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THE CHAIRMAN: Good job, Phil.
So the following applications have been adjourned and will not be heard tonight:
The first one is 19-42, 5 Ray Place; 20-08, 291 Main Street; and the last one is 20-34, 16 Albanese Place, AKA 2210 Main.
Tonight, everything on the agenda has been noticed as a public hearing. The applicant and board members will speak first, and then we'll open a public hearing. If anyone from the viewing audience would like to make a comment, use the raise hand feature on Zoom or star 9 if you're calling in from a phone, Mr. Tudisco will acknowledge you and invite you to speak. Please remember to un-mute your microphone and state your name and address before beginning.
The first item on the agenda is Application 20-13, 10 Leewood Drive, Troublesome Brook Pump Station. The public hearing on that was closed on October 22, 2020. Since that time, the Planning Department has put together a draft resolution, which was prepared and is being provided to the Board, and we will continue to review it. So all that's left to do now is make a motion to approve this application, which I'll do, we've seen it and the public hearing commented on it completely, so nothing left to be said except I'll make a motion now to approve this application, 20-13, 10 Leewood Drive, Troublesome Brook Pump Station, subject to the conditions of approval noted in the referenced Resolution.

MR. NEMECEK: Second.
THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Good. That one is done.

The next application is Application 20-19, 189-191 Brook Street, Kidz Korner.
MS. UHLE: Just give it a minute for people to get set up here.
MS. BEYER: Ivy was having a little trouble getting on. Neither of us could get the link to work at first, but eventually I did.
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MS. UHLE: I just saw her here. I just lost her again. Let's see. Is she going to try to link in again?

MS. BEYER: I'll let her know.

MS. UHLE: Here she is. She's got her hand raised. Let's see. She should be coming up. There she is.

DR. RENTZ: I could hear you but you all couldn't see me.

MS. UHLE: You're okay now; right?

DR. RENTZ: Yes, I'm okay now.

MS. UHLE: Actually, Ivy, I think you could start whenever you're ready.

DR. RENTZ: Louise, do you want me to start with you first? Hold on, let me see.

MS. UHLE: Louise, you're muted.

DR. RENTZ: Hold on, let me see.

LOUISE: Good evening.

THE CHAIRMAN: Good evening.

DR. RENTZ: I'm sharing the screen.

Hold on, here we go. I think I got it. Let me see. I'm going up, I'm going up. Tell me when to stop.

LOUISE: I guess go to sheet number 2.

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That would be C-2 -- sheet number 3, actually.

DR. RENTZ: Sheet number 3.

LOUISE: There you go, stop there.

Awesome.

Joe from Kellard Sessions will not be joining us tonight. In the course of the past week, we had the opportunity to talk in depth with him over a separate Zoom meeting on what, if any, issues he had or suggestions he had remaining. So this document that we submitted to present tonight includes everything that got discussed at the Zoom meeting. It's my take that it now resolves any remaining comments and suggestions he might have. More specifically, some of the comments that we included were just relocating the trench drain. So the grading goes in the direction from south to north, which is the lay of the land. So the lay of the land of this property is -- everything is dipping back to the back left corner. That's the way grading is going. So we start at a high point of the street, approximately 4 or 5 feet off of the curb line. At that point, that's our drainage high point, and we're

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Where does the overflow go?

LOUISE: The overflow -- we have a huge volume capacity here. The overflow naturally drains to the back left corner of the property. It's a very transient, very short duration situation, and it's been doing that for years without any intervention. Here we're collecting all the water.

THE CHAIRMAN: So that's natural drainage down the left side of the building or west side of the building?

LOUISE: Yes, exactly. Right, back left corner. There's lots of impervious surfaces over there as well.

THE CHAIRMAN: I guess the question is, all the comments that Kellard Sessions brought up in their letter, have they all been addressed in this?

LOUISE: He had comments that were over and above. For example, he wanted much more detail about how the utilities get hooked up or finer points of things that we wouldn't normally tackle until we're in final design. A 100 percent completed document that gets

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submitted, will include many more details. At this stage of the game, we haven't brought the MEP on board. We're speaking with Collado Engineering out of White Plains to come join the team. Once that occurs, we'll figure out -- they will assist us with the utilities as well. There's a lot of street -- there's gas right at the curb line, there's water right at the curb line, there's a water valve right at the front. Until we open those up, I don't see any need for having to do anything but go back to the existing water valve or existing gas valve that is in the street. Once we expose it and it doesn't meet -- you know, it's either defective or it's too old or it needs to be replaced or it corroded or it's not functioning as intended, then, you know, we could take that up rather than having to go into Brook all the way back to the main line utilities. Electrical will be overhead, you know, with telephone overhead as well. Power is overhead.

DR. RENTZ: Louise, I believe he agreed that could be determined at a later date. When we had the meeting, there were points that Joe was okay with being determined or as a condition of approval once we get to that stage.

LOUISE: Yes, right.

THE CHAIRMAN: So we don't expect to have to see a revised set of drawings before the next meeting, this is the set?

LOUISE: Yes, this is the set.

MS. UHLE: If I could just say a couple of things. One, to kind of reiterate some things that Louise and Ivy said. Both Joe and Phil, when they do their memos, they're very comprehensive and actually I and they understand.

There are sort of three steps. One, is to feel comfortable enough that the site plan is set, that the engineering can be addressed that you can adopt a Neg Dec and refer it to the Zoning Board. Then if it comes back to you, you may need some additional detail for final site plan approval, and then some things may be a condition of the building permit. I think both Joe and Phil do very comprehensive memos, but in their review, they're also aware there are different phases when those things are appropriate to do.

The other thing I was going to say is, Joe just received this, so Louise can certainly -- if he continues to see minor things, she can continue to tweak the plan until they make the next formal submission to the Planning Board. So there may be modest changes. Hopefully, by the next meeting Joe will attend, and he'll be in a position to say, I'm satisfied, we're ready to move on.

THE CHAIRMAN: So there may be a little more work to do.

MS. UHLE: It could be minor, but she can certainly continue to work with Joe to kind of tweak things, and then the formal submission for the January meeting would be kind of the set drawings.

DR. RENTZ: I was under the impression that when we went down the list with Joe, that we did tweak all the things that he asked for except what we couldn't.

MS. UHLE: Yes, absolutely. But
again, he hasn't reviewed this to confirm that.

DR. RENTZ: I'm sorry.

MS. UHLE: He hasn't had an

opportunity to review it yet to confirm it. As

Louise said, there may be minor clean up

herself that she wants to do. Jim had said, so

this is set, we're not going to see anything

else. We'll potentially get another

submission.

DR. RENTZ: I understand, yes.

THE CHAIRMAN: Okay, that's clear.

Thank you, Louise. I think we understand

what's next.

DR. RENTZ: Theresa, do you want to go

next, since we're already on this thing?

MS. UHLE: Theresa, you're muted.

MS. BEYER: You could scroll up, I

guess. So we had been asked to make it a

little more residential looking, so I added a

little gable front over the porch and also put

in a bunch of shutters on the front face, which

is, you know, a typical way of dealing with

things. It's like the building next door. It

has a little front porch, it has the front

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eleven.

facing gable. As you go around to the sides,

it gets a little simpler. The gable does not

go above the roof. The gable is not going to

hide the heating equipment. That parapet, I

have drawn it as 15 inches high, I think. If

it needs to be a little higher, I don't it

would make a huge difference.

LOUISE: The equipment could go toward

the back of the roof, and it would be less

apparent.

MS. BEYER: I don't think it would be

visible if it's in the middle of the roof.

THE CHAIRMAN: What is the equipment,

just fans?

LOUISE: Air handler and two

condensers. Again, we haven't gotten Collado

on board yet. We're waiting to get the Zoning

Board, Planning Board approvals before we bring

the MEP on board. They are thinking heat pumps

and we're thinking about solar. I had

suggested how about solar in combination with

heat pumps. Actually, I had broached the idea

to Theresa about using geothermal as well as

Collado. We work with Collado on other jobs,

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2 what we need.
3 LOUISE: Super.
4 THE CHAIRMAN: Thank you. It's back
5 to you, Theresa.
6 MS. BEYER: There we go. So the
7 entrance, there's basically sort of a sidewalk
8 under this porch across the front of the
9 building. The entrance is on the right, here.
10 If you could just scooch down a little bit,
11 Ivy, so we could see the plans. You come in to
12 a vestibule, so you have a double entry,
13 there's a hall. We have the infants and
14 toddlers on the ground floor because they need
15 grade level exits, and then upstairs we have
16 the pre-K classrooms, which, Margaret, I just
17 wanted to mention, it looks like you could --
18 in other day cares, you could turn this into a
19 school, and therefore, it's an E use and it
20 doesn't need to be sprinkled, but we'll see.
21 MS. UHLE: Okay.
22 DR. RENTZ: What Theresa is saying, I
23 had a building where we had both uses. We kept
24 the infants downstairs and the exit directly
25 from the classroom. Because we only had the E

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2 use, which we also got the State certificate,
3 we could put the preschool kids only upstairs,
4 and they would exit from that exit, and that
5 was fine with the State.
6 MS. UHLE: That's going to be
7 ultimately a call by the building inspector and
8 the fire captain.
9 DR. RENTZ: Yes.
10 MS. BEYER: Obviously, you know, if
11 that's not feasible, we'll put it in.
12 LOUISE: Theresa, what type of framing
13 construction are we talking about; is this all
14 non-combustible?
15 MS. BEYER: I've been assuming that
16 we're going to have some kind of steel frame
17 and Hardie Board on the outside, which is
18 non-flammable, but I don't know that it got an
19 official fire rating. This should be a pretty
20 safe building.
21 LOUISE: So all materials are going to
22 be non-combustible?
23 MS. BEYER: Yes.
24 DR. RENTZ: The State has fire ratings
25 for each part of building, depending on where

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quickly for a second.

MS. BEYER: If you look at the side elevations, you would have this weird 3 foot wide thing sticking in front of the flat roof.

MR. CAMPANA: Correct. I guess my question is, it being a gable, you know, a gable should be something prominent on a structure, and I think what's happening now, you know, the flat roof is still the prominent part of the architecture. Whereas, this gable is somewhere in between a portico and, you know, a dormer of sorts. On the second floor, it looks like also your break point is probably only going to be about 3 feet above the floor elevation. So if you go to the floor plant --

MS. BEYER: You have about 7 to 8 feet that have a 7 foot 6 ceiling height.

MR. CAMPANA: 7 foot 6. Okay. Can you just go down to the floor plan for a second?

LOUISE: That's a good point, Louis.

MR. CAMPANA: See that gable right there, 7 foot 6, those walls on the ends would have to kick in order leave enough head room so

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it's not a dangerous condition for kids.

MS. BEYER: We might put a closet there.

MR. CAMPANA: Okay. One of my only concerns is the front elevation. The point of the gable was to, you know, enhance it architecturally, but also give it a sense of hierarchy as opposed to the flat roof being the main structure here. Do you know what I mean?

Briong that eave height up and go over the flat roof. I know that may be an issue if you incorporate solar, or you could actually benefit from it, you may be able to fit more solar up there.

THE CHAIRMAN: If you were to do that, just so I understand -- could you go back to the elevation and trace what it is we would be doing. We would be raising the peak up to there; right?

MR. CAMPANA: Right. You would raise the eave, basically, over the plate height up to the flat roof elevation or the parapet elevation, and then the gable would go beyond that, higher than that. So it looks as if it's

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DR. RENTZ: Putting this almost like
how a dormer would be on top.

MR. CAMPANA: It's not a dormer, it
would be a roof.

MS. BEYER: It's not a dormer, it's a
flat roof.

DR. RENTZ: No, he's not saying it's a
flat roof. He's saying that this becomes part
of the structure, so it's another roof; right?

Am I correct, that's part of the roof?

MR. CAMPANA: You are correct. Ivy,
you are correct.

THE CHAIRMAN: Through the depths of
the site.

MS. BEYER: Sure, that would be okay.

MR. CAMPANA: That's what I was
suggesting.

DR. RENTZ: I was trying to understand
what he was saying.

MS. BEYER: Okay. We could do that.

THE CHAIRMAN: Now your roof land
changes, right, because you have a ridge on
that side of the roof?

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MR. CAMPANA: Exactly.

MS. BEYER: It makes things more
complicated.

MR. CAMPANA: It adds character.

DR. RENTZ: I like it.

MR. CAMPANA: The whole point of what
we're doing here is beautification also of the
area.

MS. BEYER: That's pretty expensive
beautification though.

DR. RENTZ: I like what you said
though.

MS. BEYER: Okay. We'll see. It's
Ivy's money.

MR. CAMPANA: But there's ways of
doing it cost effectively.

DR. RENTZ: I like the idea because if
it gives us a little bit of extra -- they kill
our space with closets and things like that, so
if we have a little bit of space where we could
store even the smallest items, even like
supplies, that helps with not knocking out the
square footage on the floor. I like that idea.

MS. BEYER: Okay. I'm not quite sure

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roofing materials and now I have situation
where snow is rolling off onto and, you know,
accumulating on the flat roof. It no longer is
shedding snow. At this point --

MR. CAMPANA: In the other regard, it
would be holding snow instead of shedding snow;
right?

MS. BEYER: Right, but you don’t have
the drift load and the sliding load and all of
that stuff.

LOUISE: In terms of maintenance, it’s
better to pick one type of roof, either going
all flat or going all gable.

THE CHAIRMAN: Why don’t we start with
the architecture, and then you figure out how
to get it to work.

MS. UHLE: Can I just say something?
I think there was pretty much a consensus that
the complete flat roof was not something that
the board members thought was appropriate last
month. I think members were leaning towards
more of a gabled type roof, but I think it
would now be back in Theresa’s hands to come up
with something -- whether it’s partial gable,

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partial flat, fully gabled, whatever -- to come
back with something, but I think the flat roof
option was something the Board, and I’m fairly
certain the ARB would say that they don’t think
that’s the most appropriate option either. I
don’t think you have to design it or come up
with a solution right now. I think it’s just
understanding the concept of Louis’ initial
comments about making the gable more prominent
and having the overall look --

MS. BEYER: It’s right next to an
apartment building with a flat roof and across
the street from the CVS. I’m not really
understanding why -- it’s 40 by 40. If it was
25 by 40, I could easily put a gable roof on
it, but it’s very hard to make a -- it’s going
to be this enormous roof or it’s going to have
a very shallow slope, which is not much bet are
looking.

DR. RENTZ: Louis, can I ask a
question?

MR. CAMPANA: Yes.

DR. RENTZ: I get what Louise is
trying to say. If we stayed with the flat roof.

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and just raised the gable in the front for
design purposes, is that sufficient, or is it
that you really want a gable roof versus a
gabled look?

MS. UHLE: It’s really up to you guys
to design something. I don’t think the Board
could answer that specifically. The only thing
I’m confused about is, it’s a less than 3000
square foot building and we have single family
homes of this size all the time that have a
variety of roof lines. I guess I’m not
understanding the difficulty of having, you
know -- why it’s either got to be totally flat
3000 thousand square foot building or -- I
really think the Board has indicated, and board
members could disagree with me --

DR. RENTZ: I’m not disagreeing with
you. For my own clarity because I am confused
as to what they are requesting.

THE CHAIRMAN: I think it’s pretty
clear.

MS. UHLE: They’re not designing it
for you, Ivy.

DR. RENTZ: We’re talking about roofs,

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that’s why I’m asking this question. At the
last meeting, we were talking about design.
This meeting, we’re talking about a roof.

MS. UHLE: The Board is saying they
would prefer a gable type roof feature that’s
flat more prominent. The flat roof is less
prominent. With regard to how you then handle, you know, mechanical equipment, et cetera, that
will be driven by eventually the ultimate
design. It goes back into Theresa’s hands to
design something where the flat roof is less
prominent and the gable roof is more prominent.
There might be multiple ways to do that. I
start getting nervous when board members start
designing it.

THE CHAIRMAN: Right, we’re not
designing it here.

MS. UHLE: The point that Louis had
said previously -- I believe, Louis -- was to
try to be more consistent with the character of
some of residential buildings in the
neighborhood that have more gabled roofs and
those types of features. I don’t think they
could tell you do it this way or that way or
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1. this way or that way. It's really up to
2. Theresa.
3. MS. BEYER: Last time they
4. specifically suggested punching out just part
5. of the facade, and now that's not good
6. enough. That's all. I thought I had done
7. exactly what was requested. So there you go.
8. DR. RENTZ: My understanding was that
9. there was nothing there last time.
10. MS. BEYER: Exactly.
11. DR. RENTZ: So if this is not what
12. they're looking for, then is there something
13. that they're looking for that we're missing
14. because there was nothing there the last
15. meeting. This is the first time we're looking
16. at this design.
17. MR. CAMPANA: I could say one thing, I
18. think it's proportion and scale that's missing.
19. MS. BEYER: All right.
20. MR. NEMECEK: If I could comment.
21. Going all the way back to the July meeting,
22. which is the first time you came before us,
23. there was some discussion of the significant
24. cost of putting a gabled roof on. I think what

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2. I'm hearing, what we are looking for
3. architecturally, that from an engineering
4. standpoint that type of bifurcation wouldn't
5. work. If that's the case, then that's a
6. non-starter. So if someone could explain that
7. to me just very briefly. I don't need to know
8. the whole mechanics and physics of it, but it
9. sounds like there's a snow issue if you did a
10. bifurcated roof that doesn't exist with a
11. simple flat roof.
12. THE CHAIRMAN: I don't want to touch
13. that, nor do I really think we have to. I
14. think Louis has an idea, he put it forth, let's
15. see what they come back with. I think what
16. Margaret said makes sense. I'm sure there are
17. concerns that you put forth and they put forth,
18. but I don't think that's for this Board to
19. discuss.
20. MR. NEMECEK: Fair enough.
21. THE CHAIRMAN: And I'm a structural
22. engineer, by the way.
23. MS. UHLE: Not to beat a dead horse, I
24. rather think, Ivy, rather than saying
25. specifically what you want us to do, I think

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2. we were looking for, I think some of the words
3. that were used were some more architectural
4. interest in the appearance of the building
5. within -- that could be done cost effectively.
6. As Margaret just said, it behooves the
7. applicant to come forward with either an idea
8. or multiple ideas, and, you know, what we
9. promised then and what we're doing now is
10. simply working with you on exploring different
11. ideas, something that might work. Again, we
12. don't want the Taj Mahal here. We don't want
13. to put you to that financial burden, nor should
14. we. It seemed like we were having a discussion
15. about moving that gable up and changing the
16. roof line for half of the building. I'm not an
17. architect, I'm lawyer, so what I was hearing
18. from Louise and Theresa, was that somehow --
19. and wouldn't understand the snow drift
20. principle as fully as you would -- that somehow
21. putting the combination of a gabled roof on one
22. half and a flat roof, even though you wouldn't
23. be able to see the flat roof, it would be
24. behind a parapet, and even though that would
25. satisfy or certainly come closer to, from what

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facade, which is what you do for every
application that comes before you, including
single family homes.

DR. RENTZ: Okay.
MS. BEYER: I'm sure I can tweak it so
that we're all happy.
THE CHAIRMAN: Make us all happy.
That's why you got paid the big bucks.
MS. BEYER: We get the little bucks.
Everybody else gets the big bucks.
THE CHAIRMAN: Where are we going?
DR. RENTZ: Carlito, do you want to go
next?
MR. HOLT: My name is Carlito Holt
with Provident Design Engineering. We're the
traffic consultant on the project.
So we prepared a traffic study dated
September 30th, which was reviewed by your
consultant, and issued a memo dated
October 13th. We've had some discussions about
how to address some of the key elements of that
memo, and, as Louise mentioned, we even had a
Zoom meeting with the town professionals last
week to get more clarity on how best to address

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some of the aspects.
I'll just highlight -- I don't think
we have to go through every item in the memo,
but just highlight some of key ones that were
in there and what we're going to be preparing
as far as formal responses.

One dealt with, we analyzed the Ray
Place intersection, and now that DeCicco's is
open, the recommendation is to go out and get
some real data as opposed to projected data,
which we will do. We're going to have somehow
out there to do counts during the AM and PM
hours, which is the daycare center's main
operating hours to verify what was utilized in
our analysis is actually occurring out there
today with DeCicco's in operation.

I think one of the other items was
input from Westchester County. I want circle
back to that one because that kind of dovetails
into something else. Bear with me. I think
one of the other key items was getting
information with respect to employees and what
type of mode of transportation they're using
and whether there would be a parking generator

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It's very conducive to the parent pickup and drop off, but then it's still available for other patrons and residents during the off hours of the daycare. So that's in process, and obviously that's something that's going to have to be broached with the Town Board. Then subsequently, Brook Street being a county road, it will have to be discussed with the county because they do have some say over the operations along their county roadway.

Phil, if you want to highlight anything else, or if you think I touched about everything.

MR. GREALLY: Yes. Mr. Holt covered the main points. We had a discussion last week with the whole group. I think it's very important in terms of providing a narrative of the procedures for pickup and drop off, so that for the parents they know exactly the operations of how to pick up and drop off. Because there isn't your typical parking lot or area, the curbside drop off is critical here.

I think they have a good plan of spacing out the pickups and drop offs, but it's critical to make sure that we have, you know, it wrapped up pretty tightly.

Lastly, as he noted, when the study was done, DeCicco's had not opened yet.

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2 have this input from the Town Board because if we can't have those restrictions, we can't have double parking for people dropping and picking up at this location. There's too much volume along Brook Street.

7 In terms of what Carlito was describing that we discussed, anyone arriving from the west to pick up or drop off their child, we don't want them trying to cross Brook Street at this location, being an uncontrolled location, you know, crossing between vehicles. There are some changes on the other side that are being implemented to improve sight lines coming out of Ray Place. Now there is an opportunity that they can direct parents that are coming from the west, coming from the parkway and Harney Road, to come up Brook Street, turn left onto Summerfield, come up to the signal at Route 22, make a right turn, and come around so they're on the correct side to pick up and drop off. There is a way to handle this. It's a little complicated. But because of the type of operation, and I think how Ivy runs her business, it can be enforced in terms

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but it will be very critical. We do not want anyone crossing Brook Street contiguously to drop off and pick up for sure.

MR. NEMECEK: I would think also, that no parent is really going to want to drag a very young child across that very busy street in the instant instance. I think there’s a built-in impetus for --

MR. GREALLY: It may be self-enforcing, but you have to make it pretty clear cut.

DR. RENTZ: Phil, we definitely gave a lot of input and a lot of insight on how we could do this. Typically, parents try to get as close to the building as possible. If I require that they go up Summerfield, they will, but I need to make sure that they could park to get out and bring the child in because they can’t just let the kid out. They got to get out of the car and bring the kid in and then back into their car.

THE CHAIRMAN: Right, but pushing traffic into the residential neighborhood is also not fair to the residents on those streets.

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MR. GREALLY: I think their plan will say how much, so we could weigh in on that.

The distribution initially was I think more from the south and, you know, coming from 22. We have to get some parameters on it and the numbers, but again, I think the key is to establish the drop off area with the Town Board. That’s the most critical. If we don’t have a drop off area, we have a bigger problem.

DR. RENTZ: Mr. Bonnano, Summerfield, I thought that was a commercial street? That’s residential?

MR. GREALLY: West more residential, easterly more commercial.

THE CHAIRMAN: That’s commercial over there?

DR. RENTZ: Yes. I didn’t see any real residences. I saw a lot of commercial.

THE CHAIRMAN: It’s commercial over there?

MR. GREALLY: Mostly, yes.

MR. NEMECEK: Mostly. It’s mostly commercial.

THE CHAIRMAN: One with of the things that would work because we are required that the parent bring the child in, especially if it’s an infant, wake their own child up before they leave the building so we know we have a live kid on our hands before that parent leaves the building. Seriously, that is a requirement.

LOUISE: I got you. Okay, but on a 15 minute rotation, they could pull in front of

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1 the building right at what was a metered
down, the single metered parking in front of
your building, and use that on a short-term
basis. There's plenty of lots.
There's the CVS parking facility that is town
of Eastchester owned, that is vacant, as you
know, we discussed in our Zoom meeting.

1 THE CHAIRMAN: Vacant as in not
fully --

1 MR. GREALY: That there is some
availability. But again, that's part of your
discussion with the Town Board to access
permits for those spaces.

1 LOUISE: For staff.

1 MR. GREALY: I understand that there
is only the one meter in front of this
building, however -- and as best you try to
control this, you will need at least a couple
of spaces because of your time and your
overlap. So again, I think discuss it with the
Town Board, I think Carlito has some good
direction and understanding, and I think we
could restrict parking at two or three of those
meters without impacting businesses for short
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durations. Again, I think the drop off times
really run from primarily 6:30 to 9 am is the
bulk of them. So that's why we want this plan
spelled out and to present -- you're going to
have to present it to the Town Board to show
them why you only need those time periods. It
also will allow the Planning Board and us to be
able to say, yes, this should work based on the
parameters that we have. I think it can, and
Carlito will go through this, Mr. Holt will go
through it, and break it down. We just have to
have a solid plan. I think, as Mr. Nemeczek
said, the parents are going to do it almost by
default, but you need to spell it out so that
we know what the procedures are and how they
will work.

1 DR. RENTZ: Yes, agreed.

1 THE CHAIRMAN: Okay. So we did
traffic, we did site planning, we did
architecture. Anything else? That's
everything. Okay.

1 As we have sort of understood, there's
a little bit more work that needs to be done
before we continue working on this. I'll just
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MS. UHLE: They may not do it officially, but I think I could get some feedback with regard to the feasibility, whether they'll even consider it or not.
THE CHAIRMAN: That's a good starting point.
DR. RENTZ: Margaret, we wait for the Town before we go to Westchester; right?
MS. UHLE: That's Carlito in terms of the sequencing in terms of what kind of information he needs from Westchester County.
Oh, you mean in terms of the parking spaces?
DR. RENTZ: Yes.
MS. UHLE: Yes, I guess the first step would be to see, again, how open the Town Board is to making those recommended changes.
DR. RENTZ: Okay.
MS. UHLE: If you could just put something, Carlito, in writing to me, kind of a memo form or something, that I could just forward directly to the Supervisor, he could discuss it with other town board members to see whether that's something they would want to consider.

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MR. HOLT: Yes, absolutely.
DR. RENTZ: Emergency services, that's the only thing I had a question about. Are we contacting them or are they part of the Fire Department, Margaret?
MS. UHLE: When we say emergency services, that's pretty much the Fire Department. I'll continue to coordinate with them. What they'll do, they'll give me written feedback that I'll forward you to you and Carlito.
DR. RENTZ: Got it. Thank you so much, Margaret.
THE CHAIRMAN: Planning Board members, any more comments?
MR. TUDISCO: Mr. Chairman, are we opening a public hearing?
MS. UHLE: Yes. Phil, did you have something else you were going to say?
MR. NEMECZEK: It was about the public hearing.
MS. UHLE: I meant Phil Grealy. It's funny, I'm looking at Phil Grealy.
MR. NEMECZEK: I can't tell who you're looking at, Phil Grealy.
THE CHAIRMAN: Right. It never hurts to be prepared. So as we said, this is a public hearing. We'll open the public hearing now and see if there are any comments. I'll make a motion to open the public hearing on this application, 20-19, 189, 199, 191 Brook Street, Kids Korner.
MR. NEMECZEK: Second.
THE CHAIRMAN: All in favor.
(AYE)
MR. TUDISCO: Okay, Mr. Chairman. If there are any members of the public that wish...
be a situation. Take a look at that area and
what improvements that the town had to do out
of taxpayers' money to improve that area for
safety. That's number one.
Plus, double parking cars. If you
really, really believe that people dropping off
their children are not going to double park,
you know, I have to smile on that one.
With the parking spaces available on
this property, how many parking spaces are
actually available? I'm sorry, I missed that.
MS. UHLE: Three spaces are proposed.
MR. GALANEK: Three?
MS. UHLE: Yes.
MR. GALANEK: Is that for staff
members?
MS. UHLE: I believe the applicant
indicated that primarily those would be used
for staff members or for parents that may have
a conference, that kind of thing.
MR. GALANEK: So we don't know for
sure how many are actually going to be for
staff because if parents are coming in, then
that might at least eliminate one of those

Taking away parking spaces -- there's

three spots.
What is the total employee number for
this location?
MS. UHLE: Ivy, you're muted.
DR. RENTZ: Can I answer that?
THE CHAIRMAN: Sure.
DR. RENTZ: The final number always
depends on the State, but there are 6
classrooms and typically there are 2 teachers
in each classroom, so the minimum we would have
to have is 12.
MR. GALANEK: Okay. Thank you. So we
have a minimum of 12 instructors, plus probably
yourself, the owner, so --
DR. RENTZ: I have three locations, so
I'm not --
MR. GALANEK: We'll go back to 12.
THE CHAIRMAN: Or more. There's
probably more.
MR. GALANEK: So you have 3 parking
spaces, and we know for sure they'll be at
least at a minimum 12 personnel assigned to
that building. There's already a big red flag
right there. The other thing is, dropping off,
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not something that is not known, it's known.
3 All I'm asking is, perhaps maybe the owner of this property could probably find a better way to do it. Personally, I think it's a bad street to have something like this on. I think it's dangerous, and I think there's a problem with the traffic. It's going to be a choke point, there's no doubt about it, especially during rush hours. I mean, you have enough problems with people being in a hurry, and now if you have cars double parked and stuff, which you could say it's not going to happen, reality we know it's going to happen.
5
6 I thank you for listening to me.
7
8 THE CHAIRMAN: Yes, thank you for your concern and your comments. Now that you brought them up, I have a couple of questions. As far as parking for employees -- Mr. Holt, I guess could answer that -- is that addressed anywhere in your report? It is somewhere, I imagine.
9
10 MR. HOLT: We discuss it in our report. Mr. Grealy had a comment on it, and this was a topic of conversation in our Zoom.
11

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meeting last week. The staff that does drive, because there are staff that use public transit, would likely look to use permit parking, and we're working with the town to find out what permit parking is available and where, that could accommodate the staff. They can't park on the street because there's time restrictions.

10 DR. RENTZ: Also, you know, we've been operational almost eight years now, and it's a 50/50 split consistently with staff, half take public transportation and half drive, typically.
12
13 THE CHAIRMAN: None are going to be parking in the spots on site, they were never intended to be?
15
16 DR. RENTZ: No, we never intended for that.
18
19 THE CHAIRMAN: It's almost like you tell your employees not to use those spots and they would have to find permit.
21
22 DR. RENTZ: In our other location, we have a parking lot similar to that where none of the employees and none of the parents park.
24

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in the parking lot unless it's a long term situation. They park at another location. We have another site that's off site for parking for employees, and we've done that for 15 years successfully.
7
8
9 THE CHAIRMAN: Yes, I understand.
10 MR. NEMECEK: Can I ask -- don't you have a current location that's --
12
13 DR. RENTZ: Yes, across the street.
15
16 MR. NEMECEK: Where are the employees parking?
18
20 DR. RENTZ: We're parking in our parking lot that we have.
22
24 MR. NEMECEK: But you're not going to have access to that parking lot anymore?
26
28 DR. RENTZ: No.
30
32 MR. NEMECEK: That answers my question.
34
36 DR. RENTZ: There are about three -- I counted three -- I think there's another one -- three parking lots adjacent to this space, and they're typically -- I've been there eight years, they're typically not full. So we're looking to see what's available, and staff will.
39

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be directed to park there. I will pay for the parking permits to make sure they are in good standing.
5
6 THE CHAIRMAN: So parking is an issue that's going to be resolved.
7
8 MR. NEMECEK: It's certainly being addressed.
10
12 DR. RENTZ: We knew we had to address that, yes.
14
15 THE CHAIRMAN: Okay. So Mr. Galanek brought up some good points, and I guess one more since you brought it up, I wanted to ask, and our expert is Phil so -- not you, Phil.
18
20 MR. NEMECEK: I have certain areas of expertise too.
22
24 THE CHAIRMAN: It's the good doctor.
26 I mean, the point about double parking and, you know, whatever people do and cross over, I didn't realize as we were discussing it, it seems all very academic that it shouldn't happen, and we've done reports and everything, so I guess the question is, all the reports that we do and all the advice we take from you as consultants, how much in application does it.
29

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2 hold water or does it just sort of fall apart
3 once the place opens?
4 MR. GREALLY: I think two things:
5 Number 1 is, that's why we've asked for these
details about arrival and departures.
6 Typically at these operations, and I don't know
7 the size of the one over on Garth Road that Mr.
8 Galanek was referring to, there are studies
9 that are done, other ones that we've done
10 ourselves, it really is spread out over several
11 hours, it's not everybody coming at once, but
12 we want that spelled out by the applicant so we
13 know their particular operation. Some of these
14 vary in terms of their operations.
15 In terms of the concern about double
16 parking, which is the concern that I raised,
17 which is the reason why I referred to not just
18 one space but there's multiple spaces there,
19 that I think this application would have to
20 have several spaces available so that we don't
21 get into a situation where there would be a
22 need for double parking.
23 I think Mr. Galanek's points are right
24 in line with some of our concerns, and the
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2 applicant is going to address those. It's
3 critical based on the input from the Town Board
4 of agreeing to those restrictions, and having
5 adequate curb side space to do the pickup and
6 drop offs. I think the drop offs in the
7 morning are less of a concern based on my
8 experience and on what goes on in that stretch
9 of Brook Street earlier in the morning. The
10 afternoon, as I indicated before, is the most
11 critical time probably. That's why we want
12 this kind of really spelled out in detail and
13 to have the input from the Town Board. Once we
14 get Mr. Holt's breakdown together with Ivy's
15 input, you will have that.
16 The issue of employee parking was one
17 of the first concerns we raised. At least here
18 we have an operation that we know about in
19 terms of how it functions, how many people are
20 required to park typically, and they're going
21 to have to make those arrangements with the
22 town. There's permit spaces, I believe there
23 are some available in walking distance, but
24 that's part of the discussion with the Town
25 Board.

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2 DR. RENTZ: Can I just say one more
3 thing?
4 THE CHAIRMAN: Please.
5 DR. RENTZ: We did also a proposed
6 pickup and drop off even at the location we are
7 in now and we have parking. They're not just
8 allowed to do anything that they want to do
9 because there are other businesses in the
10 parking lot. Even employees have a restricted
11 area where we could park. So this is not
12 something new to the operation of our daily
13 operations. Typically, we have an arrival of 3
14 to 4 parents at any given 10 minutes of the
15 morning that drop off. Our busiest time, like
16 Phil said, is between 5 and 6 p.m.
17 THE CHAIRMAN: So, I mean, it sounds
18 like we some sort of procedure, we need some
19 sort of plan, and you can't critique your work
20 a lot until you have a plan. You'll do
21 everything you can to sort of make sure it
22 works. Obviously, you're not just going to
23 sweep it under the rug until you have something
24 that actually works to everyone's satisfaction.
25 DR. RENTZ: I've been through this

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DR. RENTZ: It's more than twice as big. It's 10,000 square feet with a hundred children. I was going to be in that location many years ago, so I know.

MS. UHLE: Jim, you're muted. Jim.

THE CHAIRMAN: It's my job to keep this moving along, I can't do that if I'm muted.

Mr. Galanek, thank you for bringing this all to our attention. Come back and pay attention to what we're doing and let us know if we're doing the right job here, please.

Seriously, it's helpful.

MR. TUDISCO: Mr. Chairman, I'll see if there is anyone else that wants to offer a comment to the Board. If so, please raise your hand and I will invite you to un-mute yourself.

At this time, Mr. Chairman, I don't see any hands indicating anyone wishing to speak or offer comments to the Board.

THE CHAIRMAN: Great. Thank you, Mr. Tudisco.

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So I think we've done a good job bringing everything forth. If there are no more comments from the Board, I'm going to make a motion to adjourn this application to the January 28, 2021 -- Wow -- Planning Board meeting.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Great. Thank you, everyone.

DR. RENTZ: Thank you, everyone.

THE CHAIRMAN: Thank you, Ivy and everyone on the team.

MR. NEMECEK: Happy holidays.

THE CHAIRMAN: Have a nice evening.

So the only new business we have is Application 20-06, 14 Lorraine Drive.

MR. GREALLY: Goodnight, everyone.

THE CHAIRMAN: Goodnight.

MS. UHLE: Thank you, Phil.

MR. GREALLY: Have a great holiday.

Merry Christmas.

MR. CAMPANA: Merry Christmas.

MR. NEMECEK: Merry Christmas.

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That's really it. I don't know if there are any other pages I need to explain or review with you.

THE CHAIRMAN: The ones you just pointed out were the only comments the ARB had?

MR. ALEKSA: Yes, that was it.

MS. UHLE: The ARB and the Planning Board previously approved it and had not comments. Then, unfortunately for Mr. Aleksa, for only approving less than 300 square feet of additional gross floor area, has been to six boards now. When the ARB looked at it again, they did just ask to beef up that trim on the roof and make a modest change to the dormer, and that was it.

THE CHAIRMAN: So we're in full agreement. I have no comments. I don't need to see anything else.

MR. NEMECZEK: I have no comments.

THE CHAIRMAN: Sorry to put you through this.

MR. ALEKSA: It's okay. The previous one was pretty educational. The previous meeting? DINA M. MORGAN, REPORTER

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That was good. So butter us up. I think we're good. Do you have any comments, guys?

MR. CAMPANA: No comments.

MS. UHLE: This is a public hearing. The CHAIRMAN: We have to do a public hearing, right.

So I make a motion to open the public hearing on this application, 20-06, 14 Lorraine.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor. (AYE)

THE CHAIRMAN: Just for the record, Mr. Tudisco, anyone out there?

MR. TUDISCO: If there is anyone who wishes to address the Board on this application, please use the raise your hand feature and I will invite you to un-mute yourself.

Mr. Chairman, I don't see anyone indicating that they wish to address the Board on this application.

THE CHAIRMAN: Thanks, Rob. So I make a motion to close the public hearing on 20-06, 14 Lorraine, as submitted.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor. (AYE)

THE CHAIRMAN: You're good to go, Ante.

MR. ALEKSA: Thank you.

MS. UHLE: Thank you.

THE CHAIRMAN: Have a nice evening.

MR. ALEKSA: Enjoy the holidays. THE CHAIRMAN: Happy holidays. We're done. That's it until the new year. I will make a motion to close the town of Eastchester Planning Board meeting of December 3rd, 2020.

MR. NEMECZEK: Second.

THE CHAIRMAN: All in favor.

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(AYE)

THE CHAIRMAN: Bye, guys.

MR. NEMECZEK: We could say goodbye to 2020, at least from a Planning Board perspective.

THE CHAIRMAN: Goodbye.

MR. NEMECZEK: Merry Christmas, everyone.

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER
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 Zoom 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 21st day of December, 2020.

DINA M. MORGAN
Court Reporter

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