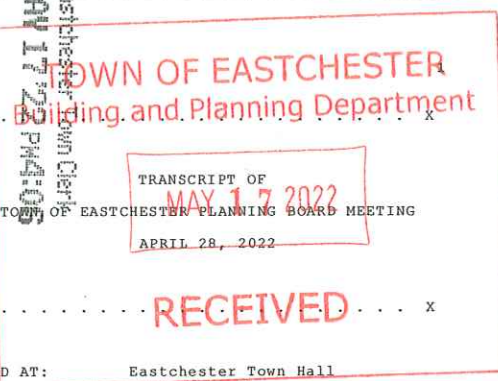


Eastchester Town Clerk
MAY 17 12 22 PM '22

Eastchester Town Clerk
MAY 17 2 28 PM '22



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
- LOUIS CAMPANA, MEMBER
- ANTHONY GIACOBBE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

- MARGARET UHLE, DIRECTOR OF PLANNING
- ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 Ciao Restaurant, 5-7 JR Albanese Place.
 3 So the first application, 693 White
 4 Plains Road. Could you come up to the podium
 5 over there, grab the mic, state your name and
 6 who you are, and then take it away.

7 DANIEL: I'm Daniel from Haiku at 717
 8 White Plains Road, and I'm applying for outdoor
 9 permits.

10 MR. NEMECEK: Daniel, could you
 11 explain what your relationship is to Haiku.

12 MS. UHLE: Are you the owner?

13 MR. NEMECEK: What's your position?

14 DANIEL: I'm the manager from Haiku.

15 MR. NEMECEK: Thank you.

16 DANIEL: Should I go to the plans?

17 MS. UHLE: You'll have to bring the
 18 microphone.

19 MR. NEMECEK: Bring the microphone
 20 with you.

21 DANIEL: I'm applying for outdoor
 22 permits for 6 tables, 15 chairs. The seating
 23 is right here. They have a 6 foot walkway, and
 24 we only use 24 inch table, so there is still 4
 25 feet of walkway.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22

2
 3 THE CHAIRMAN: Welcome to the
 4 Eastchester Planning Board meeting of Thursday,
 5 April 28, 2022. If everyone would rise for the
 6 Pledge of Allegiance, please.

7 (Pledge of Allegiance.)

8 THE CHAIRMAN: I'm going to do the
 9 roll call here. Mr. Phil Nemecek.

10 MR. NEMECEK: Present.

11 THE CHAIRMAN: Mr. Anthony Giacobbe.

12 MR. GIACOBBE: Present.

13 THE CHAIRMAN: Jim Bonanna is present.

14 Mr. Mark Cunningham could not be with us this
 15 evening. Mr. Louis Campana.

16 MR. CAMPANA: Present.

17 THE CHAIRMAN: I'll just quickly go
 18 through the agenda items. We have two new
 19 applications. One is Haiku, 693 White Plains
 20 Road. The second is 22-15, Amoco Station at
 21 497 New Rochelle Road. We have an application
 22 which we've seen previously which is coming
 23 back, and it's 21-32 95A Tuckahoe Avenue.

24 MS. UHLE: We have one item that was
 25 adjourned, in case anyone --

THE CHAIRMAN: Is watching. That is

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2 Last year we did it, two years back we
 3 did it, and they came and do the inspection;
 4 the Fire Department came by, the Building
 5 Department came by. This year we thought of
 6 doing it again. A lot of people like outdoor
 7 seating, so I was thinking to apply as a
 8 permanent permit.

9 MR. NEMECEK: I think I took a look at
 10 the website, and it has pictures of the outdoor
 11 seating. That's the seating that was permitted
 12 by the town during the Covid crisis; right?

13 DANIEL: That's right.

14 MR. NEMECEK: You're looking to gain a
 15 permanent ability to maintain the outdoor
 16 seating?

17 DANIEL: Yes.

18 MR. NEMECEK: Okay.

19 THE CHAIRMAN: I guess the obvious
 20 question is, the tables get moved back every
 21 day or they stay out there?

22 DANIEL: They're moved in every day at
 23 nighttime.

24 MS. UHLE: They're required to be
 25 moved in. So they're either required to be

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 fixed or they're required to be moved.

3 THE CHAIRMAN: Sure. The only
4 question is, when they put them back every day,
5 how do you ensure that they're not sort of
6 encroaching on the curb or getting to close to
7 traffic.

8 DANIEL: No, because I have to put it
9 against the columns. There's one column, two
10 columns, three columns.

11 THE CHAIRMAN: So as long as they're
12 up against the column, they're --

13 DANIEL: Yes. My neighbor here,
14 steakhouse, they're using that same strip.

15 THE CHAIRMAN: So same thing every
16 day. Got it.

17 MS. UHLE: As he said, the
18 configuration, as simple as it looks, the Fire
19 Department and the Building Inspector do go out
20 and look at these just to make sure that there
21 is access and they're not blocking egress areas
22 and that kind of thing.

23 MR. CAMPANA: How large are the tables
24 that are near the parking lot?

25 DANIEL: How large is it?

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2 MR. CAMPANA: Yes. 30 by 30?

3 DANIEL: 30 by 30 is outside here.
4 The inside one is 24 by 30.

5 MR. CAMPANA: So 38 inches from the
6 table to the parking lot.

7 THE CHAIRMAN: Looks great. I'm good.

8 MR. NEMECEK: Have you had any
9 problems with using the outdoor seating over
10 the past two years? I know it's been approved
11 by the town officials, the configuration and
12 that, have there been any issues that you've
13 had?

14 DANIEL: No, so far there's no issue.
15 The first year we did it, and the second year
16 they came back and do the same layout, same
17 layout. Everything is the same. So they want
18 us to do it the proper way this year, just to
19 get a permanent permit.

20 MR. NEMECEK: I have another question.
21 Let's say you have a torrential downpour that
22 day, a rainfall, I mean, it's a heavy rain, do
23 you put the tables out at that point?

24 DANIEL: Outside here we're not going
25 to put any tables if it rains, only inside

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 here.

3 MR. NEMECEK: The tables nearest to
4 the parking lot, where do you keep those
5 tables?

6 DANIEL: We move it into the
7 restaurant.

8 MR. NEMECEK: And you use them within
9 the restaurant?

10 DANIEL: That's right. We use them in
11 the restaurant. Daytime we put it out,
12 nighttime we move it back inside. We're not
13 going to leave outside.

14 THE CHAIRMAN: Oh, they're not
15 additional tables, they're just indoor tables
16 moved outside.

17 DANIEL: Yes, they're indoor tables,
18 so just we pick it up, move it in.

19 THE CHAIRMAN: Right, so they could
20 quickly go back inside.

21 DANIEL: We move it in and out
22 nighttime, we just clean it. Even the chairs
23 and everything, we take it in, everything.

24 THE CHAIRMAN: Good. Standby, we just
25 have to do a public hearing for this.

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2 I make a motion to open the public
3 hearing on Application 22-10, Haiku, 693 White
4 Plains Road. Second?

5 MR. NEMECEK: Second.

6 THE CHAIRMAN: All in favor.
7 (AYE)

8 THE CHAIRMAN: Motion to close the
9 public hearing on Application 22-10, Haiku, 693
10 White Plains Road.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: Finishing up with --

13 MR. NEMECEK: You have to put it to a
14 vote.

15 THE CHAIRMAN: What's that, boss? Oh,
16 all in favor.

17 (AYE)

18 THE CHAIRMAN: Any more comments or
19 we're good?

20 MR. NEMECEK: I think we're good.
21 Just from the town's perspective, there haven't
22 been any issues with the outdoor seating;
23 correct?

24 MS. UHLE: Not at all.

25 MR. NEMECEK: Okay. I'm fine.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 THE CHAIRMAN: Motion to approve this
3 application, 22-10, Haiku, 693 White Plains
4 Road.

5 MR. NEMECEK: Second.

6 THE CHAIRMAN: All in favor.
7 (AYE)

8 THE CHAIRMAN: You're good. Thank
9 you.

10 MR. NEMECEK: Thank you.

11 THE CHAIRMAN: Thank you. Hope you
12 guys have a nice summer, nice spring, nice
13 summer.

14 MR. NEMECEK: Best of luck.

15 MR. CAMPANA: Good luck.

16 MR. GIACOBBE: Good luck.

17 THE CHAIRMAN: Thank you.

18 MR. VILLANI: Good evening. My name
19 is Jonathan Villani, and I represent Annunziata
20 Villani Design Consultants. We are the
21 designers and consultants for our client, the
22 Amoco Station at 497 New Rochelle Road.

23 We're proposing a canopy structure
24 that's fully on property, but due to the fact
25 that the clearance has to 14 foot 6 to 15 feet

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2 to the underside of the canopy, it naturally
3 goes above the 15 foot allowable accessory
4 structure height.

5 We are trying to -- let me show you.
6 I'll bring this over. So our structure is
7 basically white trim with an asphalt shingle
8 roof that's going to match the existing.

9 There's a similar canopy structure that's
10 further down the block that I believe is in the
11 application photos. So we're attempting to put
12 a gable to make it look more traditional
13 residential look with white columns coming
14 down.

15 This is preliminary. Obviously, we
16 have to get a zoning variance to come back and
17 see you guys after that, but this is what we're
18 proposing here. Just to say, the clients are
19 not totally against adjusting the pitch to
20 lower it a little bit if we have to. The pitch
21 of the roof is not set in stone, but we do want
22 to create an angle enough that asphalt shingles
23 could -- a four pitch so the asphalt shingles
24 could be used because below a four pitch they
25 can't be -- they start to -- the warranty and

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2 they wear out.

3 MS. UHLE: Can I make one quick
4 comment because I have an error in my meeting
5 notes where I say for this canopy -- fire
6 suppression systems I said they're not
7 permitted. That's not true. They're not
8 required any longer, and so most canopies are
9 not proposing them anymore for a variety of
10 reasons. I don't believe yours has a fire
11 suppression system.

12 MR. VILLANI: No fire suppression.
13 That was the reason it was previously approved
14 over the property line, then we scooted it back
15 now onto the property line.

16 MS. UHLE: Under any circumstances
17 even with just a canopy, all commercial
18 applications are reviewed by the Fire
19 Department. I guess for a variety of reasons
20 some of the fire suppression systems in the
21 canopies have been a little problematic, so
22 that's why they're no longer required.

23 MR. NEMECEK: Out of curiosity, what
24 are they replaced by?

25 MS. UHLE: First of all, my

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2 understanding is, that fire suppressions
3 systems are not necessarily required under any
4 circumstances. Some of them -- I believe the
5 one at 600 White Plains Road and I'm not sure
6 about this one -- have them associated with the
7 pumps in another format. So there are other
8 options.

9 MR. VILLANI: They also have hard
10 stops now, what they call hard stops, which are
11 a button inside and outside the structure which
12 shuts off the fuel to the gas tank, which then
13 shuts off the flames.

14 MS. UHLE: Again, not proposing it, so
15 somewhat irrelevant, but I wanted to clarify.

16 THE CHAIRMAN: I thought that's what
17 this was for. You did bring up a good point
18 about the ridge height. What's it across the
19 street; does it match the ridge height?

20 MR. VILLANI: No. The one across the
21 street is -- it's between a three and a four.
22 I never measured it, but it's a lower pitch.

23 MS. UHLE: That's the pitch, but the
24 clearance has to be the same; right?

25 MR. VILLANI: The clearance can't

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2 change. The height of the underside of the
3 canopy has to be the same. We're going to need
4 a variance regardless. It's just the degree of
5 variance because the pitch could change or the
6 ridge height could change a little bit to lower
7 it slightly.

8 MS. UHLE: Carol in my office pulled
9 out so many plans to try to answer that
10 question because we anticipated it. That was
11 an existing canopy previously, so in all the
12 most current approvals the height was never
13 noted on that. So I'm not quite clear what
14 that height is. I assumed it was pretty
15 similar because of the clearance.

16 MR. VILLANI: To get a fuel truck
17 underneath there, it has to be 14 feet 6 to
18 15 feet.

19 THE CHAIRMAN: Right. That's the
20 underside. I'm talking about the top.

21 MR. VILLANI: Oh, the top?

22 THE CHAIRMAN: Yes. So if you were to
23 lower it, that ridge comes down a little bit,
24 it's a little less obvious.

25 MR. VILLANI: It's a little less

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2 obvious. Like a said, a four pitch would
3 probably bring it down a foot or two.

4 THE CHAIRMAN: A little bit less white
5 to look at all the time. I mean, you're not
6 putting anything on -- what's that surface?

7 MR. VILLANI: This will be white trim,
8 and then asphalt shingle roof.

9 THE CHAIRMAN: It could get lowered.

10 MS. UHLE: The only thing is, you
11 don't want it to look too flat. If you have a
12 gable roof, you want it to look like a gable.

13 MR. CAMPANA: Your intent was to
14 create a traditional detail.

15 MR. VILLANI: Especially from an
16 aesthetic standpoint. From looking at it, I
17 could lower the pitch slightly and still keep a
18 nice traditional gable, but not too much
19 because it starts to flatten out and look
20 weird.

21 THE CHAIRMAN: Yeah, I'm not going to
22 be the architect.

23 MR. CAMPANA: Also, it will start to
24 compete with the gable that's directly behind
25 it as well.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22

2 THE CHAIRMAN: You do want a contrast?

3 MR. CAMPANA: There is a contrast, but
4 I think if it's flattened more so than it is
5 currently at a five pitch, then its more
6 contrast than the gable that sits directly
7 behind it.

8 MS. UHLE: It doesn't look as
9 consistent.

10 MR. CAMPANA: Right. Right.

11 MR. VILLANI: This pitch it more
12 traditional.

13 THE CHAIRMAN: I wouldn't say anything
14 less. You know what, you do the architecture,
15 I'll just comment on it.

16 MR. NEMECEK: I'm okay with it. I'm
17 okay with the pitch as is.

18 THE CHAIRMAN: Is there a site plan
19 with that?

20 MR. VILLANI: You mean a --

21 THE CHAIRMAN: A plan view of the
22 roof.

23 MR. VILLANI: I have the plan view
24 here. That's the original site plan. So this
25 is the structure here, and this canopy will go

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2 right in front of it here. This is the
3 property line. These are the columns.

4 MS. UHLE: It's not centered over the
5 pumps because he's not permitted to extend
6 within the road right-of-way. It's not
7 permitted to be over the property line.

8 MR. VILLANI: So we wanted to at least
9 get coverage for the people fueling their cars
10 on the pump side.

11 THE CHAIRMAN: At the least, right.

12 MR. VILLANI: Believe it or not, you
13 would be surprised how many people drive by
14 when you don't have a canopy in the weather.

15 THE CHAIRMAN: In the weather while
16 it's raining.

17 MR. VILLANI: So it increases
18 business. Here you go.

19 THE CHAIRMAN: It's a nice amenity for
20 the customers.

21 MR. VILLANI: Then I would imagine I
22 have to come back because they're probably
23 going to put an Amoco -- you can't put an Amoco
24 sign. We already have a sign variance. We
25 can't put an Amoco sign on it; right?

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2 MS. UHLE: No. Our sign law
3 explicitly prohibits signage on gas station
4 canopies.

5 MR. VILLANI: I'll cut that off with
6 them.

7 THE CHAIRMAN: Okay. So we're good to
8 go here; right? So Architecture has seen this
9 or this is just --

10 MS. UHLE: No. Unfortunately, because
11 it needs a variance, our zoning law requires it
12 has preliminary review from the Planning Board,
13 then it will go to Zoning, then ARB, and then
14 back to Planning.

15 THE CHAIRMAN: So no public hearing?

16 MS. UHLE: No public hearing.

17 THE CHAIRMAN: This is just good, bad.

18 MR. VILLANI: Just so I have it
19 straight, we go Zoning --

20 MS. UHLE: ARB --

21 MR. VILLANI: -- ARB, and then back
22 here for final?

23 MS. UHLE: That's correct, yes.

24 THE CHAIRMAN: This is just to see if
25 we had any, oh my gosh, what did you do. Well

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 done.

3 MR. VILLANI: Thank you.

4 MR. NEMECEK: Looks good.

5 THE CHAIRMAN: We're good. Look
6 forward to seeing you again.

7 MS. UHLE: You're referring it to the
8 ZBA for consideration of the area variance.

9 MR. VILLANI: We're good?

10 MS. UHLE: You're good.

11 MR. NEMECEK: Good luck.

12 THE CHAIRMAN: Thank you. Next
13 Application is 21-32, 95A Tuckahoe Avenue.

14 MR. CAMPANA: Louis Campana,
15 architect, on behalf of the applicant, 95A
16 Tuckahoe Avenue. We were before this board
17 back in February, where we reviewed the house
18 and also the site plan and storm water
19 management plan.

20 So just as a very quick recap, the
21 existing one story home that currently exists
22 is being taken down to the existing foundation.
23 We're going to be building on top of that, and
24 also adding additions to the east side and a
25 small addition to the west side as well.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 The house will be primarily stucco
3 veneer, and we do have a section of the house
4 which will be clad with Boral, which will be
5 painted in a Farrow & Ball off black.

6 At that meeting, there were a few
7 comments about the site plan, and Kellard
8 Sessions had sent a memo also with some
9 comments that we've addressed.

10 MR. NEMECEK: Louis, one other thing.
11 One of the illustrations, the renderings that
12 you just put up had a pool in it. I think we
13 established that the pool is envisioned at some
14 future point?

15 MR. CAMPANA: The pool pavilion is a
16 future project, yes.

17 MR. NEMECEK: Yes.

18 MS. UHLE: The pavilion. The pool is
19 proposed, but it's the pool pavilion that's in
20 the future.

21 MR. NEMECEK: But the rendering that
22 you have is the finished product.

23 MR. CAMPANA: See the pool here. Now
24 the pool patio is here, but the pool pavilion
25 will be situated right here in front of those

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
2 umbrellas.

3 MR. NEMECEK: Got it. Okay. Thank
4 you.

5 MR. CAMPANA: In terms of some of the
6 additions that we've added to the site plan to
7 address comments from Kellard Sessions, we've
8 updated the site plans showing existing and
9 proposed grades. We added more spot
10 elevations, top of wall, bottom of wall spot
11 elevations as well. We've located pool
12 equipment in the back corner of the property.
13 It will sit 6 feet and 6 feet off the rear and
14 the side property line.

15 We made one modification. We did
16 remove one retaining wall. Previously, we had
17 two retaining walls here on the western side,
18 and now we only are incorporating one wall.

19 We are now showing all the underground
20 and overhead utilities, which go to Tuckahoe
21 Avenue right down through the easement and over
22 to the front corner of the house.

23 We've added site details. Just bear
24 with me for a second. The details that we've
25 added to the drawing set, we have rail details

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 2 for the masonry patios. We have our entrance
 3 gate to the rear yard. We have a site wall
 4 detail showing the footing -- the full stone
 5 veneer -- full stone wall, excuse me, and a
 6 blue stone coping. We have our planter walls,
 7 retaining walls, and then we have our retaining
 8 walls which have a natural stone top. This
 9 wall is -- this wall will be designed or signed
 10 off on by a structural engineer prior to the
 11 permit being issued. We also have pool fence
 12 details, driveway details, and steppingstone
 13 pathway details as well.

14 Those were all of the additional items
 15 to the architectural.

16 On the drainage plan, there were a
 17 couple of comments as well. The most I think
 18 prominent comment that was given to us by
 19 Kellard Sessions was including a catch basin
 20 prior to the water entering the drainage
 21 galleries. So we've added a catch basin here,
 22 and also here at the front corner of the
 23 building.

24 Community Designs also included
 25 details for a stabilized construction entrance

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 as well. I believe that was all.

3 MR. NEMECEK: Okay.

4 MS. UHLE: I think it was mentioned
 5 earlier -- I'm not sure -- did you mention Joe
 6 Cermele's memo? You all received a memo today
 7 saying everything has been addressed to his
 8 satisfaction.

9 MR. NEMECEK: Yes. Thank you.

10 THE CHAIRMAN: I think everything has
 11 been addressed and readdressed and sorted out,
 12 so we're good.

13 MR. NEMECEK: Thank you for -- I know
 14 you could have come back last month and you
 15 would have been the only item on the agenda, so
 16 we do thank you for considering us and coming
 17 back. With the benefit of that extra time, it
 18 looks like you've gotten all the kinks out, as
 19 minor as they may have been. Looks good.

20 We have an open public hearing?

21 THE CHAIRMAN: I think so.

22 MS. UHLE: Yes.

23 THE CHAIRMAN: There is no public, so
 24 we'll just close it.

25 MS. UHLE: I think you should still

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 make a motion to reopen the public hearing.

3 MR. NEMECEK: Might be someone hiding
 4 beneath a chair.

5 MS. UHLE: Just in case someone wants
 6 to come running in. I would reopen it, and
 7 then make a motion to --

8 MR. TUDISCO: It's still open, right,
 9 so he just would have to make a motion --

10 MS. UHLE: To re-open it again or ask
 11 if there are any public comments, I think.

12 MR. NEMECEK: Just ask for public
 13 comments and then we close, isn't that what we
 14 do?

15 THE CHAIRMAN: No, I have to open it
 16 is what I heard. I make a motion to open the
 17 public hearing on Application 21-32, 95A
 18 Tuckahoe Avenue.

19 MR. NEMECEK: Second.

20 THE CHAIRMAN: All in favor.

21 (AYE)

22 THE CHAIRMAN: Motion to close the
 23 open public hearing on Application 21-32, 95A
 24 Tuckahoe Avenue.

25 MR. NEMECEK: Second.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22

2 THE CHAIRMAN: All in favor.

3 (AYE)

4 THE CHAIRMAN: Looks good. Looks
 5 great. It's beautiful. I can't throw this
 6 out, it's so beautiful. My wife said, oh my
 7 God, that's gorgeous, as are the renderings you
 8 showed us here. Thank you for presenting it to
 9 us and to the community too.

10 I make a motion to approve this
 11 application, 21-32, 95A Tuckahoe Avenue.

12 MS. UHLE: Subject to one condition
 13 with regard to the landscape architect will
 14 provide a signed and sealed letter certifying
 15 that the landscape plan was implemented in
 16 accordance with the approved plans, and any
 17 changes he or she has to document in the
 18 letter.

19 MR. CAMPANA: And also a structural
 20 engineer has to certify the retaining wall.

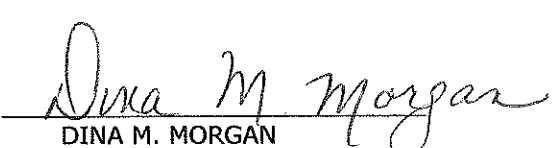
21 MS. UHLE: In all honesty, that would
 22 be our Building Department. They could make
 23 that a Planning Board approval as well.

24 THE CHAIRMAN: So those two conditions
 25 as noted.

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1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 MR. NEMECEK: So subject to those two
 3 conditions, I second the motion to approve the
 4 application.
 5 THE CHAIRMAN: Great. All in favor.
 6 (AYE)
 7 THE CHAIRMAN: Congratulations. It
 8 looks good.
 9 MR. CAMPANA: Thank you, gentlemen.
 10 MR. NEMECEK: Fantastic, it's not even
 11 7:30.
 12 THE CHAIRMAN: We don't have any
 13 minutes to approve?
 14 MS. UHLE: You do, the February 24th,
 15 2022 minutes.
 16 THE CHAIRMAN: Okay.
 17 MS. UHLE: Jim, that's what this is
 18 for.
 19 MR. NEMECEK: Wow, Margaret is getting
 20 a little sassy here.
 21 MS. UHLE: I spend all this time.
 22 THE CHAIRMAN: Hang on. Minutes. I
 23 was supposed to do it at the beginning too?
 24 MS. UHLE: Yes.
 25 THE CHAIRMAN: Got it. So what I was
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 supposed to do at the beginning was, make a
 3 motion to approve meeting minutes of the
 4 February 24th, 2022 Planning Board meeting,
 5 except for Mark, who is not here.
 6 MR. NEMECEK: Subject to the few
 7 revisions that I've provided, I second.
 8 THE CHAIRMAN: All in favor.
 9 (AYE)
 10 THE CHAIRMAN: Great. So then I can
 11 make a motion to close the town of Eastchester
 12 Planning Board meeting of Thursday, April 28,
 13 2022.
 14 MR. NEMECEK: Second.
 15 THE CHAIRMAN: All in favor.
 16 (AYE)
 17 (MEETING ADJOURNED.)
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DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2 CERTIFICATION
 3
 4 STATE OF NEW YORK)
) SS.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a video of the actual hearing. I was not
 13 present for such hearing. The video was taken
 14 and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 15TH day of MAY, 2022.
 22
 23 
 24 DINA M. MORGAN
 Court Reporter
 25 **DINA M. MORGAN, REPORTER**

1 EASTCHESTER PLANNING BOARD MEETING - 4/28/22
 2
 3 CORRECTION SHEET
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 5
 6 PAGE CORRECTION
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 DINA M. MORGAN, REPORTER