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That being said, I’m just going to
give some instructions on how we’re going to
run the public hearing. The first thing is,
all applications have been noticed as public
hearings. If the public has any comments or
would like to make a comment after the hearing
has been opened, please use the raise hand
feature on Zoom or a star-nine if you’re calling
from a phone, Mr. Tudisco will acknowledge you
and invite you to speak, please un-mute your
microphone, because we always forget to do
that, and state your name and address.
If everyone is here, we’ll get
started. The first application is an open
application, it’s 20-37, ICC ArchCare 265 White
Plains Road.

MS. UHLE: Let me just get everyone on
board here. I think that’s everybody.

MR. ZARIN: I think so. Good evening.

It’s good to be back here tonight, as you see,
with Father Sorgie in person, front and center.
Is Saky on?

MS. UHLE: No, I don’t see them on the
list here.

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additional comment letters, one from Kellard Sessions and one from Maser Consulting,
repeating a couple of the other ones that we had not addressed as of yet, plus there were a couple of other items to address. We’ve been working with them since, talking, meeting, had a very productive Zoom call going over the items, and we think we’ve covered most of the items, if not, you know, close to all of them.
There may be a couple that we hope, having discussed and collaborated upon, that will be just added as hopefully conditions.
What I would like to do at this time is turn this over to Fred Mundt, civil engineer from P S & S, who could call just walk quickly through some of the issues maybe starting with Phil Grealy’s issues that he raised in his memo and then to Joe’s. Please interrupt and ask questions as we go.
MS. UHLE: Saky just joined you.
MR. ZARIN: Hello, Saky. Fred, do you want to share your screen with the plans?
MR. MUNDT: Yes, I could do that, Michael. Thank you for that. Hello, members.

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of the board. Give me one second to get this up. Please let me know if everybody is seeing my screen.
MS. UHLE: Yes.
MR. MUNDT: As Michael said, we will just kind of run down the list of the comments that we received at this point and coordinated with Mr. Grealy and Mr. Cermele from last month’s hearing.
Looking at Mr. Grealy’s memo, the first comment we’ve addressed by adding some notes to the plans relative to vegetative trimming along the driveway entrance and along Midland Ave.
Comment number 2 is relative to the turning tracks for the vehicles, mainly fire trucks, vehicular cars, and garbage trucks coming in and out of the site. We had prepared exhibits that we had provided to Mr. Grealy, Mr. Cermele, and also Captain Pintavalle to evaluate vehicles coming in and out of the site.
The third comment is relative to pedestrian and vehicular traffic throughout the.

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MR. ZARIN: I don’t believe so.

MR. NEMECEK: I just reread the transcript today, so I remember being surprised because that’s not a very trafficked area. You’re telling me that the nearest bus stop is up on Winter Hill Road closer to Route 22; is that right?

MR. ZARIN: That’s our understanding, yes.

FATHER SORGIE: Winter Hill Road and White Plains Road, nice big bus stop.

MR. NEMECEK: Okay.

MR. ZARIN: You could also see on this chart what Fred mentioned before, that the markings about with trimmings will be in the site distance analysis we did. All that will be added onto the final site plans.

THE CHAIRMAN: Okay.

MR. MUNDT: So moving on to the comments that we received from Mr. Cermele, the first one was related -- if we flip back to the site plan here -- was relative to the new retaining wall that would be extended towards Midland Ave. along the driveway here, and what

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we looked to do here was actually turn the retaining wall a little bit so it stays outside of the right-of-way and doesn’t encroach onto Midland Ave.

The other thing I will point out here, in our conversations with both Mr. Cermele and Captain Pintavalle, we actually looked to increase the distance between the driveway and the retaining wall here to help any fire vehicles or emergency vehicles turning into the site.

MR. ZARIN: I should mention, we provided the Captain -- he gave us the specs for three vehicles, and we provided them with turning radius analysis to show, and that’s where the comment came back requiring a little more -- if we could give him a little comfort in that, so I think we satisfied.

MR. MUNDT: The second comment relative to Mr. Cermele’s letter had to deal with the grades along the driveway here as we approach the high point of the drive and then head back down towards the building. The intent of the plans here was to maintain the

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existing grades along that driveway as closely as possible, while attempting to provide a little bit more of a flatter landing area here at the driveway entrance as vehicles approach Midland Ave. and approach the site. So we have been working with Mr. Cermele and also Captain Pintavalle on that to just take a look at the vertical curves and make sure that we don’t foresee any concerns with fire trucks coming in and out the site. So we are continuing to work with them to address that, and any final modifications that would be needed to address those concerns would be minor at this point.

The other thing that we wanted to point out in conversations with Captain Pintavalle, was that the existing gymnasium that was constructed about 10 years ago here has a Fire Department connection off of the back corner, so we’ve been working with him to ensure that there will always be access, and that that Fire Department connection will never be hidden at this time, and that vegetation will be cleared in this area as well.

MR. ZARIN: We went out and took photographs of that to demonstrate that; is that correct?

MR. MUNDT: That’s correct. I was actually out there today and was able to pass along the photo to Captain Pintavalle.

THE CHAIRMAN: Is there a difference in elevation between where that is and where you are?

MR. MUNDT: There’s a pretty gentle slope here, I would say. It’s about maybe one to two feet.

THE CHAIRMAN: Okay, got it.

MR. MUNDT: The third comment in the memo, again, ties back to the one that we received from Mr. Grealy relative to pedestrian access back down to Midland Avenue, which is demonstrated by the sidewalk here, should that be the board’s decision to move forward with.

MS. UHLE: Fred?

MR. MUNDT: Yes.

MS. UHLE: Can you scroll down a little bit? I know you’re saying -- actually, the other way, to show what’s north of the site. It’s not on this map. I know you’re

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saying majority of people will walk towards the
bus stop, but there are an awful lot of
commercial uses in pretty easy walking distance
just north of the site. I would imagine that
residents, if they wanted to go to a deli or
the hardware store or something, there are
quite a few areas where I could see residents
would really walk to the north. I was just
going to point that out.

MR. CAMPANA: I agree. I think even
short trip into the Village of Tuckahoe as
well. I think this approach to the Village is
probably better than actually walking uphill to
the stairs at the front of the church and then
walking back down Winter Hill. I think that
walkway is certainly warranted.

MR. ZARIN: We also have bollard
lighting along it. If that’s the case, like I
said before, we’re prepared to build this.

FATHER SORGE: It is very possible
that some of these residents can work and go to
Manhattan and to schools, so that eight minute
walk to the MTA, that I do myself, would be on
that same walkway, going out that way to the

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Tuckahoe Train Station.

MR. MUNDT: So moving forward, the
fourth comment was relative to some zoning
information that was previously shown, I
believe, the cover sheet, and we’ve added some
additional information on the site plan to show
both the typical 50 foot front yard setback, as
well as a larger scale map of the entire
property showing the relationship of the
building to some of the other surrounding roads
and property lines.

The fifth comment relative to the
Highway Department details that will be used
for any of the improvements that are made up
near Midland Avenue, including any pavement
work, any curb work, sidewalk and driveway
work, we’re actively coordinating with Mr.
Latella to coordinate those details and get
those on the plans prior to building permit
issuance and submission.

The next comment also is relative to
building permit submission that will be
upcoming in terms of additional details
provided for the retaining walls and the design

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underneath are actually even more permissible than the original design for this basin, which helps a lot of the calculations that were prepared. There were certainly some rocks discovered in this area. As you can see on the plan, there are certain areas on the survey that are indicated as rock out crops, so we’re evaluating those a little bit more in the report that’s been prepared so we can make sure that that does not become an issue during construction. With that being said, with the new percolation data that we should be receiving shortly, we are going to work with Mr. Cermele and the Kellard Sessions team to update our calculations for our proposed storm water system as necessary.

The final two comments are relative to the retaining walls on site, particularly the one closest to Midland Ave. We have a footing detail for any ground water drainage associated with those retaining walls, as well as a small swale that will sit at the top of the retaining wall to capture any runoff from the hill up here next to the gymnasium so that not

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everything goes spilling out over the wall. We are currently working with Mr. Cermele to reevaluate the drainage design a little bit to try to bring in as much of that runoff as we can back into our own system, which will help decrease the amount of runoff that gets ultimately into the driveway and into Midland Ave., which would improve on the current condition of the site.

THE CHAIRMAN: Are they gravity retaining walls? What kind of walls are they?

MR. MUNDT: Yes, they’re gravity retaining walls, modular block system.

THE CHAIRMAN: They have footings on those?

MR. MUNDT: Yes, that’s correct. They’re buried usually one to one and a half courses underground.

THE CHAIRMAN: Thank you. You were saying something.

MR. ZARIN: That concludes our response to the outstanding issues. We would hope that we could get approvals tonight, obviously, with the appropriate conditions.

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what was just kind of rehearsed, we felt that there would be some pedestrian activity and that needed to be accounted for in terms of some treatment. I think their plan, as presented, is probably the best treatment. We had an alternate -- if there were any physical constraints or if it was going need more retaining walls we had an alternate, but I think this is the best plan. They’ve addressed all of other comments that we’ve had through the process. I think those would be decisions the board needs to make and conditions of approval.

THE CHAIRMAN: I like the sidewalk. I think you made a comment about the striping on the driveway and sort of like having -- by the way, Mr. Mundt, is there lighting along the sidewalk?

MR. MUNDT: Yes, there is. The lighting is primarily on the south side.

THE CHAIRMAN: Sorry, Phil, I just wanted to ask before I forget.

MR. MUNDT: Give me one second here.

MR. NEMECEK: Phil, just to be clear,
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your preferred solution to the pedestrian is
the sidewalk; is that correct?

MR. GREALY: Yes. Yes.

MR. NEMECEK: Okay. Just want to make
sure of that.

MR. MUNDT: I apologize, this is just
taking awhile to load. We do, along the south
end of the road here, we have pole mounted
lights. One of the items that we are
evaluating as well is maybe an ideal placement
of maybe a bollard or two along the north end
here.

THE CHAIRMAN: That's sufficient. We
believe you. Do you have anything else, Mr.
Grealy?

MR. GREALY: No, that was pretty much
it, unless the board had any questions.

THE CHAIRMAN: I think Margaret and I
talked about the pedestrians that get -- we
talked it this morning -- that get to the end
and want to cross Midland. I think if you make
a right, there's a crosswalk across Midland	right there.

MR. GREALY: That's correct. Just

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north of there, there's a crosswalk across
Midland that brings you over towards Main
Street, either side of Main Street here.

THE CHAIRMAN: So you're not crossing
across Midland once you get to the end, you're
going to make a right and cross at that

crosswalk.

MR. GREALY: Correct.

THE CHAIRMAN: Okay. Great. So thank
you, Mr. Grealy. We will switch over to Mr.
Cermele, if he has any comments he would like
to make.

MR. CERMELE: Sure. Just echo Mr.
Grealy's comments. Mr. Mundt has done a good
job explaining where we're at. We had a very
productive meeting with staff. We had broken
down our memo into what we had thought would be
conditions at various stages of either site
plan approval or building permit CO's. A lot
of what you see in our memo are construction
related details that will be worked out, I'm
sure, as the plan progresses prior to a
building permit being issued.

Our primary items for your

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and traffic engineering consultants, that will
be you guys.

Then prior to the issuance of the
Certificate of Compliance, a landscape
architect will provide a signed and sealed
letter to Building and Planning certifying that
the landscape has been installed in accordance
with the plans, and any changes will need to be
approved and indicated in the letter. An
as-built landscape plan will be required by the
Building Department.

Subject to those conditions --
MS. UHLE: Also, just clarify that you
are requiring the sidewalk as well.

THE CHAIRMAN: Oh, yes, and the
sidewalk. Any other conditions that we went
through? No, that's it.

Subject to those three conditions, as
I said, I make a motion to approve.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. CUNNINGHAM: Very nice project.

THE CHAIRMAN: Good work.

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right, that means winter is over. The next
application cage is 21-09, 32 Scarsdale Avenue.

MR. COTUGNO: Hello?

MS. UHLE: We can hear you, John.

MR. COTUGNO: Okay. John Cotugno
here. I'm not bragging or complaining, but I'm
coming to you live from a hospital bed at New
York Presbyterian unfortunately. The Murrays
should be allowed on too because they're going
to be able to share the screen since I only
dhave my cellphone with me.

Are the Murrays there, Margaret?

MS. UHLE: Yes.

MR. MURRAY: Hi, everybody. Good
evening.

THE CHAIRMAN: Sorry to hear your
predicament, John.

MR. COTUGNO: Things happen, but I
still struggle along, you know, I don't stop.

This application is for a two story
addition on the left side of the house. It's
directly over an existing patio, so there's
zero net gain in impervious surfaces.

We went before the Architectural
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MR. CAMPANA: Very nice.

MR. ZARIN: Thank you so much.

THE CHAIRMAN: Thanks for leading the
team, Father.

FATHER SORGIE: Thank you, everyone.

Thank you, Margaret, the whole team, the
Planning Board, Architectural Review Board,
Zoning Board. I think it will be a beautiful
addition for an underserved population that we
have. What a beautiful use of a convent that
100 years of sisters taught at ICC. A few of
them are still alive and absolutely love this
idea. So thank you all, and Michael in
particular. Thank you, all.

THE CHAIRMAN: Send them our thanks
and our regards.

FATHER SORGIE: I will. A few of them
may have taught a few of you.

MR. ZARIN: To your staff and to
Margaret, what a gem, thank you.

MS. UHLE: Thank you.

FATHER SORGIE: Agreed.

THE CHAIRMAN: So next application --
I hear birds, Louis. It's good to hear birds,

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on the left side of the house, it's for a family off the existing kitchen off the first floor and expanded bedroom on the second floor and a rec room.

These are the exterior elevations. From the front, I made a gable type roof perpendicular to the roof that goes from front to back. We also added a similar gable roof over the front entry door, and, of course, the materials will match the existing. Like I said, it's over the patio, which has retaining walls both at the front and the rear. The patio continues, so there will still be a piece of the patio left over after this addition. I think that's all I have to say at this time.

MS. UHLE: The Architectural Review Board did review this, and they actually referred it to you without any recommendations to make any modifications or changes.

MR. COTUGNO: Yes, correct. THE CHAIRMAN: Pretty simple and straightforward.

MR. COTUGNO: Yes, it is.

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THE CHAIRMAN: I don't have any comments.

MR. CAMPANA: No comments here.

MR. NEMECEK: I have none either.

THE CHAIRMAN: Let's move forward then. So then let's open the public hearing. So I make a motion to open the public hearing on Application 21-09, 32 Scarsdale Avenue.

MR. NEMECEK: Second.

(AYE)

MR. TUDISCO: If there are members of the public that wish to address the board on this application, please use the raise your hand feature.

THE CHAIRMAN: You're breaking up there, Rob, but I think you're saying there's no one out there, unless I'm wrong. I'm going to make a motion to close the public hearing on this application, 21-09, 32 Scarsdale Avenue.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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with the signage and the window dressing.

MS. UHLE: Joe, I don't want to interrupt you, but I would like to kind of coordinate whatever I'm showing with what you're saying.

MR. FERNANDEZ: It's fine.

MS. UHLE: Here, I can show you. Here is Mason Sandwich, and I guess this is the proposed spot right here.

MR. NEMECZEK: On the street-scape, though, you can't see Mason Sandwich, it's covered by a tree.

MR. FERNANDEZ: Margaret, leave the overhead view because we could just talk about that quickly with the board so that they understand. I mean, it's so well set up already for the business because it has the service and the employee parking in the back with the dumpsters in the back, deliveries through the back, nothing along the street. You have the pedestrian street traffic and/or parking all throughout the neighborhood. It's essentially going to make no change except for fill the storefront with another food choice,

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which I think is needed. Like I needed somewhere else to go eat.

Again, everything is mimicking what the restaurant next door, Mason, does, which is they utilize, you know, the rear for their deliveries, etcetera. I don't think that there's going to be any kind of an issue for additional congestion or deliveries or issues that would happen with a new start up in a standalone kind of a situation.

MR. NEMECZEK: If I could ask, you've mentioned a couple of times, you stated a couple of times that it mimics next door Mason Sandwich, and I saw that same language in some of the submissions as well, is there any affiliation between The Prince, the ownership of The Prince, the proposed eating establishment, and that of the next door Mason Sandwich?

MR. FERNANDEZ: Yes, there is.

MR. NEMECZEK: It would be kind of run by the same people?

MR. FERNANDEZ: Correct.

MR. NEMECZEK: This is an operation

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1. would point toward Mill Road. So we wouldn't have any issues with the folks in the apartment building behind and everything would be going towards the street.

MR. CUNNINGHAM: That's internally mounted that's going through?

MR. FERNANDEZ: Correct, yes.

MR. CUNNINGHAM: Okay.

THE CHAIRMAN: Are they warming or are they cooking in the kitchen.

MR. FERNANDEZ: They may be cooking, they may be doing some chicken or something to put on the top of your salad. Stuff like that.

THE CHAIRMAN: So there's a hood somewhere?

MR. FERNANDEZ: Yes.

THE CHAIRMAN: I see it.

MR. FERNANDEZ: There's kind of an elevation section there that shows the line.

There's like three pieces of equipment there and then the hood. It's not a big operation, but they need something to be able to manage.

THE CHAIRMAN: I guess the question is, do they have something similar in Mason?

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MR. FERNANDEZ: They do. They have the exact same thing.

THE CHAIRMAN: They have the exact same thing.

MR. FERNANDEZ: But they're busy with a different menu.

THE CHAIRMAN: I understand. I'm just thinking any noise that comes out of the hood is the same as what's next door.

MR. FERNANDEZ: Those things, I don't believe they make that much sound outside.

THE CHAIRMAN: I don't think there's been any complaints, so we'll stick with that.

MR. CAMPANA: Technically, considering that both establishments will be owned by the same person, they could also coordinate deliveries.

MR. FERNANDEZ: Absolutely.

MR. CAMPANA: Is that right?

MR. FERNANDEZ: Absolutely.

THE CHAIRMAN: You can continue, Mr. Fernandez.

MR. FERNANDEZ: Essentially, we just created a -- it's got a small sit down area in

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MR. FERNANDEZ: Flip back to the plan.

MR. FERNANDEZ: Yes, that's fine. The right side is the floor plan, and you have the entrance on the left from the street, and you have the front area which has two tables and four seats. Then there's a line, a counter line where they can either select certain foods that they want in their salads. At the end of the line, there will be a register there, and behind that would also be a place where they would make smoothies. If you went around the counter, there's like a four foot area that's open, and that would lead you to the bathroom area. Behind the counter, they have some prep tables, which are up against a pre-made refrigeration box, which kind of separates the front from the kitchen area, and then that's kind of open. There are some stainless steel tables for them to make salads and stuff and there's a wash area on the right for prepping.

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MS. UHLE: Did you have a proposed
elevation as well?

MR. FERNANDEZ: I don’t think we did
anything formally. I think we’re just planning
on using some white letters, like they used
next door, to put like the wording, the prints,
and then the sign. I was waiting for the sign
guy to send me something, and he never got it
to me in time for the submission, so we just
wrote the name, but it’s not going to look that
crude.

THE CHAIRMAN: It’s going to take the
same format as the one next door?

MR. FERNANDEZ: If you could see
Mason’s sign, it’s kind of like a white outline
with black. I think it’s going to be similar,
but I don’t think it’s going to be the same.

THE CHAIRMAN: So nothing else is
being done to the store?

MR. FERNANDEZ: No, nothing is going
to change. The outside, the brick looks like
it’s in good order. The green canopy looks
nice. It has the hanging signs, that’s going
to stay.

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THE CHAIRMAN: Good.

MS. UHLE: Joe, you know the signs do
require review and approval by the Town’s sign
committee, so those you’ll come back for sign
approval.

MR. FERNANDEZ: Yes. I believe the
sign person is the guy on Saw Mill River Road,
Mike, the sign guy. San Signs.

MS. UHLE: Sure. He knows.

MR. FERNANDEZ: I’m having a mental
block.

THE CHAIRMAN: Okay. I don’t have any
questions. It looks like a nice addition. I
know Mason is doing very well. It’s become a
destination for a lot of people. Every time I
get my shirts next door, there’s more people
going into Mason than are getting shirts, which
is good; right? Any more comments, team?

MR. CAMPANA: No comments.

THE CHAIRMAN: That’s good. Let’s
just see if there are any comments from the
public. I make a motion to open the public
hearing on Application 21-10, 31 Mill Road.

MR. NEMECEK: Second.

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THE CHAIRMAN: All in favor.

(AYE)

MR. TUDISCO: Mr. Chairman, I will see
if anyone wants to address the board.

If any of the attendees at the meeting
wish to address the board or members of the
public, please use the raise your hand feature
and I will invite you to un-mute yourself.

Mr. Chairman, at this time I do not
see any members of the public who wish to
address the board on this application.

THE CHAIRMAN: Thank you. So then I
make a motion to close the public hearing on
Application 21-10, 31 Mill Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So, Mr. Fernandez, you
said the owner of Mason is attending?

MR. FERNANDEZ: He was invited. I
sent him the invite.

THE CHAIRMAN: I don’t see him. I
just wanted to give him an opportunity to
advocate for himself.

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MS. UHLE: George, do you have
anything you would like to add?

GEORGE: No. Joe did a pretty good
job of giving a good explanation. I thank him
for that. I’m open to any questions you guys
may have.

THE CHAIRMAN: I would like to see the
menu, but I guess I’ll have to stop in.

MR. NEMECEK: I think one concern that
we have had with food establishments that have
some form of cooking component, kitchen
component to it, is, you know, what’s being
done with the exhaust, and I think to a lesser
extent noise issues, more of the aromas of
cooking, and if there’s any grease that’s
involved, that tends to have, I guess, a
stronger aroma to it. It seems like this is
going to be a lower impact kitchen, is that a
fair -- at least compared to Mason, for
example, next door -- is that a fair
characterization?

GEORGE: So although there is a fryer
listed as part of the equipment, I would tell
you that frying would be the least impactful of

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items on our menu. The reason why this concept was developed is to be somewhat of a more healthy, nutritious option to Mason. Although I can understand the question and the concern, that really is not going to be the case with The Prince.

MR. NEMECEK: Okay. Quite frankly, if it were a problem with Mason, I would expect that we would be hearing from members of the public complaining about adding a second establishment that has a kitchen involved in it, and there was no one from the public voicing any such complaint.

THE CHAIRMAN: Did we talk about hours of operation?

MR. NEMECEK: I think I saw that it's meant to be the same as Mason. 11 to 8 during the weekdays and 11 to 9 on the weekends; is that right?

MR. FERNANDEZ: Correct.

THE CHAIRMAN: That's pretty harmless.

Okay, I'm good. Thank you.

If there's nothing else, I make a motion to approve this application, 21-10, The Prince.

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Prince -- hold on a second. What's the significance of The Prince? I have to know.

GEORGE: We've received a lot of great feedback from the community, and often times the words, Mason is the king has come up, you guys are the king, so with every monarchy I guess there's a prince that's needed. If Mason is the so-called king, then we have The Prince.

THE CHAIRMAN: Okay.

MR. NEMECEK: I thought James Bonanno was the king.

THE CHAIRMAN: I'm just the Chairman of the board. Thank you. I just had to get that out. Let's get back to the approval.

Sorry, I'm wasting time.

I make a motion approve Application 21-10, The Prince, 31 Mill Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Then the only note is that the signage is going to be reviewed and approved by the Town Sign Committee. Thank you, gentlemen.

DINA M. MORGAN, REPORTER

STATE OF NEW YORK
COUNTY OF WESTCHESTER

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of April, 2021.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER