

TOWN CLERK
EASTCHESTER, N.Y.

2019 APR 24 PM 2 46
TRANSCRIPT OF

TOWN OF EASTCHESTER PLANNING BOARD MEETING
MARCH 28, 2019

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 P.M.
TOWN OF EASTCHESTER
Building and Planning Department

BOARD MEMBERS IN ATTENDANCE:
CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
PHILIP NEMECEK, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

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in the fall to get a referral to the Zoning Board because the building is non-conforming.

This project consists of putting on a hip roof where there's currently a flat roof that has cause the owners a lot of trouble over the last 20 years or so since I did the addition 20 years ago to this garage with a flat roof. He hates the flat roof, and he wants the hip roof. He also wants to have an overhang in the front, which I call a porch, because in the mornings the men come in and load the trucks, and then in the afternoon they put the tools back in the garage. So that's the reason for the overhang in the front.

So we received a zoning variance for the non-conformity. We went before the Architectural Review Board. Now we're back to you.

I have a sample of the roof. It's going to be a metal standing seam roof, a dark color brown -- gray -- I'm sorry, dark gray. That's the basic material what we have.

THE CHAIRMAN: So the ARB didn't have any comments?

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THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of March 28, 2019. If everyone would rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Board members: Phil Nemecek, as Margaret just said, is a little bit late, will join us in a minute.

Robert Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Jim Bonanno is here. Bill West.

MR. WEST: Present.

THE CHAIRMAN: Mark Cunningham could not be here.

So we just have three applications: 210 Hillside Plaza, Gentile Contractors; Huntley Stationers; and Siwanoy.

The first application is 18-32, 210 Hillside Place.

MR. COTUGNO: Good evening. My name is John Cotugno. I'm the architect for Joe Gentile Contractors. We were before this board

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MR. COTUGNO: I did show on the plans they wanted guards on the piers. I have like 2 foot high piers with columns to hold up this overhang.

THE CHAIRMAN: Grab the mic, Mr. Cotugno.

MS. UHLE: John, you'll have to grab the microphone with you.

THE CHAIRMAN: I think the cord is long enough.

MR. COTUGNO: I show these piers here, 3 foot high, and they asked for guards, stainless guards, which I show on the plans that you have in front of you.

THE CHAIRMAN: It's pretty straightforward. Okay. Any questions, guys?

MR. PULASKI: This is basically a service building, if I'm correct. It's basically a service building or storage facility?

MR. COTUGNO: Yes. They keep their excavators and they keep their -- I'm sorry, I'm away from the mic. They keep their supplies and materials in there and their

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1 tools.

2

3 MR. PULASKI: In comparison to a flat

4 roof, I think the hip roof is going to be far

5 more attractive on that building.

6 MR. COTUGNO: You can't really see it

7 to be honest, but whatever. It's definitely an

8 improvement.

9 THE CHAIRMAN: Let me do the public

10 hearing. I make a motion to open the public

11 hearing on 18-32, Gentile Contractors.

12 MR. PULASKI: Second.

13 THE CHAIRMAN: All in favor.

14 (All aye.)

15 (No comments.)

16 THE CHAIRMAN: Close the public

17 hearing on the same application, Gentile

18 Contractors, 210 Hillside Place.

19 MR. PULASKI: Second.

20 THE CHAIRMAN: All in favor.

21 (All aye.)

22 THE CHAIRMAN: All right, Mr. Cotugno,

23 there's not much more we could say except we're

24 done. So I'll make a motion to approve this

25 application, 18-32, 210 Hillside.

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1 MR. PULASKI: Second.

2

3 THE CHAIRMAN: All in favor.

4 (All aye.)

5 THE CHAIRMAN: Next application is

6 18-54, Huntley Stationary.

7 MR. IANNACITO: Good evening. My name

8 is John Iannacito, I'm an architect, and I'm

9 representing KC Mill Road, LLC, the owners of

10 the subject property. We are proposing

11 alterations to an existing retail space located

12 at 14 Mill Road.

13 I'll come up there and go through the

14 plans. So the space that's being altered is

15 highlighted here on the survey, the site plan.

16 The scope of work includes dividing the

17 existing retail space that's occupied by

18 Huntley Cards and Gifts into two separate

19 retail spaces. So this is the floor plan of

20 the existing Huntley space today, and we're

21 proposing to construct a new partition along

22 the existing column line to create two smaller

23 retail spaces. We're also going to install a

24 new storefront at the newly created retail

25 space.

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1 This is the existing and proposed

2 front elevations. So the storefront on the

3 left side is existing and will remain. There

4 will be no work to the existing storefront for

5 the Huntley's store. The existing storefront

6 to the right will be altered and will have a

7 new entrance door. The proposed storefront

8 will have clear glass with brown aluminum

9 frames and brown aluminum knee wall at the base

10 to match the existing. The brick veneer along

11 the top and the sides will remain. The

12 existing soffit along the entire storefront --

13 the Huntley space plus the remainder of the

14 spaces along that whole strip mall will be

15 repaired and re-clad with new AZEK painted

16 brown to match the existing soffit that's at

17 the end unit. So as an attempt to try to unify

18 the entire storefront, we're proposing to

19 repair and refinish that entire soffit along

20 the building to match the existing soffit that

21 was repaired recently at the end unit here.

22 The application was presented to the

23 Architectural Review Board on March 7th, and it

24 was approved as submitted with no additional

25

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1 comments.

2

3 Thank you, and I'm happy to answer any

4 questions.

5 (Mr. Nemecek now present at meeting.)

6 MR. WEST: Will adding an additional

7 store create more traffic for the parking lot?

8 MR. IANNACITO: It's an existing

9 retail space and now it's going to be two

10 retail spaces with the same exact square

11 footage.

12 MR. WEST: Yes, but it's two stores

13 that will be generating different traffic

14 patterns.

15 MR. IANNACITO: Parking is based on

16 total square footage of the building.

17 MS. UHLE: Yes, that's correct. It's

18 based on the gross floor area. The parking

19 requirements are based on the existing gross

20 floor area, not the particular tenant or the

21 particular use. So for zoning compliance

22 purposes, they're not going to generate

23 additional traffic.

24 MR. WEST: In theory.

25 MS. UHLE: In theory.

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 2 MR. WEST: In practice, I doubt that.
 3 MS. UHLE: Potentially. I guess it
 4 depends on what goes in there.
 5 MR. IANNACITO: Well, I think if you
 6 have a thousand square foot space with ten
 7 retail spaces or a ten thousand square foot
 8 space with one retail space, it's the same
 9 amount of parking.
 10 MR. WEST: The store now sells
 11 knickknacks and lottery tickets; right? It
 12 sells knickknacks and lottery tickets?
 13 MR. IANNACITO: Correct, yes, and it's
 14 not very busy in there.
 15 MR. WEST: It's going to generate more
 16 traffic, which is --
 17 MR. IANNACITO: Well, I think if they
 18 decided to close down Huntley and put a
 19 different retail space in the entire space, it
 20 would probably create more traffic.
 21 THE CHAIRMAN: So the soffit that
 22 they're adding is going to match the one over
 23 Sushi Castle and Carvel?
 24 MR. IANNACITO: No, not Sushi Castle.
 25 The one at the end here. Sushi Castle and

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 2 Carvel is a different building, different
 3 owner. These are the two adjacent buildings.
 4 These are all the stores that are existing
 5 along this one property. Starting at the
 6 Huntley space going all the way to the Allstate
 7 is the existing structure. So we're looking to
 8 remove the existing cladding, repair it, and
 9 make it, you know, straight and not so wavy,
 10 and make it all brown to try to unify the
 11 elevation.
 12 MS. UHLE: If you look at the
 13 pictures, there should be another one that says
 14 SH Hair Salon and Allstate.
 15 MR. IANNACITO: It's the one at the
 16 end.
 17 MS. UHLE: You could see the soffit
 18 over that. It will match that. So they're
 19 going to reface and repair the existing soffit
 20 to match that.
 21 MR. IANNACITO: Basically the first
 22 step is to unify the elevation, and then
 23 hopefully as different tenants move in, they
 24 can all use the same brown storefront, and then
 25 the whole elevation should be able to read as

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 2 one unified building versus all the different
 3 types of colors and shapes and divisions.
 4 THE CHAIRMAN: But the one over Sushi
 5 Castle and Carvel is the same color, I think,
 6 or the same brown?
 7 MR. IANNACITO: Yes. It's a similar
 8 brown, yes.
 9 THE CHAIRMAN: It's just got a
 10 different profile than what you're going to be
 11 adding, I guess?
 12 MR. IANNACITO: Yes. If you look at
 13 it -- it's right here on this photo here --
 14 it's a different height, it's a different
 15 thickness. This is the Carvel space. Brick
 16 color is different.
 17 MS. UHLE: It's a different building
 18 with a different landlord.
 19 THE CHAIRMAN: Yes, I understand.
 20 MR. NEMECEK: I remember many years
 21 back when Huntley Stationary was a single
 22 storefront many, many years ago.
 23 MR. IANNACITO: That's when they did
 24 balloons and party favors.
 25 MR. NEMECEK: It was a long, long time

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 2 ago.
 3 THE CHAIRMAN: It was a single
 4 storefront?
 5 MR. NEMECEK: It was the one
 6 storefront that's proposed to remain Huntley
 7 Stationary, that's all it was, and then it
 8 expanded. This must have been in the 1970's
 9 that it expanded.
 10 THE CHAIRMAN: You mean --
 11 MR. NEMECEK: It expanded into the
 12 second storefront.
 13 MR. IANNACITO: The original plans of
 14 this building did have this as a separate
 15 space. We're bringing it back to what the
 16 original plans were.
 17 THE CHAIRMAN: Got it.
 18 MR. PULASKI: So you're restoring it.
 19 MR. IANNACITO: We're restoring it,
 20 right.
 21 THE CHAIRMAN: Okay. Public hearing.
 22 No more questions. Make a motion to open the
 23 public hearing on 18-54, Huntley Stationary.
 24 MR. NEMECEK: Second.
 25 THE CHAIRMAN: All in favor.

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(All aye.)

THE CHAIRMAN: Close the public hearing on Huntley Stationary, 14 Mill Road.

MR. PULASKI: Second.

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

THE CHAIRMAN: We don't have any idea who the tenant is?

MR. IANNACITO: I don't know who the tenant is. The owner of the building says that he does have a tenant. They'll have to file a separate plan for, I guess, their space, the interior plans.

MR. NEMECEK: As long as it's not a foot spa, we're okay.

THE CHAIRMAN: So during construction, they have to pull everything out, put everything, I mean, there's going to be some sort of traffic there. Where are they going to load and unload; is there loading in the back?

MR. IANNACITO: As far as traffic for all the stores?

THE CHAIRMAN: No. For construction. So they have to take fixtures out, load up new

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THE CHAIRMAN: Thank you, Mr.

Iannacito.

MR. IANNACITO: Thank you.

THE CHAIRMAN: Have a nice evening.

The last application is 19-03, Siwanoy Country Club.

MR. ERICSON: Good evening. Can you hear me?

THE CHAIRMAN: Yes.

MR. ERICSON: Good evening. My name is Luke Ericson. I'm here from Rogers McCagg on behalf of Siwanoy Country Club. With me tonight is David Cecil, general manager of Siwanoy Country Club, Lucia Chiocchio from Cuddy & Feder, and Jim Levinson (Ph.) from our office.

We were here before you I think about a year ago to go through the country club project, which is now underway. Now I'm before you to go through the temporary facilities.

Obviously with the country club shut down and nice weather coming in, the club activities are still going to commence, and they need a space to have some after golf and mid golf activity.

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fixtures; are they coming through the front or is there an entrance in the back?

MR. IANNACITO: There are entrances in the back also.

THE CHAIRMAN: So everything goes out the back obviously?

MR. IANNACITO: They could have dumpsters and construction materials enter through the back. Every store along the back has a separate entrance. Huntley currently has two entrances towards the back, which were there from when I think it was first constructed. So now when we divide it, it will each individually have a second entrance in the back. This is all part of their property also. There's space for trucks and dumpsters back there.

THE CHAIRMAN: Okay. Thank you. So unless there's any other comments from the board, I make a motion to approve this application, 18-54, Huntley Stationary.

MR. PULASKI: Second.

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

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So we had proposed to put a tent in of roughly 3500 square feet. This is the location of the clubhouse. Construction activity is kind of held in this area, and this portion of the parking all the way up to over here is going to remain open for member traffic. The cart barn is currently located right here and will remain, and the new temporary facility will be in this location, which is over the chipping and putting green, which has kind of been pushed further down.

The main structure of the tent will be the center, and that's roughly 2,000 square feet. That will be where most functions will be held. That will have drop down curtains on all sides. There are three exits, one service exit, two for egress. Then off the front or the south side facing the large putting green, there will be an open sided tent. This will have the ability to be enclosed but will only be enclosed for certain larger functions that will happen. The back portion of the tent is open, but it's just a cover for a series of pods and walk-in refrigerators to facilitate

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2 the back of house operations.

3 The majority of the food preparation
4 and everything will occur down at the pool
5 house and then will be brought up here. So
6 there won't be much food preparation at all in
7 this temporary tent, but there will be storage
8 of some food. Basically it's grab and go
9 service and things like that. There will be a
10 bar at the proposed tent. I think I've given
11 you a layout of all the tables and chairs and
12 everything.

13 Most of the circulation will remain,
14 so there is access between the pro shop and the
15 cart barn to the tent, and also most deliveries
16 will be routed to the north side, and then
17 there will be some bushes that are taken out to
18 provide access to the back of the tent. Again,
19 this is more of the back of house space, and
20 then this would act as the front of house or
21 member space. We also have included a rest
22 room trailer, I believe it's nine stalls, and
23 that will be pumped out at a fairly regular
24 basis.

25 That really covers the program of the
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2 space. If you have any questions, I'm glad to
3 answer them. Again, this is a temporary
4 facility. It will only be open from May until
5 October, and then it will be taken down.

6 THE CHAIRMAN: Is the construction
7 scheduled for the rest of the --

8 MR. ERICSON: This is only going to be
9 during the golf season. After that, it's going
10 to be taken down, and then construction will
11 continue until May of 2020.

12 THE CHAIRMAN: So by next season it
13 will be complete and you won't need the tent
14 again?

15 MR. ERICSON: That's right.

16 THE CHAIRMAN: Okay.

17 MR. NEMECEK: Is the construction on
18 schedule right now?

19 MR. ERICSON: Right now it's on
20 schedule, yes.

21 THE CHAIRMAN: As you said, it doesn't
22 affect circulation or anything for the most
23 part; right?

24 MR. ERICSON: No. There was a concern
25 about access for a fire truck. I think we've

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2 come up with a solution for that, and it just
3 meant moving some of the pods around in the
4 back and leaving some access through some
5 fencing. We've satisfied that.

6 MR. NEMECEK: Are the members' putting
7 and chipping games going to suffer by virtue of
8 the limitation of the --

9 MR. ERICSON: You have to ask David.
10 He'll keep up on it.

11 THE CHAIRMAN: 18th hole is over
12 there; right?

13 MR. ERICSON: Yes, it's over on the
14 other side of the club. It comes up to the
15 south side of the club.

16 THE CHAIRMAN: Oh, I see, yes. Okay.
17 Looks good to me.

18 MR. NEMECEK: I recall this was a very
19 well conceived plan from the inception, and it
20 looks like this is well organized as well.

21 MR. ERICSON: Thank you.

22 MR. PULASKI: You described the food
23 handling. How about the restroom facilities,
24 how is that connected with the tent location?

25 MR. ERICSON: So it's actually -- you
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2 can get off to grade at any point in this.

3 You'll see some doors here and there is a ramp
4 for A.D.A. access, but you'll essentially be
5 able to step right off of this. It isn't more
6 than 6 inches off the ground, so you're able to
7 come right off on this side. There's a
8 stockade fence that comes around the side, and
9 we'll put some lighting out there if it's a
10 nighttime event, you know, photometric. It
11 will come on when it gets dark, and people will
12 be able to get guided to those restrooms.

13 MR. PULASKI: But how distant are they
14 from the tent area?

15 MR. ERICSON: It looks to be about
16 25 feet, 30 feet.

17 MR. PULASKI: Are they portables?

18 MR. ERICSON: It's a trailer. It's
19 actually a pretty nice trailer set.

20 MR. PULASKI: Yes, I've seen those
21 before.

22 MR. ERICSON: It's the bottom
23 right-hand corner.

24 MR. NEMECEK: Bonnano has one of these
25 out in front of his house.

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MR. ERICSON: So the tent is on the far right, and if you look here, this is kind of the porch concept out front. Those would be the walk-ins, the white coolers there, and then commercial storage pods, and the restroom is off to the bottom right.

THE CHAIRMAN: Seems like you thought about everything.

Let's do the public hearing. Just hang on. Open the public hearing on Siwanoy Country Club, 351 Pondfield Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Any other comments?

(No comments.)

THE CHAIRMAN: Looks good to me. Very nice.

MR. ERICSON: Thank you very much.

THE CHAIRMAN: I make a motion to close the public hearing, 19-03, Siwanoy Country Club.

MR. NEMECEK: Second.

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MR. PULASKI: Aye.

THE CHAIRMAN: The second one is Phil, myself, and Bill. So Bob you're out.

I make a motion to approve these minutes of January 24, 2019.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

MR. WEST: Aye.

THE CHAIRMAN: Aye.

MR. NEMECEK: Aye.

MS. UHLE: That's it. We'll have the February ones for the next meeting.

THE CHAIRMAN: Okay, good. That's it.

I make a motion to close the Planning Board meeting of March 28, 2019.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

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(MEETING ADJOURNED.)

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THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I think we're good to go then. So I'll approve the application, Siwanoy Country Club, 351 Pondfield Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. ERICSON: Thank you. Have a good night.

MS. UHLE: If you have time, you could approve the first two minutes.

MR. PULASKI: Yes, we have time.

THE CHAIRMAN: We have time to have a coffee, come back.

So the first one is myself, Bob, and Phil. I make a motion to approve the minutes of the November 29th, 2018 Planning Board meeting.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

MR. NEMECEK: Aye.

THE CHAIRMAN: Aye.

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CERTIFICATION

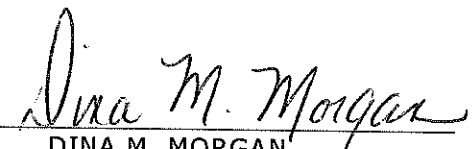
STATE OF NEW YORK)
) Ss.
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of April, 2019.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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