

TOWN OF EASTCHESTER  
Building and Planning Department

APR 20 2021

TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
MARCH 25, 2021

ZOOM MEETING

RECEIVED

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
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EASTCHESTER PLANNING BOARD - 3/25/2021

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 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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THE CHAIRMAN: Good evening, everyone.

This is the Planning Board meeting of March 25th, 2021. I'm going to start with the roll call. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Jim Bonanno is here. So we're going to start with approving meeting minutes subject to Phil's comments. We've all read them, and Phil has more than read them, so I'm going to make a motion to approve the meeting minutes of February 25th, 2021.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: A quick update to the viewing audience. There are two applications that are adjourned and are not on the agenda tonight. The first one is 19-42, 5 Ray Place, and the second one is 20-19, 189 Brook Street, Kidz Korner.

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MR. ZARIN: Alright. Well, we've Fred Mundt and William Snyder from PS & S, who will be dealing with most of the issues tonight on the site plan issues.

My name, as you know, Michael Zarin, Mr. Chairman, members of the board. I represent the ArchCare, the Parish of Immaculate Conception, Assumption of Our Lady in connection with their joint application to rehabilitate the Parish's former convent building, and provide 10 residential units for high functioning individuals with autism mostly from the community. In fact, Father Sorgie was telling me the other day that there's been a real -- as people watch these proceedings, he's been contacted by a lot of people who are very excited who have children or young adults in the community who are waiting to sign up and take advantage of this. These types of things all of a sudden, people you never knew about in families and neighbors have individuals who could use such a facility.

We were before you last meeting, February 25th. Since then, we've received two

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2 additional comment letters, one from Kellard  
3 Sessions and one from Maser Consulting,  
4 repeating a couple of the other ones that we  
5 had not addressed as of yet, plus there were a  
6 couple of other items to address. We've been  
7 working with them since, talking, meeting, had  
8 a very productive Zoom call going over the  
9 items, and we think we've covered most of the  
10 items, if not, you know, close to all of them.  
11 There may be a couple that we hope, having  
12 discussed and collaborated upon, that will be  
13 just added as hopefully conditions.  
14 What I would like to do at this time  
15 is turn this over to Fred Mundt, civil engineer  
16 from P S & S, who could call just walk quickly  
17 through some of the issues maybe starting with  
18 Phil Grealy's issues that he raised in his memo  
19 and then to Joe's. Please interrupt and ask  
20 questions as we go.  
21 MS. UHLE: Saky just joined you.  
22 MR. ZARIN: Hello, Saky. Fred, do you  
23 want to share your screen with the plans?  
24 MR. MUNDT: Yes, I could do that,  
25 Michael. Thank you for that. Hello, members  
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2 of the board. Give me one second to get this  
3 up. Please let me know if everybody is seeing  
4 my screen.  
5 MS. UHLE: Yes.  
6 MR. MUNDT: As Michael said, we will  
7 just kind of run down the list of the comments  
8 that we received at this point and coordinated  
9 with Mr. Grealy and Mr. Cermele from last  
10 month's hearing.  
11 Looking at Mr. Grealy's memo, the  
12 first comment we've addressed by adding some  
13 notes to the plans relative to vegetative  
14 trimming along the driveway entrance and along  
15 Midland Ave.  
16 Comment number 2 is relative to the  
17 turning tracks for the vehicles, mainly fire  
18 trucks, vehicular cars, and garbage trucks  
19 coming in and out of the site. We had prepared  
20 exhibits that we had provided to Mr. Grealy,  
21 Mr. Cermele, and also Captain Pintavalle to  
22 evaluate vehicles coming in and out of the  
23 site.  
24 The third comment is relative to  
25 pedestrian and vehicular traffic throughout the  
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2 site, namely in the driveway, so I wanted to  
3 turn to two different plans here. One was an  
4 exhibit that we first prepared in order to  
5 demonstrate that most of the pedestrian traffic  
6 from the site from the building itself would  
7 mostly be geared towards heading back towards  
8 Winter Hill Road towards the bus stop up on  
9 White Plains Road, and also back towards the  
10 center of the ICC campus itself. We would  
11 expect at this time, that there would be  
12 minimal pedestrian traffic going down the new  
13 driveway improvements up on the north end of  
14 the site towards Midland Avenue, if we zoom in  
15 a little bit. With that being said, that the  
16 primary pedestrian pathway will be more towards  
17 the south back towards the campus, we have  
18 taken a look per some of the engineers and the  
19 board's request to evaluate a sidewalk that  
20 would go along north end of the driveway down  
21 towards Midland Ave. in the off chance that  
22 there is any pedestrian activity and traffic  
23 that moves down towards Midland Ave., which you  
24 could see on the plans here. So should that be  
25 the board's discretion to discretion to request  
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2 that, we've been working with the engineers to  
3 evaluate that at this time.  
4 MR. ZARIN: If requested, we're  
5 prepared to do that. I should just jump in and  
6 add that the pathways that Fred just pointed  
7 out on the other side, those are all existing  
8 sidewalk and existing areas. So that's where  
9 we think most people will go because that's  
10 where the bus stops are, but we are prepared to  
11 construct and add that sidewalk, as shown, if  
12 that's the board's desire.  
13 THE CHAIRMAN: Could you go back to  
14 the red pedestrian pathway that you have? I  
15 just want to sort of trace it. So you come out  
16 there, go behind the gym, you walk up the  
17 stairs, go that way. Okay.  
18 MR. ZARIN: There's a bus stop here.  
19 THE CHAIRMAN: Okay. Got it. Thank  
20 you.  
21 MR. NEMECEK: This is Phil Nemecek. I  
22 thought that there was a statement at the last  
23 meeting that there was a bus stop at Midland  
24 Avenue. Am I misremembering that or is there,  
25 in fact, a bus stop at Midland Avenue?  
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2 MR. ZARIN: I don't believe so.

3 MR. NEMECEK: I just reread the

4 transcript today, so I remember being surprised

5 because that's not a very trafficked area.

6 You're telling me that the nearest bus stop is

7 up on Winter Hill Road closer to Route 22; is

8 that right?

9 MR. ZARIN: That's our understanding,

10 yes.

11 FATHER SORGIE: Winter Hill Road and

12 White Plains Road, nice big bus stop.

13 MR. NEMECEK: Okay.

14 MR. ZARIN: You could also see on this

15 chart what Fred mentioned before, that the

16 markings about with trimmings will be in the

17 site distance analysis we did. All that will

18 be added onto the final site plans.

19 THE CHAIRMAN: Okay.

20 MR. MUNDT: So moving on to the

21 comments that we received from Mr. Cermele, the

22 first one was related -- if we flip back to the

23 site plan here -- was relative to the new

24 retaining wall that would be extended towards

25 Midland Ave. along the driveway here, and what

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2 we looked to do here was actually turn the

3 retaining wall a little bit so it stays outside

4 of the right-of-way and doesn't encroach onto

5 Midland Ave.

6 The other thing I will point out here,

7 in our conversations with both Mr. Cermele and

8 Captain Pintavalle, we actually looked to

9 increase the distance between the driveway and

10 the retaining wall here to help aid any fire

11 vehicles or emergency vehicles turning into the

12 site.

13 MR. ZARIN: I should mention, we

14 provided the Captain -- he gave us the specs

15 for three vehicles, and we provided them with

16 turning radius analysis to show, and that's

17 where the comment came back requiring a little

18 more -- if we could give him a little comfort

19 in that, so I think we satisfied.

20 MR. MUNDT: The second comment

21 relative to Mr. Cermele's letter had to deal

22 with the grades along the driveway here as we

23 approach the high point of the drive and then

24 head back down towards the building. The

25 intent of the plans here was to maintain the

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2 existing grades along that driveway as closely

3 as possible, while attempting to provide a

4 little bit more of a flatter landing area here

5 at the driveway entrance as vehicles approach

6 Midland Ave. and approach the site. So we have

7 been working with Mr. Cermele and also Captain

8 Pintavalle on that to just take a look at the

9 vertical curves and make sure that we don't

10 foresee any concerns with fire trucks coming in

11 and out the site. So we are continuing to work

12 with them to address that, and any final

13 modifications that would be needed to address

14 those concerns would be minor at this point.

15 The other thing that we wanted to

16 point out in conversations with Captain

17 Pintavalle, was that the existing gymnasium

18 that was constructed about 10 years ago here

19 has a Fire Department connection off of the

20 back corner, so we've been working with him to

21 ensure that there will always be access, and

22 that that Fire Department connection will never

23 be hidden at this time, and that vegetation

24 will be cleared in this area as well.

25 MR. ZARIN: We went out and took

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2 photographs of that to demonstrate that; is

3 that correct?

4 MR. MUNDT: That's correct. I was

5 actually out there today and was able to pass

6 along the photo to Captain Pintavalle.

7 THE CHAIRMAN: Is there a difference

8 in elevation between where that is and where

9 you are?

10 MR. MUNDT: There's a pretty gentle

11 slope here, I would say. It's about maybe one

12 to two feet.

13 THE CHAIRMAN: Okay, got it.

14 MR. MUNDT: The third comment in the

15 memo, again, ties back to the one that we

16 received from Mr. Grealy relative to pedestrian

17 access back down to Midland Avenue, which is

18 demonstrated by the sidewalk here, should that

19 be the board's decision to move forward with.

20 MS. UHLE: Fred?

21 MR. MUNDT: Yes.

22 MS. UHLE: Can you scroll down a

23 little bit? I know you're saying -- actually,

24 the other way, to show what's north of the

25 site. It's not on this map. I know you're

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

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

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

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

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1 Tuckahoe Train Station.

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

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

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

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2 of these retaining walls along the site,  
3 especially the ones greater than four feet, and  
4 these details and design will also touch on the  
5 fact there is sanitary sewer that runs I  
6 believe it's about 5 or 6 feet behind the  
7 retaining wall and how that will be protected  
8 during time of construction for those walls.

9 THE CHAIRMAN: Where is the tallest  
10 part of the retaining wall?

11 MR. MUNDT: The tallest part of the  
12 retaining wall I believe is roughly up here in  
13 this corner.

14 THE CHAIRMAN: I see you have a fence  
15 indicated for the top of the wall somewhere.

16 MR. MUNDT: Correct, yes. So the next  
17 few comments in the letter are all geared  
18 towards both the existing and the proposed  
19 infiltration systems on site. There is an  
20 existing infiltration basin -- actually, let me  
21 switch plans real quick to show our proposed  
22 conditions as well. There is an existing  
23 infiltration basin that actually sits at the  
24 top of the existing driveway currently. At  
25 this point in time, we are working on

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2 coordinating with the previous civil engineer  
3 on the gymnasium project to really determine  
4 all of the details of that infiltration system  
5 in terms of its depth, its true footprint and  
6 more, so that way it could be accurately  
7 referenced and protected during construction.  
8 At the same time, there was initially a request  
9 to evaluate the condition of this existing  
10 infiltration basin. At this time, we are no  
11 longer providing any additional runoff to that  
12 basin, everything is going to be brought back  
13 into our proposed system, so we feel there is  
14 no need to provide any further investigation of  
15 that system at this time.

16 We were also out on site over the past  
17 two days with the geotechnical engineer, and  
18 there was a representative from Kellard  
19 Sessions there today as well to witness soil  
20 percolation test as requested for our proposed  
21 infiltration system, as well as some test  
22 excavations to determine things like ground  
23 water, bedrock, etcetera. The percolation test  
24 actually went very, very well. The preliminary  
25 results that we received showed that the soils

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2 underneath are actually even more permissible

3 than the original design for this basin, which

4 helps a lot of the calculations that were

5 prepared. There were certainly some rocks

6 discovered in this area. As you can see on the

7 plan, there are certain areas on the survey

8 that are indicated as rock out crops, so we're

9 evaluating those a little bit more in the

10 report that's being prepared so we can make

11 sure that that does not become an issue during

12 construction. With that being said, with the

13 new percolation data that we should be

14 receiving shortly, we are going to work with

15 Mr. Cermele and the Kellard Sessions team to

16 update our calculations for our proposed storm

17 water system as necessary.

18 The final two comments are relative to

19 the retaining walls on site, particularly the

20 one closest to Midland Ave. We have a footing

21 detail for any ground water drainage associated

22 with those retaining walls, as well as a small

23 swale that will sit at the top of the retaining

24 wall to capture any runoff from the hill up

25 here next to the gymnasium so that not

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2 everything goes spilling out over the wall. We

3 are currently working with Mr. Cermele to

4 reevaluate the drainage design a little bit to

5 try to bring in as much of that runoff as we

6 can back into our own system, which will help

7 decrease the amount of runoff that gets

8 ultimately into the driveway and into Midland

9 Ave., which would improve on the current

10 condition of the site.

11 THE CHAIRMAN: Are they gravity

12 retaining walls? What kind of walls are they?

13 MR. MUNDT: Yes, they're gravity

14 retaining walls, modular block system.

15 THE CHAIRMAN: They have footings on

16 those?

17 MR. MUNDT: Yes, that's correct.

18 They're buried usually one to one and a half

19 courses underground.

20 THE CHAIRMAN: Thank you. You were

21 saying something.

22 MR. ZARIN: That concludes our

23 response to the outstanding issues. We would

24 hope that we could get approvals tonight,

25 obviously, with the appropriate conditions.

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2 THE CHAIRMAN: Let's go through a few

3 more steps and we'll get to that.

4 Any questions from us guys? I think

5 it was very well presented. Thank you, Mr.

6 Mundt. You guys have been very thorough, and

7 Margaret has said how closely you've all worked

8 together. It's appreciated because we're all

9 here to get the same result.

10 MR. ZARIN: Feelings are the same.

11 Great staff.

12 THE CHAIRMAN: So if we don't have any

13 questions, I think we're going to just hear

14 from our consultants. We'll start with Mr.

15 Grealy, if he's available.

16 MR. GREALY: Good evening, Mr.

17 Chairman, members of the board. I think Fred

18 has done a good synopsis of our comments. What

19 remains in terms of conditions of approvals,

20 the sight line diagram that was provided in

21 making sure that that is kept clear going

22 forward would be a recommended condition of

23 approval. We had concerns about the pedestrian

24 movements out to Midland, you know, with the

25 commercial facilities up on Main Street and

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2 what was just kind of rehashed, we felt that

3 there would be some pedestrian activity and

4 that needed to be accounted for in terms of

5 some treatment. I think their plan, as

6 presented, is probably the best treatment. We

7 had an alternate -- if there were any physical

8 constraints or if it was going need more

9 retaining walls we had an alternate, but I

10 think this is the best plan. They've addressed

11 all of other comments that we've had through

12 the process. I think those would be decisions

13 the board needs to make and conditions of

14 approval.

15 THE CHAIRMAN: I like the sidewalk. I

16 think you made a comment about the striping on

17 the driveway and sort of like having -- by the

18 way, Mr. Mundt, is there lighting along the

19 sidewalk?

20 MR. MUNDT: Yes, there is. The

21 lighting is primarily on the south side.

22 THE CHAIRMAN: Sorry, Phil, I just

23 wanted to ask before I forget.

24 MR. MUNDT: Give me one second here.

25 MR. NEMECEK: Phil, just to be clear,

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2 your preferred solution to the pedestrian is

3 the sidewalk; is that correct?

4 MR. GREALY: Yes. Yes.

5 MR. NEMECEK: Okay. Just want to make

6 sure of that.

7 MR. MUNDT: I apologize, this is just

8 taking awhile to load. We do, along the south

9 end of the road here, we have pole mounted

10 lights. One of the items that we are

11 evaluating as well is maybe an ideal placement

12 of maybe a bollard or two along the north end

13 here.

14 THE CHAIRMAN: That's sufficient. We

15 believe you. Do you have anything else, Mr.

16 Grealy?

17 MR. GREALY: No, that was pretty much

18 it, unless the board had any questions.

19 THE CHAIRMAN: I think Margaret and I

20 talked about the pedestrians that get -- we

21 talked it this morning -- that get to the end

22 and want to cross Midland. I think if you make

23 a right, there's a crosswalk across Midland

24 right there.

25 MR. GREALY: That's correct. Just

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2 north of there, there's a crosswalk across

3 Midland that brings you over towards Main

4 Street, either side of Main Street here.

5 THE CHAIRMAN: So you're not crossing

6 across Midland once you get to the end, you're

7 going to make a right and cross at that

8 crosswalk.

9 MR. GREALY: Correct.

10 THE CHAIRMAN: Okay. Great. So thank

11 you, Mr. Grealy. We will switch over to Mr.

12 Cermele, if he has any comments he would like

13 to make.

14 MR. CERMELE: Sure. Just echo Mr.

15 Grealy's comments. Mr. Mundt has done a good

16 job explaining where we're at. We had a very

17 productive meeting with staff. We had broken

18 down our memo into what we had thought would be

19 conditions at various stages of either site

20 plan approval or building permit CO's. A lot

21 of what you see in our memo are construction

22 related details that will be worked out, I'm

23 sure, as the plan progresses prior to a

24 building permit being issued.

25 Our primary items for your

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2 consideration were related to the driveway, the

3 sidewalk, which we discussed already, and some

4 of the grading, which we'll continue to work

5 with Mr. Mundt on and make sure it satisfies

6 us, as well as the Fire Chief. I'm very

7 comfortable with the plan where it is right

8 now, and I think it's a matter of some minor

9 adjustments at this point to get it to a final

10 point for construction.

11 THE CHAIRMAN: Great. Thank you.

12 When I discussed it with Margaret today, I

13 said, there's a lot of stuff open, and she

14 assured me it's all being resolved and it's in

15 good hands. So if Margaret says that, I

16 believe her. Thank you for putting it all

17 together.

18 Any other comments from us? If not,

19 we're going to go to the public.

20 MR. TUDISCO: Mr. Chairman, I'm

21 looking at the attendee list. If there are any

22 members of the public that would like to

23 address the board on this application, please

24 use the raise your hand feature and I will

25 invite you to un-mute yourself.

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2 Mr. Chairman, at this time I don't see

3 any members of the public who wish to address

4 the board on this application.

5 THE CHAIRMAN: Sure. So then I will

6 make a motion to close the public hearing on

7 this application, 20-37, ICC ArchCare.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 THE CHAIRMAN: Great. Okay, we did

12 it. I'm good. I think it's a great addition.

13 I think there was a lot of good work put

14 together. As I said at a previous meeting,

15 it's good for the community. Congratulations

16 to both design teams. Thank you for giving us

17 something that was easy and important for us to

18 approve.

19 That being said, if there's no more

20 comments, I will make a motion to approve this

21 application, 20-37, ICC ArchCare at 265 White

22 Plains Road subject to I have two conditions.

23 I think we discussed them.

24 The first is, that there will be a

25 final review of the site plan by the town civil

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2 and traffic engineering consultants, that will  
3 be you guys.

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

13 Subject to those conditions --

14 MS. UHLE: Also, just clarify that you  
15 are requiring the sidewalk as well.

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

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

21 MR. NEMECEK: Second.

22 THE CHAIRMAN: All in favor.

23 (AYE)

24 MR. CUNNINGHAM: Very nice project.

25 THE CHAIRMAN: Good work.

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2 MR. CAMPANA: Very nice.

3 MR. ZARIN: Thank you so much.

4 THE CHAIRMAN: Thanks for leading the  
5 team, Father.

6 FATHER SORGIE: Thank you, everyone.

7 Thank you, Margaret, the whole team, the  
8 Planning Board, Architectural Review Board,

9 Zoning Board. I think it will be a beautiful  
10 addition for an underserved population that we

11 have. What a beautiful use of a convent that

12 100 years of sisters taught at ICC. A few of  
13 them are still alive and absolutely love this

14 idea. So thank you all, and Michael in  
15 particular. Thank you, all.

16 THE CHAIRMAN: Send them our thanks  
17 and our regards.

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

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

22 MS. UHLE: Thank you.

23 FATHER SORGIE: Agreed.

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

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

4 MR. COTUGNO: Hello?

5 MS. UHLE: We can hear you, John.

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

13 Are the Murrays there, Margaret?

14 MS. UHLE: Yes.

15 MR. MURRAY: Hi, everybody. Good  
16 evening.

17 THE CHAIRMAN: Sorry to hear your  
18 predicament, John.

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

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

25 We went before the Architectural

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2 Review Board. I think this is aesthetically  
3 pleasing with the house. The gable roof we put  
4 on top, and we made it blend in with the house.  
5 I'm not sure what else I have to tell you guys.

6 MR. MURRAY: I'm sorry, John, should I  
7 share my screen so you could look at the plan?

8 MS. UHLE: Yes.

9 MR. CUNNINGHAM: Sure.

10 MR. MURRAY: Give me two seconds. I'm  
11 sorry. Sorry.

12 MS. UHLE: Can you see that now, can  
13 you see drawings?

14 MR. CAMPANA: Yes, we see them.

15 MS. UHLE: I'm actually sharing them  
16 now.

17 MR. COTUGNO: I see the cover sheet.

18 MS. UHLE: Hold on one second. If you  
19 can see this, John, I can scroll down.

20 MR. COTUGNO: Yes, please do.

21 MS. UHLE: This shows where the  
22 addition is.

23 MR. COTUGNO: Right. It shows where  
24 the addition is. It also shows the section and  
25 shows the foundation plan. Like I said, it's

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

6 These are the exterior elevations.  
 7 From the front, I made a gable type roof  
 8 perpendicular to the roof that goes from front  
 9 to back. We also added a similar gable roof  
 10 over the front entry door, and, of course, the  
 11 materials will match the existing. Like I  
 12 said, it's over the patio, which has retaining  
 13 walls both at the front and the rear. The  
 14 patio continues, so there will still be a piece  
 15 of the patio left over after this addition.

16 I think that's all I have to say at  
 17 this time.

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

22 MR. COTUGNO: Yes, correct.

23 THE CHAIRMAN: Pretty simple and  
 24 straightforward.

25 MR. COTUGNO: Yes, it is.

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 2 THE CHAIRMAN: I don't have any  
 3 comments.

4 MR. CAMPANA: No comments here.

5 MR. NEMECEK: I have none either.

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

10 MR. NEMECEK: Second.

11 THE CHAIRMAN: All in favor.  
 12 (AYE)

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

17 THE CHAIRMAN: You're breaking up  
 18 there, Rob, but I think you're saying there's  
 19 no one out there, unless I'm wrong.

20 I'm going to make a motion to close  
 21 the public hearing on this application, 21-09,  
 22 32 Scarsdale Avenue.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.  
 25 (AYE)

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2 THE CHAIRMAN: Let's finish this up  
 3 then. Looks good to us, John. Good job.  
 4 Thank you.

5 MR. COTUGNO: Thank you.

6 THE CHAIRMAN: I make a motion to  
 7 approve Application 21-09, 32 Scarsdale Avenue.

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.  
 10 (AYE)

11 MR. CUNNINGHAM: Good luck. Feel  
 12 better, John.

13 MS. UHLE: Feel better, John.

14 MR. MURRAY: Thank you. Thank you  
 15 very much.

16 MR. COTUGNO: Thank you, Margaret, for  
 17 sharing the screen.

18 MS. UHLE: You're welcome.

19 THE CHAIRMAN: The next application is  
 20 21-10, The Prince, 31 Mill Road.

21 MS. UHLE: Joe, can you hear us?

22 MR. FERNANDEZ: I can hear you.

23 MS. UHLE: There you go.

24 MR. FERNANDEZ: Good evening,  
 25 Chairman, board members, Margaret. First, I

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2 wanted to just apologize, my techno guy in my  
 3 office had to leave early today, so I won't be  
 4 able to share any plans. I feel a little  
 5 embarrassed about that because I see everybody  
 6 else doing them.

7 MS. UHLE: I can access them, yes.

8 MR. FERNANDEZ: Again, I'm sorry for  
 9 starting off that way.

10 We have an application in front of you  
 11 for a new restaurant right across from Town  
 12 Hall, the old Nordic Edge, which was a personal  
 13 service establishment. Now we're going to turn  
 14 it into a food establishment, primarily a take  
 15 out. It's going to be kind of a healthy choice  
 16 kind of thing with salad bowls, rice bowls, all  
 17 various toppings that they could put on. We  
 18 have designed a small line, a commercial  
 19 kitchen line -- We've done several of these in  
 20 town, and we kind of know what the board's  
 21 expectations are -- along with a small seating  
 22 area in the front, and new handicap accessible  
 23 bathroom, and again, commercial kitchen. It's  
 24 basically a reuse of the existing store. It's  
 25 going to mimic Mason, which is right next door

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 2 with the signage and the window dressing.  
 3 MS. UHLE: Joe, I don't want to  
 4 interrupt you, but I would like to kind of  
 5 coordinate whatever I'm showing with what  
 6 you're saying.  
 7 MR. FERNANDEZ: It's fine.  
 8 MS. UHLE: Here, I can show you. Here  
 9 is Mason Sandwich, and I guess this is the  
 10 proposed spot right here.  
 11 MR. NEMECEK: On the street-scape,  
 12 though, you can't see Mason Sandwich, it's  
 13 covered by a tree.  
 14 MR. FERNANDEZ: Margaret, leave the  
 15 overhead view because we could just talk about  
 16 that quickly with the board so that they  
 17 understand. I mean, it's so well set up  
 18 already for the business because it has the  
 19 service and the employee parking in the back  
 20 with the dumpsters in the back, deliveries  
 21 through the back, nothing along the street.  
 22 You have the pedestrian street traffic and/or  
 23 parking all throughout the neighborhood. It's  
 24 essentially going to make no change except for  
 25 fill the storefront with another food choice,

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 2 which I think is needed. Like I needed  
 3 somewhere else to go eat.  
 4 Again, everything is mimicking what  
 5 the restaurant next door, Mason, does, which is  
 6 they utilize, you know, the rear for their  
 7 deliveries, etcetera. I don't think that  
 8 there's going to be any kind of an issue for  
 9 additional congestion or deliveries or issues  
 10 that would happen with a new start up in a  
 11 standalone kind of a situation.  
 12 MR. NEMECEK: If I could ask, you've  
 13 mentioned a couple of times, you stated a  
 14 couple of times that it mimics next door Mason  
 15 Sandwich, and I saw that same language in some  
 16 of the submissions as well, is there any  
 17 affiliation between The Prince, the ownership  
 18 of The Prince, the proposed eating  
 19 establishment, and that of the next door Mason  
 20 Sandwich?  
 21 MR. FERNANDEZ: Yes, there is.  
 22 MR. NEMECEK: It would be kind of run  
 23 by the same people?  
 24 MR. FERNANDEZ: Correct.  
 25 MR. NEMECEK: This is an operation

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 2 that's already experienced in running a food  
 3 establishment at this approximate location?  
 4 MR. FERNANDEZ: Yes, and it would be  
 5 run very similar to exactly what they're doing,  
 6 it's just a different food choice.  
 7 MR. NEMECEK: They're going to share  
 8 dumpsters, for example?  
 9 MR. FERNANDEZ: No. So they have  
 10 these bowls that they use that are -- it's  
 11 different, but they have the smaller dumpsters,  
 12 the roll away ones that we show on the back of  
 13 the plan right outside the door. There's two  
 14 of them there. Those will get picked up twice  
 15 a week or so.  
 16 THE CHAIRMAN: Deliveries are also in  
 17 the back similar to whatever is -- do they  
 18 deliver through the front at Mason?  
 19 MR. FERNANDEZ: I don't believe they  
 20 deliver through the front, they deliver through  
 21 the back.  
 22 MS. UHLE: I think there's some  
 23 deliveries in front because I see it when I  
 24 come to work in the morning. I don't think it  
 25 creates a problem, but I do see boxes out

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 2 front.  
 3 MR. FERNANDEZ: There's bread in the  
 4 front in the morning.  
 5 MS. UHLE: I think the owner is here  
 6 as well listening in. He's the owner of both  
 7 Mason Sandwich and the new establishment.  
 8 MR. CUNNINGHAM: Will there be a prep  
 9 kitchen in this new establishment?  
 10 MR. FERNANDEZ: Yes, sir. That's all  
 11 depicted on the drawings.  
 12 THE CHAIRMAN: Do you want to flip to  
 13 the drawings?  
 14 MR. FERNANDEZ: Stop for a second,  
 15 Margaret. So the top of the right plan, you  
 16 can see there's stairs that go down, there's a  
 17 wall, and that's really the line. There's like  
 18 a 12 foot line back there. It's essentially  
 19 like an oven, and I think there's one fryer  
 20 there all along the back here. If you go to  
 21 the next plan, Margaret -- one more -- the  
 22 right plan is the roof plan. The one at the  
 23 top is the exhaust, but if you go to the next  
 24 drawing, the bottom detail shows you that  
 25 exhaust, and then it's skewed upward and that

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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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the front for four people and --

THE CHAIRMAN: Flip back to the plan.

MR. FERNANDEZ: Go back to the plan.

One more, I think, one more.

MS. UHLE: There?

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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their bowls and stuff like that. Then they have on the left corner two round circles, and those are like there rice cookers. A little lower down. Then the rest are prep tables just for them to make these bowls with, you know, various either salads or rice bowls. I understand it's the latest thing. I'm not caught up with the times yet, but I'm sure I will be soon.

THE CHAIRMAN: You're making me hungry. A new place to have lunch, Margaret.

MS. UHLE: Absolutely, yes.

MR. FERNANDEZ: It's going to be a good one. It's just the right size for this type of business, and we kind of really utilized every inch to make it work for them. I think it will be a great addition to the neighborhood, another food choice.

THE CHAIRMAN: I do too. Is there a front elevation?

MR. FERNANDEZ: There is. I think if you go -- that's what it looks like.

THE CHAIRMAN: There you go. That's perfect.

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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

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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.

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MR. NEMECEK: Thank you.

Congratulations.

MR. CAMPANA: Good luck.

Congratulations.

THE CHAIRMAN: Have a nice evening. We're done. I make a motion to close the Town of Eastchester Planning Board meeting of March 25, 2021.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(Meeting adjourned.)

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C E R T I F I C A T I O N

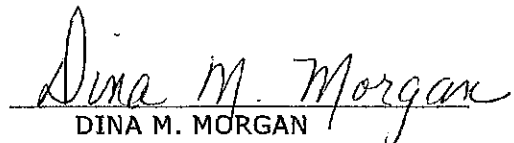
STATE OF NEW YORK )  
) SS.  
COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a video of the 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

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CORRECTION SHEET

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CORRECTION

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