

MR. RUBINO: Present.

THE CHAIRMAN: Michael Fortuno.

MR. FORTUNO: Present.

THE CHAIRMAN: Great. Full house. So we're just going to approve minutes right now. So I make a motion to approve the minutes from April 24, 2025 Planning Board meeting, subject to Phil Nemecek's revisions in his e-mail dated 5/22/25. So we can all vote except for Joe, I think; right?

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

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TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING

MAY 22, 2025

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
JOSEPH RUBINO, MEMBER
MICHAEL FORTUNO, MEMBER
LAUREN GOODRIDGE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

NOELLE WOLFSON, LAND USE CONSULTANT AND
CONSULTING COUNSEL
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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

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

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

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

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

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

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

24 We had spoken with the Building

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

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

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

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

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

14 MR. BOHLANDER: Correct.

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

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

23 MR. BOHLANDER: It does. Everything
24 complies. No direct impact other than, you

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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.
7 MR. NEMECEK: So I think the
8 suggestion you made, adding that condition is a
9 very sensible one.
10 THE CHAIRMAN: What exactly is that
11 condition? That based on your findings, it
12 will be adjusted accordingly.
13 MR. BOHLANDER: Correct.
14 MS. WOLFSON: And that the pipe is
15 exposed when they're excavating the site.
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.
20 (No comments.)
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.
25 MR. NEMECEK: Second.
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2 THE CHAIRMAN: All in favor.
3 (AYE)
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.
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.
24 MR. NEMECEK: Second.
25 THE CHAIRMAN: All in favor.
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2 (AYE)
3 THE CHAIRMAN: You made it.
4 MR. SALANITRO: Thank you. Happy
5 Memorial Day.
6 MR. NEMECEK: Thank you. You too.
7 THE CHAIRMAN: Have a good evening.
8 The next application is 25-12, Pure Physique in
9 Scarsdale, 74 Garth.
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.
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.
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
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2 same; right? All the parking and all the other
3 crazy variances that you need; right?
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).
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.
24 MR. CARTALEMI: It's a totally of six
25 clients they gave us and one trainer, so seven
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1 people at a time, which we're perfectly fine
2 with. That's exactly what we're looking for.
3 We accepted those. I gave you some pictures of
4 the property so you could see them.

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

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

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

22 MR. CARTALEMI: Correct.

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

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

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

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

18 MR. CARTALEMI: Yes.

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

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

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1 MR. NEMECEK: Best efforts is kind of
2 a loose term.

3 MS. WOLFSON: Right.

4 MR. NEMECEK: But the reality is, you
5 can't control everything; right?

6 MS. WOLFSON: Correct.

7 THE CHAIRMAN: All right. Thank you.

8 Let me just see if there's any comments from
9 the public. So I make a motion to open the
10 public hearing on Application 25-12, Pure
11 Physique Scarsdale, 74 Garth.

12 MR. NEMECEK: Second.

13 THE CHAIRMAN: All in favor.

14 (AYE)

15 MR. NEMECEK: Was this open before?

16 MS. WOLFSON: Yes.

17 THE CHAIRMAN: Sorry. It's continued.

18 MR. NEMECEK: Reopen.

19 THE CHAIRMAN: Strike that. Reopen,
20 I'm not going to redo that. I am going to make
21 a motion to close the public hearing on the
22 application, Pure Physique Scarsdale, 74 Garth.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

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1 (AYE)

2 THE CHAIRMAN: So the only condition I
3 guess is about that parking and the permits.

4 Subject to that condition --

5 MS. WOLFSON: I have conditions I
6 could read, if you would like.

7 THE CHAIRMAN: Yes, sure.

8 MS. WOLFSON: So the first would be,
9 the applicant shall use best efforts to secure
10 parking permits in nearby municipal lot for
11 employees of the business.

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

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

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

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

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

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

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(AYE)

THE CHAIRMAN: Thank you.

MR. CARTALEMI: Thank you very much. Have a good Memorial Day.

MR. NEMECEK: Good luck.

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

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

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

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

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

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

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

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

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

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

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

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they are in accordance with the board's comprehensive 2021 resolution.

Two of the other three new tenants are well known national chains, which fall under the formula fast casual/quick casual restaurant use category in the zoning code, which is allowed in this DSC district by special permit pursuant to Sections 2.D and 12.H.22 of the code.

One of the restaurants, Cava, has 17 locations in New York State, including one in Rye Ridge Plaza and one upcoming in Cross County Center. It's a very popular fast casual establishment known for its Mediterranean inspired fare with a focus on hospitality and community.

A second restaurant, with a similar focus, is Tatte Bakery and Cafe, which has 27 locations in Massachusetts, and others in Virginia, Washington DC, and Maryland. Tatte is in the process of opening new locations in our tri-state area, including one recently in Ridgewood, New Jersey. Tatte features breakfast, lunch and brunch items and its

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famous pastries. Neither restaurant will serve alcoholic beverages, and neither is proposing outdoor dining.

The third of the three tenants requiring a special permit is well known to the town, that's the Equinox Club, which has operated for many years, I believe since 1999, at 800 White Plains Road just up the road from the shopping center. Equinox is a health and fitness facility under the code, and that's one of the enumerated principal uses falling under the rubric of a recreation and family entertainment facility indoor, which is a special permit use, as you know, under Section 12.H.19 of the code.

The applicants' planning consultants JMC have submitted summaries of the three special permit uses, and their compliance with the requirements of Section 2.D and 12 of the zoning code, as may be applicable.

However, I want to note that there's been one change to the Equinox application. Upon discussions with the Board's counsel and review of her recent memo comment regarding

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Equinox, tonight we are hereby amending the Equinox special permit application simply to comply with the hours of operation requirement. You heard about a variance for that and granted a permit for the prior applicant. So we are amending our application to comply with the hours of operation under subsection 19.F, of course with the understanding that Equinox, like anyone else, may later come to the board, if it's so inclined, and seek a variance likewise and an amended special permit for different hours in accordance with the procedures of Section 12.C.7 of your code.

At this point, I'm not sure if Diego is here yet, it doesn't appear he is, so I would like to turn over the mic briefly to Jerry Bermingham of Saks to give you a further update of what's going on with the center and where we're going tonight.

MR. NEMECEK: If I could ask a question. With the five new tenants that would be envisioned here added to the White Plains Hospital Saks OFF 5th, whatever it is, what would the total occupancy -- the percentage

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occupancy be of the facility?

MR. DAVIS: Well, the occupancy then would be about 37,000 square feet for Saks, about 75,000 square feet for the hospital, so that brings us up to 112,000, and then 56,000 for these five tenants, approximately, which brings up to 168,000, if my math is correct at this time of night, but I think Mr. Bermingham can speak to that as well.

MR. NEMECEK: Okay.

MR. BERMINGHAM: My name is Gerald Bermingham. I'm with Saks Global, the owners of the property. I think Bob did a terrific job, so I don't have a lot to fill in there except to give you a status on what's going on, give you the answers to the occupancies, the kind of timing we're looking at.

MR. NEMECEK: Just also tell me, Saks Global, how does Saks Global relate to LT Eastchester, LLC?

MR. BERMINGHAM: We are the owners of that entity. Saks Global is the new name of the Lord & Taylor entity that owned the real estate that was part of Saks 5th Avenue, which

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

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

8 MR. BIRMINGHAM: Correct.

9 MR. NEMECEK: Okay. Got it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12 THE CHAIRMAN: Thank you.

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

16 THE CHAIRMAN: Congratulations to your
17 daughter.

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

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

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

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

24 The access points, there are several

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

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

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

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

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

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

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

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

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

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

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

21 MR. VILLAREALE: It has nothing to do
22 with it. But again, it's a comment that you
23 brought up, and it's on their radar already,
24 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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1 infrastructure that's being proposed as part of
2 the application. We do have the dumpster that
3 will take care of the trash recycling and other
4 requirements for the food uses themselves, and
5 that would be located in the back portion of
6 the building.

7 Again, the architectural improvements
8 were all reviewed by your ARB. I'm sure you'll
9 go through them today. You'll be pleasantly --
10 you'll like the proposed improvements as well,
11 just to continue that facade of the building
12 there adjacent to White Plains Hospital.

13 Then lastly, there's no drive-thru's,
14 no play areas, gaming areas, bar areas, or any
15 other entertainment uses within either one of
16 those special permit uses.

17 So those were just a run down of the
18 various general special permit criteria.

19 For the other food use, for Cava
20 itself, it's the same response. They're all
21 identical from the landscaping, the parking.
22 All of the special permit criteria, we check
23 those boxes for each of those food uses itself.

24 Again, finally the last one, the

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1 health and fitness facility, which falls under
2 the indoor recreation and family facility
3 provision under your code, that one has a
4 shorter list of special permit criteria, but
5 still there's some specific ones that talk
6 about the occupancy within the building and
7 utilizing the existing parking, that's one of
8 the overlapping and similar provisions.

9 As we had stated before, there is a
10 post occupancy study that's going to be
11 provided sooner rather than later with the
12 occupation of the White Plains Hospital use.

13 Then there's some additional
14 improvements that's part of the original
15 application that's still being constructed.
16 There's some sidewalk improvements at the
17 intersection of New Wilmot Road and the
18 signalized driveway. All of that is being done
19 in accordance with the previous approval.

20 Again, reiterating it again for this
21 permit use here, the ARB made a recommendation
22 for the improvements along the facade of this
23 use as well. They do have an accessory use
24 within the building serving food and

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1 non-alcoholic beverages, but in accordance with
2 your code, that's less than 10 percent of the
3 area. So that's fully compliant from that
4 standpoint.

5 We are greater than 100 feet to any
6 lot line. That was something that was a
7 comment that we received as well. We added
8 those dimensions. We're actually over 150 feet
9 from any lot line on this property itself.

10 The existing lighting will remain.
11 All the lighting was actually upgraded on the
12 site as part of the previous application as
13 well. They redid all the light fixtures, all
14 the light pole bases. All of that was done,
15 and obviously will remain the same. No noise,
16 no outdoor lighting. There's no portion of
17 this use that would be located on the outside,
18 and there's no entertainment component to this
19 use as well.

20 That's really the overview. I see you
21 coming out.

22 MS. WOLFSON: Yes. Maybe we could
23 just address one other thing. In addition to
24 the traffic study, post occupancy traffic study

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1 condition, there was a condition of the
2 original approval that talks about sewage
3 generation. I know you submitted a report, and
4 we have a memorandum from our consulting
5 engineer. So maybe you could just talk about
6 that for a minute.

7 MR. VILLAREALE: Sure. You beat me to
8 the punch. I didn't know if there were any
9 questions regarding the special permit criteria
10 and the things that we went through and the
11 individual uses themselves. I'm happy to
12 answer that, but I can dive into the sewer uses
13 as well.

14 MR. NEMECEK: Before we dive into the
15 sewer, I just have a very quick question just
16 to refresh my own recollection of what the
17 rules are. As a general rule in this Town, we
18 don't really do fast casual, and we certainly
19 don't do chains, but this Vernon Hills Shopping
20 Center area --

21 MS. WOLFSON: Right. So there's a
22 recent amendment to the zoning law a couple of
23 years ago that has a very limited permission
24 for formula fast casual -- not formula fast

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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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1 baseline of what we utilized. There was
2 some -- you know, there was some significant
3 flow because, keep in mind, you had restaurant
4 use as part of it as well. So all of that
5 contributed to the actual flows. So we used
6 that as the base line, and then we're comparing
7 it to the actual proposed uses that will
8 hopefully occupy the building in the near
9 future.

11 MR. NEMECEK: Good.

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.

18 MR. NEMECEK: You've heard all my
19 questions already.

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.

25 THE CHAIRMAN: Thank you.

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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.

10 The elevations represent what is the
11 intended use. We've already had most of these
12 windows approved via the prior applications.

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.

24 MR. NEMECEK: Is Equinox going to have
25 its ingress and egress exclusively on the east

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2 side of the building?

3 MS. GIACOMAZZA: It's going to have
4 egress and --

5 MR. NEMECEK: Ingress and egress.

6 MS. GIACOMAZZA: It will have that on
7 the back side, and then just egress on the
8 front side.

9 MR. NEMECEK: Okay. Back and front is
10 what, east and west? Which is which?

11 MS. GIACOMAZZA: The east side is the
12 back side. That's how I've been calling it.

13 MR. NEMECEK: But that will be the
14 main entrance?

15 MS. GIACOMAZZA: Yes. It also has --

16 MR. NEMECEK: For Equinox it will be
17 the front. Gotcha.

18 MS. GIACOMAZZA: You did.

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?

24 MR. NEMECEK: The west elevation.

25 MR. RUBINO: You're saying Equinox is

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2 going to be on the east in the back?

3 MS. GIACOMAZZA: Yes.

4 MR. RUBINO: Got it. Thank you.

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.

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.

24 MS. GIACOMAZZA: Yes.

25 MR. FORTUNO: Phil, can I add to that?

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

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

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

15 (Speaking from the audience.)

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

18 MS. GIACOMAZZA: Yes. Absolutely.

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

22 MS. GIACOMAZZA: Can you repeat that?

23 THE CHAIRMAN: I'm sorry.

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

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

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

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

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

14 MS. GIACOMAZZA: This side?

15 MR. NEMECEK: Yes.

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

19 MR. NEMECEK: Got it.

20 MS. GIACOMAZZA: Saks. Sorry.

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

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

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1 you.

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

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

11 MR. DAVIS: Say that again.

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

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

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

4 THE CHAIRMAN: With you today?

5 MR. BERMINGHAM: Yes.

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

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

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

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

20 Okay, Tatte is first.

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

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Thanks for the opportunity to speak with you tonight.

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

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

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

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

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

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

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

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

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

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

MR. NEMECEK: Okay.

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

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

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

THE CHAIRMAN: How do you guys

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typically put signage or awnings? Just in general. I'm not going to hold you to it.

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

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

MR. BOYLE: Black and white.

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

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

MR. BOYLE: We hope so.

THE CHAIRMAN: Why is the kitchen so big?

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

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1 prepped in-house. Everything is made scratch
2 ready to order. We chop our own lettuce, we
3 cut our own tomatoes, all that stuff.

4 THE CHAIRMAN: Okay, great. I'll be
5 the first to go.

6 MR. BOYLE: Awesome.

7 THE CHAIRMAN: Whatever you have next
8 will be fine.

9 MR. BOYLE: Thank you.

10 THE CHAIRMAN: Thank you.

11 MR. NEMECEK: This woman's got a Cava
12 shirt, Cava branding. I like it.

13 MS. NOSTRAND: I'm Molly Nostrand.
14 I'm senior design manager of Cava. Our brand
15 started in the DC Metro area, three best
16 friends of Greek immigrant parents started off
17 in the restaurant industry and grew from there.

18 So our restaurant has a lot of fresh
19 options. Great for if you have specific
20 dietary preferences. A lot of good seasoning
21 and Mediterranean flavors. Typically, our menu
22 has green bowls, salads or Pita wraps, as well
23 as a children's menu option. Then we have
24 fresh juices that are made in-house daily. I

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1 like to mix them, different flavors.
2 Strawberry citrus is very good.

3 It's set up as a fast casual, as you
4 mentioned. Our dining room, we put a lot of
5 care and intention into making it comfortable.
6 We have a lot of booth seating, bench seating,
7 and a lot of great tile.

8 MR. NEMECEK: Are you envisioning sort
9 of a mustard colored Cava sign.

10 MS. NOSTRAND: We do have pops of
11 yellow. Our sign is similar to Tatte. We
12 would do a dark channel letter sign here to
13 contrast the light facade, and then we would
14 likely submit just like a wood eyebrow over
15 that entrance just to bring some warmth and
16 character.

17 So this long, narrow space here is our
18 main entrance and some storefront. We have a
19 lot of potted plants around the area, so
20 anything green here. There's that beverage
21 station with those fresh juices. And then
22 along this run, we have a lot of two top booth
23 seating, and then bench seating here. So
24 guests will enter through here and que up to

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1 place their order at this front line. Some
2 bottled beverages here. And then on this side,
3 we do have some open shelving for digital
4 orders to go. All kitchen equipment here,
5 space to make those digital orders. Great view
6 of the grill for chicken, honey roasted
7 chicken, steak being grilled up on there. And
8 then it's really just restrooms and back of
9 house.

10 MR. NEMECEK: Hours of operation?

11 MS. NOSTRAND: 10:45 a.m. to 10 p.m.
12 daily.

13 MR. NEMECEK: So you'll get the crowd
14 leaving from --

15 MS. NOSTRAND: Equinox.

16 MR. NEMECEK: That's seven days a
17 week?

18 MS. NOSTRAND: I'm sorry.

19 MR. NEMECEK: Seven days a week?

20 MS. NOSTRAND: It's seven days a week.

21 MR. NEMECEK: Are you going to have
22 different hours on Sunday?

23 MS. NOSTRAND: No. Same hours every
24 day. We tend to do more of a lunch business

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1 than dinner, but we are also open for dinner.

2 THE CHAIRMAN: Great. So we have
3 bakery items, we have green bowls, and what
4 else do we have?

5 MR. TUDISCO: Equinox.

6 THE CHAIRMAN: Equinox. Thank you. I
7 think you go to Equinox first, and then you
8 work your way down the line. Thank you.

9 MS. SENATOROVA: Good evening. My
10 name is Luba Senatorova representing Equinox.
11 Pleasure to be here with you and take a little
12 piece of your time to present our company,
13 although I believe it's known to the Town and
14 its residents and businesses.

15 Other than being a long standing
16 operator, member of the local community since
17 1999, Equinox currently operates over 110
18 facilities, fitness clubs and spas in the
19 United States, Canada, and London. The first
20 club opened in 1991, so over 36 years ago.

21 We are very excited about our
22 development plans. Looking at this new
23 facility in Eastchester as one of our
24 development opportunities that we are very

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

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

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

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

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

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

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

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

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

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

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

MS. SENATOROVA: How much what?

THE CHAIRMAN: How many square feet.

MR. NEMECEK: How big an expansion is it over the existing.

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

MR. NEMECEK: Almost double.

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

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

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

THE CHAIRMAN: Is Gary back there?

MR. RUBINO: Thanks, Gary.

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

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

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

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

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1 our members.

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

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

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

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

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

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

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

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

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

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

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

23 MS. WOLFSON: Correct.

24 THE CHAIRMAN: Got you. Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MS. GOODRIDGE: Understood. Thank you for clarifying.

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

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

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

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to have to be factored in as well.

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

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

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

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

THE CHAIRMAN: Thank you for that.

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

THE CHAIRMAN: Oh, do they?

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

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

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

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

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

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

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

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

MS. WOLFSON: Sure.

MR. NEMECEK: So here we are.

THE CHAIRMAN: Any other questions, guys?

(No questions.)

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

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

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

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

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

THE CHAIRMAN: This is about the I & I?

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

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

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

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

MR. BOHLANDER: They would not, no.

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

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

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

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

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

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

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

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

MR. NEMECEK: Okay. Second.

THE CHAIRMAN: Yes. Motion.

MR. NEMECEK: All in favor.

THE CHAIRMAN: All in favor.

(AYE)

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

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

THE CHAIRMAN: All in favor.

MR. NEMECEK: I think you have to second.

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THE CHAIRMAN: Second.

MR. NEMECEK: Now we're going to do all in favor.

(AYE)

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

MR. NEMECEK: We should have practiced this.

THE CHAIRMAN: Are there any comments from the public?

(No comments.)

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

MS. WOLFSON: Yes.

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

MS. WOLFSON: Yes. What I think should happen is, the applicant can submit the information they just informally presented this evening. We can advance the sewer information in just a bit and have resolutions prepared for the June meeting. You want to keep the hearing open so you could receive that submission.

THE CHAIRMAN: Okay. Great. So in

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1 the memo you wrote to me, for each of the
2 occupants you said there was stuff you wanted
3 to take a look at --

4 MS. WOLFSON: Correct.

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

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

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

18 MR. DAVIS: Thank you very much.

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

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

23 MR. NEMECEK: None. Okay, perfect.

24 THE CHAIRMAN: Right. So we're going

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24 Lastly, as far as, you know,

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

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

21 MR. RUBINO: Thank you.

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

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was approved previously.

MR. MAIORANO: Sure. Yes.

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

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

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

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

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

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

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

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

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

MR. MAIORANO: Absolutely.

MR. NEMECEK: That accounts for something.

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

MR. MAIORANO: Absolutely, yes.

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

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

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

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

MR. MAIORANO: Garage.

MR. PREGIATO: A two story garage?

MR. MAIORANO: Yes.

MR. PREGIATO: What's above the garage?

MR. MAIORANO: Storage.

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

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

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

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

MR. MAIORANO: No.

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

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

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

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

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

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

MR. RUBINO: There will be no pool house.

MR. PREGIATO: There will be no pool house.

MR. RUBINO: There will be no pool house.

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

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

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

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

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

MR. PREGIATO: My land is 18,000 --

MR. RUBINO: I think it's a question for --

MR. PREGIATO: I'm sorry.

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

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

MR. MAIORANO: 100 by 100.

MR. PREGIATO: So mine is 135 by 135.

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

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

MR. PREGIATO: You're the builder?

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

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

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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

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

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you.

(Meeting adjourned.)

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CORRECTION SHEET

PAGE

CORRECTION

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CERTIFICATION

STATE OF NEW YORK)

) SS.

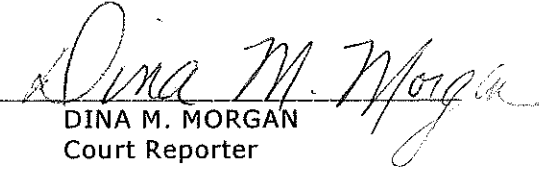
COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a video of the actual hearing. I was not present for such hearing. The video was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of June, 2025.


DINA M. MORGAN
Court Reporter

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