

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
JANUARY 23, 2020

Eastchester Town Clerk
JAN 24 2020

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

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
MARK CUNNINGHAM, MEMBER
PHILIP NEMECEK, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
CAROL PINTO, SECRETARY

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

DINA M. MORGAN, REPORTER

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EASTCHESTER PLANNING BOARD - 1/23/2020

you could bring the microphone because we have a stenographer.

MR. PIETROSANTI: Good evening,

members of the board, Mr. Chairman, Ms. Uhle, Mr. King, and welcome to the new board member. My name is Bruno Pietrosanti, I'm the architect representing Wood and Fire. The restaurant that we're speaking of is on Brook Street.

It's formally known as the Mezza Luna Restaurant. It has been re-branded to Wood and Fire, which is part of the partnership of the Wood and Fire that's in Pleasantville, New York. It's part of a restaurant group.

Back in October of 2018, we came before this board to have an approval of an outdoor terrace area, which we have some slight modifications on. In addition to that, we also are looking to expand the restaurant at the second floor, which previously had offices there many years ago legally. So we're looking to expand the dining area up there because the terrace area is kind of seasonal, and it seems that their business is doing much better and it looks like they could use the added space, so

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of January 23, 2020. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: So we're going to take attendance first. We have a new board member I would like to welcome, Mr. Louis Campana. Mark has been here forever, so Mark Cunningham is present.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Mr. Nemecek.

MR. NEMECEK: I'm now the second most junior person, and I'm starting my 11th year now.

THE CHAIRMAN: We appreciate your presence. Jim Bonanno is here.

The first application of the year, and the only one for the evening, is Application 20-10, 118 Brook Street, Wood and Fire. If the architect would come up and run us through. Grab the mic.

MS. UHLE: Grab the microphone. If

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

we expanded our dining area up there.

As part of the work -- I'll run

through the plans with you, but I just wanted to give you a basic overview. As part of the scope of work, the patio seating had been increased a little bit, but no change in size.

We just added more seating by the fact that they went to different types of tables. Rather than quad tables, they have more duce tables, what they call duce tables, double tables.

That allows them to have a smaller amount of guests. When I say smaller amount, two guests rather than larger tables that sometimes get wasted when you have two guests using a four seater, but that also allows them a lot of flexibility where they could put two tables together and have four people or even six in the event that they had a larger party. That kind of changes things a little bit.

In addition to that, we made a modification to put a service bar which opens out onto the patio and that has a little counter with a couple of seats on it. For the most part, it's not like a large bar, it's a

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 bar mainly for service but someone could sit
 3 there and wait for a table or just go for a
 4 drink, things of that nature. We also have a
 5 small, little lounge area for people who are
 6 waiting or someone who wants to do a very
 7 informal kind of, you know, sit down, have a
 8 drink and maybe some appetizers type of thing
 9 rather than require a table. So those are the
 10 changes that we made that.

11 Internally, we are making some
 12 modifications to the staircase which leads to
 13 the second floor which opens directly onto the
 14 dining room. The upstairs has been opened up
 15 so that we have our seating. We also added
 16 some outdoor seating on a little terrace up
 17 top, which is really right now a flat roof over
 18 a part of the restaurant, the lower level.
 19 It's one story of the two story. There will be
 20 some tables there and patio doors that lead out
 21 to that. For the most part, they're looking
 22 for that more for looks, but it's also a good
 23 spot for expansion. The railing that's going
 24 to go around that will match the railing of the
 25 lower level terrace. We also have a terrace

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 down below which was approved previously with
 3 the same amount of tables.

4 With that said, I'll go over the site
 5 plan. Externally, very little is happening.
 6 This is the patio that we spoke about. Other
 7 than some rearranging, there are no physical
 8 changes to it. Toward the side here, we're
 9 adding exterior stairs, a second means of
 10 egress from the upstairs. I'll go over the
 11 blow up plan of that for you in the elevation
 12 to show you what that looks like. Along the
 13 front here where we have our upstairs, a small
 14 balcony.

15 This here is our previous plan of the
 16 terrace. This is the demolition plan of the
 17 second floor and our proposed plan. So you see
 18 this is the bar, the stools, a little lounge
 19 area along here. These are the double seats,
 20 the double chair seats. What we've done here,
 21 we've created a path that shows our
 22 accessibility and it's of our egress area this
 23 way we make sure the tables are not infringing
 24 upon the required pathway that would be
 25 necessary for access.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 Along here, you'll see this is a
 3 modification of the staircase. The front area,
 4 which used to be kind of like the service area
 5 for the pizza shop, they've kind of eliminated
 6 that, and it's more part of the restaurant now.
 7 It used to be a combination of pizzeria with
 8 the restaurant. Now it's kind of all
 9 restaurant, and we created a little service
 10 area in the front as well. This is where the
 11 customers could come in either front or back.
 12 The intention originally was to have the pizza
 13 service come in through the front and the
 14 diners come in through the back, but now we've
 15 given them the option where you could come
 16 either way and still come into the restaurant
 17 in general. If the dining room is overloaded
 18 and they need to go upstairs, this is the
 19 staircase that leads up to the second floor.
 20 It will have some waiting space and a service
 21 area for a waitress or a server.

22 That's the plan. On the exterior,
 23 you'll see it's just basically very subtle. We
 24 have a railing. There are some photographs
 25 here that show the railing that was put on when

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 we did the front terrace. This railing will
 3 match the new railing on the upper floor. This
 4 way you get a sense of what that is going to
 5 look like. It's kind of a traditional picket
 6 with a top rail, double rail top, and the
 7 little spindles with decorative elements on it.

8 These are the tables and chairs which
 9 we're going to be using internally. The
 10 exterior chairs are the same that we came in
 11 with the first time. That hasn't changed.
 12 This is more the seating of the interior. I'm
 13 not sure that's in purview of the board, but we
 14 figured we'll show you what the idea is. We're
 15 trying to make it kind of a hip, you know, very
 16 upscale kind of interesting place for a young
 17 crowd to come in. So a lot of the theme in
 18 here is kind of like a red, you know, red tops,
 19 you know, a lot of enhancements, rustic wood,
 20 red tile, things of that nature, kind of give
 21 it a real kind of neat look. That's that.
 22 This is the side staircase that we spoke about.
 23 Everything else is basically the same. I
 24 haven't really done much more.

25 So the reason why we're here, I guess

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 it's an improvement or a modification of a
 3 special permit.
 4 MS. UHLE: Yes. One thing that I did
 5 not include in my notes and I need to clarify,
 6 a response that I gave to Louis a few minutes
 7 ago, it was noticed as a public hearing, but
 8 this is considered preliminary review because
 9 they also need to go to the Architectural
 10 Review Board before they come back to you.
 11 What you're getting is an amended special
 12 permit for the outdoor dining, an amendment for
 13 the special permit for the restaurant as a
 14 whole, and then Architectural Review approval
 15 and site plan approval for the outdoor dining
 16 and the staircase.
 17 MR. PIETROSANTI: I leave that up to
 18 you. You're the expert on that.
 19 Other than the board making
 20 recommendations for us to go to the
 21 Architectural Review Board, which I guess is
 22 one of the options, I'm not sure whether the
 23 approval of the special use permit needs to be
 24 done now or afterwards.
 25 MS. UHLE: They actually can't approve
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 the special permit until it goes to the
 3 Architectural Review Board and then comes back,
 4 but they can certainly give you any comments if
 5 they would like to see changes, or if you're
 6 satisfied with everything, then it --
 7 MR. PIETROSANTI: We present that to
 8 the Architectural Review Board that you made
 9 those comments and come back to your board.
 10 THE CHAIRMAN: For now we're just
 11 making comments?
 12 MS. UHLE: That's correct.
 13 THE CHAIRMAN: This is our opportunity
 14 to ask questions about the application.
 15 There's one here maybe you could just point out
 16 to me. There's a 15 by 40 foot off-street
 17 loading area on the right side of the building;
 18 do you have that on the site plan?
 19 MR. PIETROSANTI: That's the site plan
 20 right here. This is kind of the existing area
 21 that we have now. I just pointed it out.
 22 THE CHAIRMAN: It's existing, you're
 23 just marking it as such.
 24 MR. TUDISCO: Mr. Chairman, I had a
 25 question. Margaret, because of the added
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 seating in the upper area, do they need to go
 3 to Zoning for a variance on parking?
 4 MS. UHLE: No. They meet the parking
 5 requirements for two reasons:
 6 One reason is, we base parking for
 7 restaurants on the gross floor area, not on the
 8 number of seats, and then also probably around
 9 2008 or so we revised the parking requirement.
 10 We required 1 parking space per 75 square feet
 11 per square feet of gross floor area. Since
 12 2008, it's been one parking space per
 13 150 square feet. So that's to the benefit of
 14 restaurants. They do not need a variance.
 15 They meet the parking requirements.
 16 MR. PIETROSANTI: From the previous
 17 use that was upstairs, we gained added space
 18 that would go into the calculations.
 19 MR. CAMPANA: So you conform with the
 20 parking requirements based on the interior
 21 floor area?
 22 MR. PIETROSANTI: Yes, that's correct.
 23 MR. CAMPANA: The gross floor area?
 24 MR. PIETROSANTI: That's right.
 25 MR. CAMPANA: My only question is, the
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 quantity or the increase in density within the
 3 space, along with the density outside because I
 4 see that there's an increase in the amount of
 5 seating by about 70 percent.
 6 MR. PIETROSANTI: Right. Although it
 7 is not a requirement to increase your parking
 8 and there's not a parking requirement as of yet
 9 in the town code, what we have done also, which
 10 we did in the past, is we created an area map
 11 here that shows all the public parking that's
 12 available within a plus 300 foot radius of the
 13 site, and you'll find that we have, besides
 14 street parking, municipal lots. I'll show you
 15 that.
 16 THE CHAIRMAN: This is the same that
 17 you brought with you last time?
 18 MR. PIETROSANTI: I did.
 19 THE CHAIRMAN: Right. I appreciate
 20 that. Thank you for bringing it because I
 21 vaguely remember it.
 22 MR. CAMPANA: There seems to be ample
 23 parking.
 24 MR. TUDISCO: If you can, please, just
 25 don't interrupt only because it's going to mess
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
2 up the record. If you want to come up, you're
3 welcome to make a comment on the microphone.

4 MR. NEMECEK: We also need to know
5 who's commenting so that we can later take you
6 to task.

7 MR. PIETROSANTI: These are
8 photographs and there's a radius map here.

9 MR. NEMECEK: I am a little concerned
10 with the parking. I have not been to the
11 restaurant since it changed from Mezza Luna,
12 but I was a frequent diner at Mezza Luna, and I
13 remember it was challenging to get parking
14 particularly on the site. It wasn't that long
15 ago that you came before us with the proposal
16 for outdoor dining, and I remember I asked you
17 same fairly pointed questions about, you know,
18 isn't this going to increase -- I think the
19 suggestion was the outdoor dining was to give
20 people options. I said, isn't your goal to
21 fill every seat you have, and you admitted,
22 yes, on a good day that's what we want to do.
23 It sounds like you succeeded beyond, perhaps,
24 even your wildest expectations, and that's with
25 a reconfiguration of the outdoor seating to

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
2 maximize, as you said, what was approved on the
3 plan back in October 2018, which I believe it
4 was six four seaters, and I understand
5 completely that idea that if you break it into
6 two seats, you don't have the party of three
7 that has an empty seat, or even worse yet a
8 party of two that's using that. I would think
9 that's a very effective way of potentially
10 increasing the number of diners at any given
11 point. It's as many as 32 people, if you hit
12 it perfectly, are eating outside right now.
13 You're talking about adding another six
14 upstairs, you're talking -- I don't know the
15 exact number in the indoor second floor dining
16 area, but as Mr. Campana said, we're talking
17 about a 70 percent increase. My concern is
18 that, yes, we know that there's other parking
19 in the vicinity, and the good news is I'm
20 thinking the restaurant is principally most
21 likely to have, you know, diners in the evening
22 hours when there probably is less of a demand
23 for that parking than there is during the
24 day -- bear with me -- I want to make sure that
25 I understand the legal conformity with the 19

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
2 spaces, that takes into account the square
3 footage of the building and that hasn't
4 changed; right?

5 MS. UHLE: That's correct, and it does
6 not take into account any of the outdoor
7 dining. You have the authority to either
8 require that they provide additional parking,
9 which obviously they can't on this site, or to
10 limit the number of seats for the outdoor
11 dining.

12 MR. NEMECEK: Okay. That was my
13 understanding of what we had the ability to do
14 when this applicant was previously before us
15 and we chose not to. But now because of the
16 success of the restaurant and an understandable
17 desire to maximize the amount of seating, this
18 is a pretty big step forward.

19 MR. PIETROSANTI: I just have one
20 comment, if I may. You also have to understand
21 that this is a seasonal element. So any time
22 I've been here -- and pretty typical for most
23 of these restaurants that have outdoor seats --
24 people tend to want to sit outside when it's
25 that season, and you really have hardly anybody

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
2 indoors, or at least maybe half, if that much,
3 of the interior is being used by people who
4 either don't want to sit outside or because
5 they just can't get a seat. That's one fact.

6 Also, the season for that use is from
7 I think May through October, so that's the
8 seasonal time when you have that.

9 MR. NEMECEK: That's the typical
10 season, but are there any restrictions on their
11 ability to use the outdoor seating at any point
12 during the year?

13 MS. UHLE: No, but I do think -- I
14 guess technically if there's a nice day in
15 November, you could do that.

16 MR. NEMECEK: With global warming, it
17 may get there.

18 MS. UHLE: I think they are proposing
19 heaters.

20 MR. PIETROSANTI: They don't have a
21 roof there, you have to account for rainy days.

22 MR. NEMECEK: Understood. People
23 don't generally want to eat outside in January.

24 MR. PIETROSANTI: I'm just making a
25 general statement that there are certain

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

1 factors here that we have to consider. Also,
2 some of this outdoor seating which we've
3 counted that are on the balconies, most likely
4 they're not going to be used all the time
5 either. They're really more for appearance.
6 That you have to take into account. If they do
7 have a situation where they have a party,
8 they're willing to do valet, have an attendant
9 out there to valet.

10 THE CHAIRMAN: With valet you still
11 need the parking.

12 MR. TUDISCO: I think your client
13 wants to address the board. Come on up to the
14 microphone and just introduce yourself.

15 MR. CARENZO: How are you? Umberto
16 Carezza from Wood and Fire.

17 We currently do valet now. We valet
18 Wednesday through Sunday. We have two valet
19 guys out there that are there every night.
20 They're double lining up the cars. We're
21 sometimes getting up to somewhere up to 30 to
22 34 cars in the lot. So they're accommodating
23 the parking.

24 THE CHAIRMAN: Valet keeps the cars in
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 1/23/2020

1 the lot?
2 MR. CARENZO: In the lot, yes, because
3 they double them up. Cermele across the
4 street -- we have a very good neighborhood --
5 they let us use their parking lot at night too.
6 If we're overflowing with cars, he let's us put
7 our cars on his lot across the street. It has
8 never really been an issue for the parking.

9 THE CHAIRMAN: Valet doesn't take the
10 street parking location?

11 MR. CARENZO: No, we don't park
12 anything on the street.

13 THE CHAIRMAN: How many parking spots
14 do you have if you valet?

15 MR. CARENZO: We have 19 spots, but
16 with them doubling them up we're parking about
17 30 to 34 cars he puts in there. The way he
18 maneuvers them, he doubles them up on both
19 sides.

20 MR. CUNNINGHAM: They could park on
21 Brook Street also.

22 MR. CARENZO: We're not parking
23 anything on the street. There's typically a
24 ton of parking. In the evening, there's no one
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

1 there, especially across the street at the
2 meters, they're all empty.

3 THE CHAIRMAN: You put them in
4 Cermele's lot if you have that?

5 MR. CARENZO: Cermele let's us use his
6 lot sometimes. He says, if you have overflow,
7 park them across the street in my lot. We have
8 a good relationship. We've been neighbors for
9 years. Thank you.

10 THE CHAIRMAN: Thank you. So last
11 time you were here you -- you could put the
12 radius of the available parking up. Could you
13 put it up there so Gary could zoom in on it? I
14 think when you were here last, you probably
15 convinced us there was enough parking nearby.

16 MR. PIETROSANTI: This circle here
17 represents the area, and I have calculations
18 for the 300 here that shows what we have, and
19 this is in addition to the --

20 MR. NEMECEK: 19/34.

21 MR. PIETROSANTI: We have about 68
22 public parking spaces close by. Obviously, the
23 handicapped is farther away, it won't help you,
24 but it's just in the calculations. You do have
25

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

1 68 parking spaces between the public lot out
2 here, which I think for the most part is used
3 for -- you may have some residents in this
4 area, and then we have all these parking spaces
5 here on the street. Those are all public
6 spots.

7 THE CHAIRMAN: At the time you were
8 here and we talked about that, we didn't talk
9 about valet. I imagine they were not valeting
10 at the time?

11 MR. PIETROSANTI: We may have
12 mentioned it, but I don't think we anticipated
13 we needed it at that time. But since then,
14 since the patio has been open --

15 THE CHAIRMAN: It's something that
16 entered the equation.

17 MR. PIETROSANTI: Yes. I wasn't aware
18 a hundred percent. I know that he had the
19 option to do so. He may have done it now and
20 again for a party.

21 MR. CAMPANA: In the back part of the
22 lot, there's a buffer area around the perimeter
23 in the side yard and year yard.

24 MR. PIETROSANTI: Yes.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

MR. CAMPANA: You're proposing a steel trellis with some planting on it. I like the idea. How is that going to be maintained?

MR. PIETROSANTI: That's going to change. I forgot to mention that. They actually put a solid fence back there to match the fence that they had already up on the other end of the site, but we do have plantings in front of it on the inside part, but the white fence is on the other side. I think they had plantings on that end too. There was planting there already.

MR. CAMPANA: I thought it was a great idea. It looks like there's up lighting too that's going to highlight that when you're in that garden area.

MR. PIETROSANTI: I think the positive end of the solid fence is it helps to buffer any sounds going across and visual a little better than with the planting. I think in hindsight it might work better as a solid because it respects the neighbors' visual and maybe sound impacts.

MR. NEMECEK: Have there been any
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

complaints from the neighbors about the outdoor seating?

MR. PIETROSANTI: I don't think about --

MS. UHLE: We received one complaint, I believe, about noise. Was it a noise complaint? Yes, we received a noise complaint, one.

THE CHAIRMAN: That's not so bad.

MS. UHLE: I believe it was just one complaint from the neighbor.

MR. PIETROSANTI: Before he comes up, there's also about 30, 40 feet distance from that fence to the house.

MR. CARENZO: There was a noise complaint at one time that was from the neighbor behind us. He thought it was coming from us. We don't have no music outside, nothing like that. There was a private party that was going on on the side of us, and they had a tent and they had a DJ out there and they were playing music and he thought it was. He call me complaining. I said, listen, it's not us. It wasn't something that we had going on

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

that evening. It was the next door neighbor, the nephew was having a private party back there. He had a tent with a DJ.

MR. NEMECEK: Is that the only complaint that you can recall?

MR. CARENZO: That's the only complaint, yes. My next door neighbor has been there forever, she has no complaints. Sometimes the gentleman right behind us, you know, he's always like, oh, you know, the people are talking too loud. I can't help that.

MR. NEMECEK: We've already approved the use of the outdoor seating, so that's not --

MR. CARENZO: We don't have any outdoor speakers, there's no music being played, and we close at a reasonable time. We're not open very late. We're open until 10:00 during the week. On Fridays and Saturdays are the only nights we're there until 11, and usually we're never open that late. We're usually done by 10, 10:30, 11 the latest.

THE CHAIRMAN: Any other questions,
DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

guys?

(No comments or questions.)

THE CHAIRMAN: We'll talk more about, I guess, the parking. Not to talk about it, I think we're ready, I just think at some point when we get back we'll discuss the valet and see if we could make that part of the approval.

MS. UHLE: A valet on site or off site?

THE CHAIRMAN: No, just that the cars be valeted and the cars remain on site. We could make that a condition when it comes back, that's what I was thinking.

MS. UHLE: There's just a couple of things.

One, I think they're going to valet parked cars on site for their own benefit. If they exceed the capacity in that lot, I don't think you could restrict it just to that lot. I think between now and the next meeting, we should consider that because I want to make sure that there's something we could enforce and then it make sense to do.

THE CHAIRMAN: That's why I'm bringing
DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 it up now, so we can discuss it before they
 3 come back.

4 MS. UHLE: Yes.

5 THE CHAIRMAN: To make sure that you
 6 could accommodate the cars.

7 MR. PIETROSANTI: That would be the
 8 only question you would have? Other than that,
 9 is there any other --

10 MR. CAMPANA: I would just say it may
 11 work to your benefit to have the Fire

12 Department just review the drawings for the
 13 outdoor seating just to make sure, you know,
 14 they feel it's a safe condition just

15 considering the number of seats out there.

16 MS. UHLE: Did you do that yet? Did
 17 you meet with the Fire Department at all?

18 MR. PIETROSANTI: We haven't. I was
 19 under the impression that that just goes
 20 through the normal review process.

21 MS. UHLE: Between now and when it
 22 gets back to you, we'll make sure that the Fire
 23 Department reviews it because they do go out
 24 and inspect these and they do look to see how
 25 far apart tables are spaced and that kind of

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 thing. So we'll make sure that we do that
 3 prior to the next meeting and that you're
 4 involved in it.

5 MR. PIETROSANTI: They may want to
 6 look at it too because of the stair exit.

7 MR. NEMECEK: One thing that they may
 8 want to factor in as well, although there are
 9 only 19 spaces, it seems that due to the
 10 doubling up and the valet, that that area
 11 outside may be a lot more congested.

12 THE CHAIRMAN: What I'm going to ask
 13 is maybe since we're going to talk about valet
 14 again, you could do a layout of parking valet
 15 to show us to see how many cars you could put
 16 in there so we could see what it looks like.

17 MR. PIETROSANTI: A plan that shows
 18 what a valet plan would look like.

19 THE CHAIRMAN: Yes, because I think
 20 when you come back we're going to talk about
 21 it.

22 MS. UHLE: I also think it sounds to
 23 me to a large extent they're valeting as a
 24 courtesy to their customers, but if they were
 25 to exceed the capacity, there sounds like

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 there's plenty of metered parking people could
 3 use as well.

4 MR. CUNNINGHAM: It's just a safety
 5 thing really.

6 MR. PIETROSANTI: It's not like
 7 they're going for approval for a lack of
 8 parking that you require a valet plan, it's
 9 just for convenience purposes, and I don't
 10 think they have a problem showing you a plan.

11 THE CHAIRMAN: You could see how it
 12 fits with everything else on the site.

13 MR. NEMECEK: It does strike me,
 14 though, that -- and the reason that I think
 15 many of us are so focused on the parking is
 16 because generally almost any commercial
 17 establishment in the town of Eastchester
 18 parking is an issue, especially on the north,
 19 especially in that area we've had this issue
 20 come up, and just the sheer percentage of the
 21 potential increase in diners that would be
 22 afforded by approving this application as is,
 23 it seems counterintuitive that there's no
 24 increase -- that the town's requirements don't
 25 call for any increase in the amount of parking.

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 1/23/2020
 2 So we realize that it's a sensitive issue to
 3 begin with, and we want to make sure that we
 4 fully explored it because we have the

5 opportunity to do so because you're coming
 6 before us and asking us to approve something.

7 MR. PIETROSANTI: We understand your
 8 concerns, and we'll try to address them as best
 9 we can.

10 MR. TUDISCO: Chairman, do we need to
 11 open up the public hearing?

12 THE CHAIRMAN: I'm sorry.

13 MR. TUDISCO: Do we need to open the
 14 public hearing?

15 THE CHAIRMAN: Yes, you're right, we
 16 do. I forgot how to do this.

17 I make a motion to open the public
 18 hearing on Application 20-01, 118 Brook Street.

19 MR. CUNNINGHAM: Second.

20 THE CHAIRMAN: All in favor.
 21 (All aye.)

22 THE CHAIRMAN: We will leave it open
 23 until we meet again. Thank you.

24 I'll make a motion to refer this
 25 application to the Architectural Review Board.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. CUNNINGHAM: Good luck, guys.

THE COURT: We'll see you in a couple of months. Thanks, guys, have a good night. Can we do any meeting minutes?

MS. UHLE: You need to vote on all of these minutes, and legally you are permitted to vote on the minutes even if you did not attend the meeting. That would make life easier since a couple of the members are no longer here.

THE CHAIRMAN: Do you want an opportunity to review?

MR. NEMECEK: I think I sent in May and June, right, way back when?

MS. UHLE: I would believe so, yes.

MR. NEMECEK: I'm pretty positive I did. I have September, but I haven't reduced it to an e-mail.

MS. UHLE: Do you want to just vote on the May and the June?

MR. NEMECEK: December, by the way,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

was so short, no corrections to that.

MS. UHLE: Ok, May, June, and December.

MR. NEMECEK: If you want, I can -- we'll hold off on September. I have the revisions. They're pretty minor. I'll send an e-mail around, this way everyone gets to see it.

THE CHAIRMAN: We have to review your revisions.

MS. UHLE: You guys could sometimes just defer to his --

MR. NEMECEK: I like your idea, Margaret, they should start deferring to me on the little things first and then the bigger things last.

THE CHAIRMAN: I think we should review your revisions, so you have to show your revisions. Can we just go through this all at once?

MS. UHLE: I think you're going to make a motion to approve the May, June, and December minutes.

THE CHAIRMAN: Good. So I make a

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020

motion to approve the meeting minutes of the Planning Board of Eastchester for May 23, 2019, June 27, 2019, and December 5th, 2019, all with Phil's comments incorporated -- Mr. Nemecek's comments, if there were any.

MR. NEMECEK: Yes. I also go by Phil sometimes.

THE CHAIRMAN: Do I get a second?

MR. CUNNINGHAM: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I make a motion to close the town of Eastchester Planning Board meeting of January 23, 2020.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Great. Good night.

(Meeting adjourned.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 1/23/2020
CERTIFICATION

STATE OF NEW YORK)
) Ss.
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of February, 2020.

Dina M. Morgan

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER