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Eastchester Town Clerk
Philip Nemecek
Louis Campana

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
APRIL 22, 2021

TOWN OF EASTCHESTER
Building and Planning Department

BOARD MEMBERS IN ATTENDANCE:
CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

Dina M. Morgan, Reporter
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3 THE CHAIRMAN: Good evening. This is

4 the Planning Board meeting of April 22, 2021.

5 I'll do the roll call first. Mr. Phil Nemecek.

6 MR. NEMECEK: Present.

7 THE CHAIRMAN: Louis Campana.

8 MR. CAMPANA: Present.

9 THE CHAIRMAN: Jim Bonanno is present.

10 Mark Cunningham is not able to attend the

11 meeting this evening. We have no minutes to go

12 over at this time.

13 For everyone watching, the following

14 applicants have been adjourned and will not be

15 on the agenda tonight:

16 The first one is Application 19-42, 5

17 Ray Place. This has been adjourned to the May

18 27th Planning Board meeting.

19 Application 20-19, 189-191 Brook

20 Street, Kidz Korner, has also been adjourned

21 for ZBA and ARB review.

22 For our viewing audience, I would just

23 like to run through how you can participate in

24 the public hearings when they occur. If you

25 would like to make a comment after a public

hearing has been open, use the raise hand

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2 feature on Zoom or star 9 if you are calling in

3 from a phone. Mr. Tudisco will acknowledge you

4 and invite you to speak. Once you're invited,

5 please un-mute your mic and state your name and

6 address and then make your comments.

7 That's it. Let's get started. The

8 first application we have this evening is

9 21-16, Serafin, 670 White Plains Road.

10 MS. UHLE: I'm just getting everyone

11 set up here.

12 MR. NEMECEK: Is it Serafina or

13 Serafin?

14 THE CHAIRMAN: Oh, it's Serafina. Did

15 I say Serafin?

16 MR. NEMECEK: Yes.

17 THE CHAIRMAN: Thank you, Philip.

18 MR. CROCCO: Are we ready or are we

19 waiting?

20 MS. UHLE: You're all set to go,

21 unless your dad wants to speak as well. He's

22 ready to go, if he would like to. So if you're

23 ready, that's fine.

24 MR. CROCCO: Dad, you're muted if you

25 hear me.

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2 Chris Crocco, Joseph Crocco,

3 Architects representing Vernon Hills and

4 Serafina Restaurant Group. We're here today

5 because we're proposing on expanding the

6 outdoor dining area. We're also currently at

7 the Building Department for minor interior

8 alterations.

9 I will share my screen so I could run

10 through the plan. Could everybody see that?

11 MR. NEMECEK: Yes. Chris, this is

12 Phil Nemecek. The only application before us

13 is with respect to the outdoor dining; right?

14 MR. CROCCO: Yes. I'm just kind of

15 giving you a history of where we're at.

16 MR. NEMECEK: Very good. I know Mr.

17 Bonanno and I were on the board, so was Mr.

18 Cunningham, who is not here tonight, when this

19 was first approved as a dining establishment

20 for Fig and Olive some years ago.

21 MR. CROCCO: Correct.

22 MR. NEMECEK: I do remember Bob

23 Pulaski, who was then on the board, being quite

24 concerned with umbrellas and how they might

25 blow away in a heavy wind. It was rather

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2 humorous, in retrospect, I don't think it ever
3 happened. I do see the bright umbrellas in the
4 photos.
5 MR. CROCCO: I don't think we had that
6 issue at Fig and Olive.
7 THE CHAIRMAN: Just in Bob's memory,
8 we're going to grill you about the umbrellas,
9 so get ready.
10 MR. CROCCO: Can't wait. I'm excited.
11 This is the previously approved plan that's up
12 on the screen now. This previously approved
13 plan seating wise -- so this previously
14 approved plan had 136 inside and 48 outside.
15 Our proposed plan has 122 inside and 104
16 outside. Our reason for this is -- well, not
17 only Covid, that's not really the reason, it's
18 just that we feel that this is going to add to
19 the environment of the shopping center and
20 going to make it more attractive, you know, go
21 shopping on a nice day, you could sit outside.
22 They could cater to more people. When it's
23 nice out, everybody wants to sit outside, and
24 we would like to be able to accommodate
25 everybody.

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2 We propose to expand -- I wish I could
3 have fit these both on one sheet. I don't know
4 why this is running so slow.
5 THE CHAIRMAN: Don't worry, we're sort
6 of used to this. There's nothing unusual about
7 what's going on.
8 MR. NEMECEK: Chris, as I reviewed the
9 application, it looks like basically what
10 you're doing is taking the same building
11 materials and sort of building it -- that
12 retaining wall that you're kind of pointing to
13 now, sort of building that out into that green
14 area. It's going to be raised, but the same
15 stone. Quite frankly, looking at it, it looks
16 quite attractive. I agree with you, especially
17 in this past year, really all the dining done
18 at restaurants has been outdoors, especially
19 when you get into the nice whether, as we're
20 entering today, of course, that we're entering
21 into, it really is a nice thing to be outside.
22 I certainly -- there's a lot going on in the
23 Vernon Hills Shopping Center, and we want to
24 make it as vibrant as possible. I could speak
25 as a long time residents of this town, we want

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2 to make sure that that shopping center has
3 everything it needs to succeed.
4 MR. CROCCO: Yes, exactly, Phil. So
5 what we're planning is, this retaining wall
6 right here, we would like to take this and kind
7 of wrap it out here and go like this, and then
8 we also rerouted the sidewalk to go around and
9 kind of follow it. We got -- is this me or my
10 Internet? This is horrific.
11 MR. NEMECEK: If your dad had been
12 doing this, we could have blamed him.
13 MR. CROCCO: As you could see, we have
14 the sidewalk that's going to wrap around the
15 dining area. We're going to try to relocate a
16 lot of those hedges between the wall and the
17 sidewalk all the way around. We're going to
18 relocate the light pole to the corner. Stop
19 sign will stay intact. There's already that
20 tree you see in the picture, which I believe is
21 a Beechwood. Basically, we're trying to keep
22 all the seating that was existing except this
23 one because I don't know what happened, but
24 during construction it's an odd door and has a
25 swing to it, so I don't know if it was planned

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2 to go in and out or what, but we added these 15
3 four seaters in this area. We still have room
4 for a flow of traffic to walk by, two point of
5 sale systems, one over here and one over here.
6 As Phil mentioned, we're matching basically all
7 of the -- do you guys see the rendering?
8 MR. NEMECEK: Yes.
9 MR. CROCCO: So we're matching all of
10 the stone. We're going to try and reuse a lot
11 of it and match it. Our tables and chairs,
12 yellow is their color, that's their restaurant
13 kind of color if you've ever been to a
14 Serafina. The awnings exist, they just want to
15 be changed to yellow, and the yellow umbrellas,
16 they're going to match. I don't think they'll
17 blow away.
18 MR. NEMECEK: It's a good thing Mr.
19 Pulaski is no longer on the board because he
20 would be giving you grief about this.
21 MS. UHLE: In all honesty, with
22 umbrellas the Building Department does too. We
23 actually review those to ensure that they don't
24 blow away because they could actually injure
25 people.

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2 MR. CROCCO: Overall, I mean, that's

3 the application. I could run through the

4 letter.

5 THE CHAIRMAN: Could you just run

6 through the seating indoor and outdoor again or

7 just go down to the chart? I think you're

8 picking up 60 outdoor seats.

9 MR. CROCCO: Yes, we are picking up 56

10 outside seats.

11 MR. NEMECEK: But you're eliminating

12 four at the door?

13 MR. CROCCO: Yes, at the door and

14 then --

15 THE CHAIRMAN: Inside is going down.

16 Okay.

17 MR. NEMECEK: The outdoor seating area

18 that you're proposing in front of the

19 restaurant, that's -- I don't quite recall what

20 the present landscaping is, but it looks like

21 you're going to build up that area behind that

22 retaining wall and it's going to be about maybe

23 a couple of feet higher than street level,

24 maybe two -- a couple of feet, something like

25 that, two or three feet?

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2 MR. CROCCO: This is how it presently

3 exists. Just based on the grading, the wall is

4 going to be -- let me see if I could get a

5 better angle for you. So just based on

6 bringing this out, we're going to have to come

7 up. The wall will probably be about as high is

8 as this wall here, just kind of wrapping around

9 heading towards the parking lot and then back

10 around to meet the existing handicapped ramp

11 that goes back into the parking lot towards

12 White Plains Road.

13 MR. CAMPANA: Chris, how tall is the

14 wall?

15 MR. CROCCO: Those are 30 inches.

16 MR. CAMPANA: 30 inches. Okay. It

17 will certainly add another dimension to this

18 shopping center.

19 MR. NEMECEK: I think it looks very

20 attractive. As we've all learned I think, to

21 some extent or another over this past year, the

22 ability to feature outdoor dining has really

23 saved a lot of restaurants, and it's just

24 something that people like to do in good

25 weather. I think it's very attractive.

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2 THE CHAIRMAN: Right. It is very well

3 done. My comment is -- can you go back to the

4 photo that shows the existing, particularly the

5 crosswalk? There you go. So what's nice about

6 this shopping center is that the sidewalks are

7 very wide, and it's a very comfortable walk.

8 I've been there on many occasions and there's

9 people with strollers and people shopping and

10 there's lots of room to go back and forth.

11 That's a pretty wide walkway, and it's used

12 quite frequently. If you're in the back -- and

13 I go there a lot -- and you come up to here,

14 you stop for traffic, and there's a group of

15 people walking through here. It's not just one

16 or two people, it's quite a few people, and

17 there's ample room. I think the width of your

18 walkway is less, I think it's a five foot

19 walkway --

20 MR. CROCCO: I'll tell you right now.

21 THE CHAIRMAN: -- Which doesn't give

22 people much room to move.

23 MR. CROCCO: So, yes, you are correct.

24 We maintained -- down by when you get to the

25 rumble and the crosswalk, we maintained that

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2 width as kind of like a congregating area, but

3 this is a five foot aisle all the way around.

4 THE CHAIRMAN: I think a woman with a

5 stroller and a child walking next to her will

6 come to a traffic jamb if someone is coming in

7 the other direction and they'll be no place to

8 go.

9 MR. CAMPANA: Chris, can you go back

10 to your floor plan?

11 MR. CROCCO: Sure.

12 MR. CAMPANA: It looks -- let me see

13 here -- so what's the width between those two

14 tables next to the storefront?

15 MR. CROCCO: These?

16 THE CHAIRMAN: The one to the left.

17 MR. CAMPANA: So those tables that

18 your cursor is on right now, what's the

19 dimension between those tables and the tables

20 in the larger seating area?

21 MR. CROCCO: I could measure it right

22 now.

23 MR. CAMPANA: This is closed off, so

24 you can't -- I see. Okay.

25 THE CHAIRMAN: But it's rather wide.

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1 That's a good point. That looks like 10 feet.

2 MR. CROCCO: It's pretty sizeable, per
3 se.

4 THE CHAIRMAN: You could sort of take
5 it from there, can't you?

6 MR. NEMECEK: Are we suggesting taking
7 those two tables out and shifting the new table
8 alignment over to the right, as we see it, and
9 basically expanding the sidewalk?

10 THE CHAIRMAN: I'm suggesting expand
11 the sidewalk. However you accomplish it is up
12 to you.

13 MR. CAMPANA: I think about, you know,
14 for instance, walking -- I'm thinking about
15 Bronxville for a second. Walking through
16 Bronxville, they have the outdoor seating,
17 which is sort of in the parking area with the
18 sidewalk, which is un-obstructed. What if that
19 walkway between the tables was connected to the
20 walkway across the parking?

21 THE CHAIRMAN: You would have to ramp
22 up then, wouldn't you?

23 MR. CAMPANA: You would have to ramp I
24 guess down from the retaining wall.

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1 MR. CROCCO: You're talking about this
2 way?

3 MR. CAMPANA: Yes, that's what I'm
4 saying, just so that there's some circulation.

5 THE CHAIRMAN: You would have patrons
6 that aren't going to this zipping through.

7 MR. CROCCO: The main reason for doing
8 it this way and wrapping it around is because
9 there's no real reason anybody would come down
10 this way anymore because this is all
11 restaurant. We thought it was better to shift
12 the pedestrian traffic around, this way you
13 avoid people go in and out and clustering here
14 and, you know, you're trying to eat and there's
15 10 people lined up. That was our reasoning
16 with that.

17 THE CHAIRMAN: Actually, also, if
18 you're someone who is shopping in this shopping
19 center, you're not going to the store, you're
20 asking them to go around this and now, as
21 before, they had landscaping to the right of
22 them and the left of them, now they're staring
23 at cars. So their experience walking on the
24 sidewalk has changed completely to accommodate

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1 Serafina. It's not as pleasant as what is
2 there now, unfortunately.

3 There is one other thing I would like
4 to point out. The store next door is also on
5 the application tonight, and that is
6 Sweetgreen. They also have outdoor seating.
7 So now the people coming up that ramp are going
8 to be staring right at outdoor seating, which
9 also comes out -- I'm not quite sure, but we
10 could look at that application -- comes out
11 pretty far. So they're going to have to go up
12 that ramp, make a left, and negotiated the
13 outdoor seating from Sweetgreen. This has to
14 be coordinated with Sweetgreen once you figure
15 out what to do because there's more seating
16 next door. I don't have it here.

17 MR. NEMECEK: Although we actually
18 haven't gotten to Sweetgreen yet.

19 MS. UHLE: But they should coordinate
20 them.

21 MR. NEMECEK: Yes, of course.

22 MS. UHLE: My opinion is -- you know
23 I'm not a voting member of the board --
24 personally, I would be less concerned a little

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1 bit about the detour around because I think
2 even the outdoor dining is attractive and then
3 with planters and things that could be
4 attractive, but I do think it's a valid comment
5 with regard to the width of the sidewalk.
6 Actually, it looks like there's quite a bit of
7 flexibility with reducing that width. It may
8 not even require eliminating any tables because
9 they might be able to be shifted to the right
10 or to the east under any circumstances, or they
11 may have to eliminate a few tables, a row of
12 tables or something. But it does look like
13 there's flexibility to widen that sidewalk.

14 THE CHAIRMAN: Is there going to be
15 protection for the pedestrians? Do you have it
16 in your rendering there? Now you've got little
17 kids like -- but that's not -- what's over
18 there? Cars. Damn. That's not good.

19 MR. CROCCO: The reason we had to wrap
20 this so tight to here is because we need to
21 maintain our slope on this ramp for it to be
22 A.D.A. Is everyone following that?

23 MR. CAMPANA: Yes. Understood.

24 MR. NEMECEK: But that does the affect

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1 the width of the sidewalk.

2 MR. CROCCO: No. I could bring this
3 curb and this wall in, you know, three feet and
4 make it match. I believe this is eight. I
5 could make it match this.

6 THE CHAIRMAN: Hold. Why don't you
7 figure out how much it is before we do that. I
8 don't think it's eight.

9 MR. CAMPANA: Before we do that, Jim,
10 to your point, with the sidewalk being
11 basically directly on the driveway, personally
12 I would rather see a three foot buffer from the
13 parking lot to the sidewalk instead of widening
14 the sidewalk.

15 THE CHAIRMAN: I would prefer both. I
16 would prefer both. I mean, I think it has to
17 be wider, and I think there has to be some
18 protection for people stepping out into
19 traffic, especially little kids.

20 MR. NEMECEK: Can you put some sort of
21 a fence -- not fence, but like bollards
22 connected with chains or something decorative,
23 that would also serve as a guard for
24 protection? I'm just throwing it out there.

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1 THE CHAIRMAN: Maybe there is
2 something that won't take up a lot of space.
3 What about like a clear handrail, like a
4 Plexiglass type piece that looks sort of
5 pretty, or something decorative, wrought iron,
6 something like that.

7 MS. UHLE: I think again, you know,
8 the comment is to try to widen the sidewalk and
9 provide some kind of appropriate protection for
10 pedestrians.

11 THE CHAIRMAN: Okay. Good. Done.
12 That being said, I'm pulling up Sweetgreen
13 right now.

14 MR. CAMPANA: I'll be right back.

15 MS. UHLE: Chris, Sweetgreen is on the
16 agenda right after your application, but I
17 think you guys should coordinate site plans so
18 you could see how the sidewalks work together
19 and the outdoor dining areas work together.

20 MR. CROCCO: Yes. I'm sure we could
21 get with them and maybe figure it out. I'll
22 take a look at their application.

23 MS. UHLE: You could access it from
24 the agenda.

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1 THE CHAIRMAN: You could pull it up
2 right now. That's what I'm doing. I just want
3 to see it, so we sort of maybe know what we're
4 talking about before you stop.

5 MR. CAMPANA: Sorry, the dog was
6 scratching his water bowl.

7 THE CHAIRMAN: They have a lot of
8 seats out there.

9 MS. UHLE: So both applications have
10 to go to the ARB, and then they both have to
11 come back to the a Planning Board, so the ARB
12 is going to be looking more at the materials
13 and finishes and the cut sheets for the tables
14 and umbrellas. Again, I don't think you should
15 be designing it for them, but if the concept is
16 with regard to Serafina having a wider sidewalk
17 and protection for pedestrians than for
18 Sweetgreen, the issue with regard to the width
19 of the sidewalk may be an issue as well, and
20 then also the sidewalks are actually connected
21 and coordinated. So when they both come back
22 to the Planning Board, they could come back
23 with revised site plans, if necessary.

24 THE CHAIRMAN: Those are my comments
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1 then. I sort of like that landscaping
2 that's -- you know what, can you give us a
3 rendering of what it looks like? Actually, you
4 did, right? Those pictures are part of the
5 rendering.

6 MR. CAMPANA: Can you zoom into that
7 at all?

8 THE CHAIRMAN: A bird's eye or
9 something of that?

10 MR. CAMPANA: You may want to close
11 your computer, Chris.

12 MR. CROCCO: I don't know if my
13 connection or what.

14 MR. CAMPANA: That's all right.

15 THE CHAIRMAN: That buffers the
16 corner. It's pretty handsome. It's very nice.
17 If we could just address the comments that we
18 have, that would be helpful.

19 MR. CROCCO: Just to go back and
20 review them, you want a buffer between the
21 cobblestone by the -- next to the drive aisle
22 you want a buffer.

23 MR. CAMPANA: I think it was more
24 either a buffer or an element of protection.

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<p style="text-align: right;">21</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 MS. UHLE: So the kids don't run out</p> <p>3 into the street or there's some kind barrier</p> <p>4 for cars jumping the curb.</p> <p>5 THE CHAIRMAN: It has to make the turn</p> <p>6 and come to the crosswalk too, don't you think?</p> <p>7 MR. CROCCO: I don't know if just</p> <p>8 putting a buffer would do anything. I think it</p> <p>9 needs like some sort of decorative bollard.</p> <p>10 Let me look into that. We'll come up with some</p> <p>11 sort of protection. I agree, I think there</p> <p>12 should be.</p> <p>13 THE CHAIRMAN: Something tasteful.</p> <p>14 This is very beautiful, I'm sure you could come</p> <p>15 up with something that will enhance this even</p> <p>16 more.</p> <p>17 MR. CROCCO: Yes. I'll look into</p> <p>18 that. We'll come up with something good.</p> <p>19 THE CHAIRMAN: Those are my comments.</p> <p>20 Anyone else?</p> <p>21 MR. NEMECEK: No. I think otherwise</p> <p>22 it's pretty straightforward.</p> <p>23 MR. CROCCO: Widen the walk and add</p> <p>24 the bollard. Got it.</p> <p>25 THE CHAIRMAN: So this is a public</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">23</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 MS. UHLE: Before you doing anything,</p> <p>3 I actually now remember the answer to Chris'</p> <p>4 question. The submission deadline was Tuesday,</p> <p>5 but you could have until the 28th.</p> <p>6 MR. CROCCO: When is that meeting?</p> <p>7 I'm sorry.</p> <p>8 MS. UHLE: That meeting is May 6th.</p> <p>9 If you could get things to me by 4:00 on</p> <p>10 Wednesday the 28th, that would be fine.</p> <p>11 MR. CROCCO: All right.</p> <p>12 THE CHAIRMAN: Hang on. Before you</p> <p>13 go, Chris, just one more thing as I'm thinking</p> <p>14 about that walkway. I think one thing you</p> <p>15 should probably take into account is the</p> <p>16 turning radius of a stroller. It's true,</p> <p>17 right, you can't just make that turning; right?</p> <p>18 It's going to go into the lane next to it.</p> <p>19 It's almost like a truck. Have you ever seen</p> <p>20 some of those strollers? They're huge. I'm</p> <p>21 serious. We're trying to accommodate the</p> <p>22 pedestrians. Great, you made it wider, but you</p> <p>23 still can't get a stroller around the corner if</p> <p>24 people are there. It's not just about a width</p> <p>25 that we're going to decide here.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">22</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 hearing; right? So if we don't have any more</p> <p>3 comments, I'll make a motion to open the public</p> <p>4 hearing on this application, 21-16, Serafina,</p> <p>5 670 White Plains Road.</p> <p>6 MR. NEMECEK: Second.</p> <p>7 THE CHAIRMAN: All in favor.</p> <p>8 (AYE)</p> <p>9 MR. CROCCO: Thank you. Margaret,</p> <p>10 when is the deadline for ARB?</p> <p>11 MS. UHLE: It's coming up. I'll</p> <p>12 e-mail you tomorrow. For submissions like this</p> <p>13 if you need a few extra days, that's fine.</p> <p>14 We'll discuss it tomorrow.</p> <p>15 MR. CROCCO: That would be great. I</p> <p>16 would appreciate that.</p> <p>17 MR. TUDISCO: If there are any members</p> <p>18 of the public that wish to address the board on</p> <p>19 this application, please use the raise your</p> <p>20 hand feature and I'll invite you to un-mute</p> <p>21 your microphone.</p> <p>22 Mr. Chairman, it does not appear that</p> <p>23 there are any members of the public who wish to</p> <p>24 address the board on this application.</p> <p>25 THE CHAIRMAN: Thank you.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">24</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 MR. CROCCO: I'll head back to the</p> <p>3 drawing board.</p> <p>4 THE CHAIRMAN: You've got it done. It</p> <p>5 looks really good. It's just tweaking.</p> <p>6 MR. CROCCO: All right. Not a</p> <p>7 problem.</p> <p>8 THE CHAIRMAN: Great. Thank you.</p> <p>9 MR. CROCCO: Thank you so much,</p> <p>10 everybody. Have a good night.</p> <p>11 MR. CAMPANA: Likewise.</p> <p>12 THE CHAIRMAN: The next application is</p> <p>13 21-15, Sweetgreen, 700 White Plains Road.</p> <p>14 MS. UHLE: I'm just getting people set</p> <p>15 up here.</p> <p>16 MR. TUDISCO: Margaret, we left the</p> <p>17 public hearing open on that?</p> <p>18 THE CHAIRMAN: Correct.</p> <p>19 MS. UHLE: Yes. Now, on the team for</p> <p>20 Sweetgreen, I don't see Margaret here. Was she</p> <p>21 planning to attend?</p> <p>22 MS. HABER: David Behrens from our</p> <p>23 team, he should also be on the invite, he is</p> <p>24 stepping in for her.</p> <p>25 MS. UHLE: Okay, that's fine. I just</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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1 wanted to make sure I didn't accidentally lose
2 anybody. You guys should be all set.

3 MS. HABER: Okay, great. So my name
4 is Pamela Haber, and I'm director of real
5 estate on the east for Sweetgreen. I have been
6 here for almost five years.

7 Just to give you a little background
8 about our company, our company was founded in
9 2007. Three friends who went to Georgetown
10 University wanted to find something that was
11 healthy, sustainable and affordable and really
12 wanted to build healthier communities by
13 connecting people to real foods. That is the
14 mission of our company.

15 In the last 13 years, we have expanded
16 our presence from DC, up through Philadelphia,
17 Boston, New York, and the West Coast, and Mid
18 West, and now into Texas as well. Our presence
19 in New York City has been great. Our first
20 entry into the area was with Greenwich,
21 Connecticut. We opened in December.

22 I don't know if you wanted to go to
23 the next slide, but just to give you a little
24 bit of background about who we are, we're a

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1 company that's really built on transparency.
2 We are a farm to table concept in a fast,
3 casual setting. We are truly a sustainable
4 concept. We locally source -- all of our
5 locations are sourced from farms locally to
6 each region where our stores are located.
7 We're scratch cooking on site. Each and every
8 store has everything that we serve in house
9 every single day.

10 Next slide. It's all about building
11 stronger communities. With each store that we
12 build, we really try and build elements into
13 the local neighborhood into each store, so we
14 don't have a prototype. Each store is
15 architecturally designed to be unique.

16 Just to give you a little background
17 about who I am, I grew up in Scarsdale my whole
18 life. I've shopped at this Vernon Hills
19 Shopping Center my entire life. Now I live
20 here with my family. The comments about the
21 strollers, I have two young kids, and I'm the
22 one who frequents that shopping center with a
23 tremendous amount of frequency. I couldn't be
24 more excited about presenting this, and,

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1 hopefully, bring Sweetgreen to Vernon Hills
2 because this has been a long time dream. I
3 truly know that this customer would appreciate
4 our presence here. We know how great this
5 center is, and we're really honored to be
6 speaking with you tonight.

7 MR. BEHRENS: Great. Thank you, Pam.
8 I actually appreciate the time that it took me
9 to figure out how to turn on my video and
10 un-mute myself.

11 Obviously, I'm here today. Margaret
12 has watched most of this project on behalf of
13 JSD Professional Services, who we work
14 nationally to assist Sweetgreen in obtaining
15 entitlements and approvals for their projects.
16 Pam, obviously, has already spoke. We have
17 with us this evening Lauren Keenoy, who is the
18 Sweetgreen designer. Lauren, did I pronounce
19 your last name correctly, I hope?

20 MS. KEENOY: Keenoy.

21 MR. BEHRENS: And then we have Ryan
22 Welch of O'Neil Langan Architects to speak on
23 any architectural questions.

24 Obviously, we're here this evening to

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1 present and obtain site plan and architectural
2 review approval for alterations to a commercial
3 building, special permit approval for a food
4 establishment, special permit approval for
5 outdoor dining. Our request is for Planning
6 Board support for advancement of this project
7 to the Architectural Review Board.

8 Our as part of our initial and
9 subsequent submission, we have provided all
10 required project documentation, including
11 applicant responses according to Section 12
12 special permits.

13 I wanted to allow Lauren to really
14 walk through the design itself and allow us to
15 answer any questions that you may have before
16 and after. It was good to see the presentation
17 prior to us and see some of the concerns about
18 pedestrian walk areas, pedestrian traffic.
19 Obviously, we abut adjacent to the parking
20 field, which I think is a little more of an
21 advantage because we have parked cars between
22 us and the street versus the adjacent sidewalk,
23 but I could speak on behalf of Sweetgreen that
24 we look forward to working with our adjacencies

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1 and figure out ways to make for a good
2 pedestrian experience.

3 So, Lauren, I'm going to flip to just
4 some quick slides for you, a little bit about
5 the brand itself, and Pam pretty much went
6 through that.

7 MS. KEENOY: I'm Lauren. I'm the
8 design manager on this project, and I'm also
9 taking on our expansion into the Westchester
10 and Connecticut areas. Like Pam, I actually
11 grew up in Connecticut and have been
12 quarantining here the entire time, so I'm very
13 excited about our suburban expansion. In
14 designing these suburban stores, having them be
15 so close to home to Pam and myself, we really
16 know the customer and try to take a localized
17 approach to the design of each of these stores
18 and where the customer lives, how they like to
19 eat, whether they're on the run or meeting up
20 with a friend for lunch.

21 As you can see, we have a pretty even
22 mix of indoor and outdoor dining. Like many
23 companies, outdoor dining has really become
24 super important for us with Covid, so we are

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1 always excited when we can get a piece of real
2 estate that has a great outdoor patio such a
3 this one.

4 This is our site plan. You can see
5 our outdoor patio highlighted to the right and
6 then we just discussed the Serafina tenant that
7 is north of us. All of our cooking, as Pam
8 mentioned, is done on site. So, as you can see
9 here, our kitchen is fairly large. Then we
10 also have a strong sales mix of customer pickup
11 and courier delivery, so those square boxes
12 that you're seeing towards the front of the
13 storefront is our online order pick up area, so
14 that the couriers and customers who want to be
15 on the go could be in and out of the space with
16 disrupting the other customers for too long.

17 We have a pretty large patio proposed
18 here. We have 30 seats total and concrete
19 planters to kind of separate ourselves from the
20 existing sidewalk and to allow circulation past
21 our space so we're not spilling out over to
22 that at all. We have these large concrete
23 planters, and we'll fill them with beautiful
24 landscaping to kind of frame in our area.

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1 MR. BEHRENS: Next slide?

2 MS. KEENOY: Yes. This is our
3 storefront design. We are planning to keep the
4 existing brick and paint it white, and then
5 we're upgrading the storefront to actually a
6 cedar wood, which is really beautiful, and we
7 feel will really elevate our space within this
8 center. We're also going to do a green awning
9 on our storefront. We don't have any
10 umbrellas.

11 THE CHAIRMAN: Shouldn't you get some?
12 I mean, I'm sort of thinking if people want to
13 sit out there and there's bright light, it's
14 that going to ruin your -- well, that's your
15 call.

16 MR. BEHRENS: I think we're actually
17 mixed about it. There's always concern about
18 umbrellas blocking visibility of not only
19 ourselves but neighbors at the same time. I
20 think it's a consideration, but we're equally
21 concerned about visibility, making sure that
22 signage is seen and visible.

23 MS. KEENOY: The decision here was
24 visibility. Having our outdoor patio so close

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1 to our storefront, we looked at it with added
2 umbrellas, and it kind of just blocked our
3 storefront signage. We do have an awning that
4 extends out over our storefront, so the seats
5 closet to the storefront will be shaded.

6 MS. HABER: Something just to touch on
7 is the number of umbrellas allowable in our
8 adjacency, if that could be something that's
9 considered just for visibility purposes too. I
10 think having umbrellas is something that is a
11 nice component to offer, but it does create a
12 lot of visibility challenges.

13 THE CHAIRMAN: And I think they have
14 enough next door. Good point. Are these twos
15 or fours?

16 MS. Keenoy: These are two top tables,
17 and they're moveable. We have an A.D.A. table
18 that's technically like a four top table, but
19 we usually function off of these two top tables
20 that can be easily moved next to each other if
21 a large group of shoppers wants to kind of
22 coral together, the seating is flexible.

23 MR. BEHRENS: Lauren, we have a number
24 of outdoor photos, but it's going to take us

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1 directly to just the interior, the exterior
2 rendering.

3 MS. KEENOY: This is a rendering of
4 our storefront, which shows the cafe tables and
5 the concrete planters that we use to kind of
6 frame in our outdoor seating area.

7 MS. UHLE: Can I ask one question for
8 clarification? It's for Pamela. Was your
9 comment actually that you would like the board
10 to consider the appropriateness of the number
11 of umbrellas proposed at Serafina with regard
12 to blocking visibility, etcetera?

13 MS. HABER: I think we could work
14 together. I think we have confidence that
15 through our teams we are really excited about
16 going next to one another. I think it's a
17 great synergy for us to be next to each other
18 and will create a really nice destination for
19 people together. Unfortunately, from Chris'
20 renderings that were displayed, it was from an
21 angle it was hard for me to understand how it
22 would affect the visibility for our space
23 specifically. As we enter into this shopping
24 center knowing you're at the lighted

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1 intersection and you come up and we're on a
2 hill, if you're coming up and you're coming
3 from the south from Eastchester going north
4 towards White Plains, if you're coming in and
5 all the yellow umbrellas are displayed, you may
6 not be able to see us. It's hard for me to be
7 able to determine that. I am sure that as two
8 retailers who have lots of restaurants
9 together, we can figure out something.

10 MS. UHLE: Kind of coordinate that. I
11 just wanted to clarify that. I wasn't sure if
12 that was clear otherwise.

13 THE CHAIRMAN: It wasn't to me.

14 MR. NEMECEK: Margaret picks up on
15 every subtly.

16 MS. UHLE: By the way, I always sit in
17 the sunshine. I am not an umbrella person.

18 MS. HABER: I appreciate it. I think
19 that Serafina does very tasteful builds, as do
20 we. We know we could get our tastes together
21 and brainstorm. Margaret, you are correct, I
22 was trying to politely suggest that.

23 THE CHAIRMAN: That's the perfect
24 response too, we'll work it out. Back to you.

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1 MR. BEHRENS: Lauren, I don't know, or
2 even members of this committee, I'm not sure
3 how much more specific presentation you want.
4 We obviously have a whole series of
5 construction drawings, we've got photos of
6 existing conditions, we've got signage details,
7 or is it better to stop at this point and take
8 questions?

9 THE CHAIRMAN: What do you guys think?
10 I think we've seen enough to be able to start
11 asking questions, unless you guys want them to
12 continue.

13 MR. NEMECEK: What are the dimensions
14 on the awning, just out of curiosity?

15 MR. BEHRENS: Do you recall, Lauren?

16 MS. KEENOY: One moment. Let me
17 double check the shop drawing. It's 23 inches
18 tall and then it expands the whole storefront,
19 which is just about 25 feet wide, and then they
20 typically project -- I don't have the
21 projection called out, but it's usually three
22 to four feet.

23 MR. BEHRENS: In this illustration,
24 does that dash line represent the awning there?

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1 MS. KEENOY: Yes.

2 MR. CAMPANA: The Sweetgreen sign, is
3 it going to be lit, backlit?

4 MS. KEENOY: It's internally
5 illuminated. We use a day/night film on the
6 face so that during the day it will appear our
7 brand color green and at night it would be
8 appear illuminated. I believe we have a better
9 rendering if you go down.

10 THE CHAIRMAN: There's a nighttime
11 rendering?

12 MS. KEENOY: Yes. If you go down to
13 page 22, it would appear green during the day
14 and then illuminated at night.

15 MR. CAMPANA: Interesting.

16 MR. TUDISCO: Margaret, does that
17 conflict at all with our past issues regarding
18 things like light boxes?

19 MS. UHLE: No. Those are permitted.
20 In fact, the applicant had reached out to me
21 earlier with regard to the various options for
22 signage. The letters that they're proposing
23 for the storefront are permitted, and actually
24 my understanding is the sign committee actually

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 2 really likes those types of letters. There are
 3 other storefronts that have them in town. I
 4 believe the SG symbol in the window they're
 5 proposing different alternatives. Typically,
 6 the board doesn't allow illuminated signs in
 7 the windows, so they've proposed a number of
 8 options for the board to review those. The
 9 wall mounted sign, that is permitted, yes.

10 MR. BEHRENS: Again, it's always one
 11 of those things that are difficult to
 12 illustrate light. I'm not sure if this is
 13 totally accurate as far as it showing a glow
 14 going on.

15 MR. CAMPANA: I guess my only
 16 follow-up question to the lighting -- I like
 17 the sign, I think it's interesting, I think
 18 it's going to, you know, definitely catch
 19 people's attention -- what are you considering
 20 in terms of the color temperature of the light?

21 THE CHAIRMAN: Can you tell us what
 22 color temperature means?

23 MS. KEENOY: Yes. We have a --

24 MR. CAMPANA: I don't know if I saw it
 25 or not. I'm just curious. Color temperature,

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1 EASTCHESTER PLANNING BOARD - 4/22/21
 2 the yellowness and brightness of an LED.

3 MR. NEMECEK: Don't fool around with
 4 my lighting.

5 MS. KEENOY: We use a 65K white LED
 6 unit inside to illuminate the letters.

7 MS. UHLE: Louis, that is something,
 8 actually, that the sign committee also asks
 9 those questions. They're very interested in
 10 that. So they will be asking that same
 11 question.

12 MR. CAMPANA: Sure.

13 MR. NEMECEK: I have a question that
 14 sort of segues from the prior applicant, and
 15 that is -- maybe I just wasn't paying close
 16 enough attention during the presentation
 17 there -- show me what the sidewalk is going to
 18 look like going through this location, as I'm
 19 trying to envision what the diverted sidewalk
 20 could look like.

21 THE CHAIRMAN: It's in the site plan.

22 MR. NEMECEK: I know it's in the site
 23 plan, but I would like to see it. I'm curious.

24 MS. KEENOY: Our plans are obviously
 25 based off of the existing site plan, so we

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1 EASTCHESTER PLANNING BOARD - 4/22/21
 2 would need to confirm with Serafina's new plan,
 3 that there would not be any obstructions or
 4 turning radius issues with our space. I
 5 noticed like an extended curb in their proposed
 6 ramp up in front of our space that I would like
 7 to dig into more, but, otherwise, we have no
 8 issue with their proposed patio space and
 9 sidewalk.

10 MR. BEHRENS: Their wraps around like
 11 this.

12 THE CHAIRMAN: Actually, the handicap
 13 that you guys show is the ramp. So that's the
 14 egress from their path that goes around. So
 15 they'll be coming out -- exactly -- at that
 16 spot, and there won't be the other path, that
 17 will be gone. It's actually about your width
 18 also. Your sidewalk width is a question for
 19 us. It looks like it's not as generous as we
 20 would like between the planters and the curb.

21 MS. KEENOY: It's currently at five
 22 feet.

23 THE CHAIRMAN: Right. So same point.

24 MR. NEMECEK: Mr. Bonanno likes his
 25 eight feet of sidewalk.

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1 EASTCHESTER PLANNING BOARD - 4/22/21
 2 THE CHAIRMAN: I'm serious. It's a
 3 really nice shopping center. You casually walk
 4 done and there's not people you're bumping
 5 into. I don't want to change it.

6 MR. NEMECEK: If we're going to be
 7 sticklers for the Serafina applicant on the
 8 point of the width of the sidewalks, it would
 9 be a little difficult for me to justify why the
 10 storefront next door is getting different
 11 treatment.

12 THE CHAIRMAN: So along that line, why
 13 am I also concerned about the cars parking
 14 there and people walking by such that we want
 15 separation?

16 MR. NEMECEK: The parked cars aren't
 17 the same issue as moving cars.

18 THE CHAIRMAN: I think you're right.

19 MR. CAMPANA: Are there wheel blocks
 20 located in these spots? I don't recall.

21 MR. WELCH: Additionally, our patio is
 22 actually elevated. So that wall where it
 23 starts at the parking lot at about 18 inches,
 24 it ramps up. So by the time you get to sort of
 25 where the cars are parked against our seating

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1 area, it's like three or four feet above the
2 parking level.

3 MR. CAMPANA: Got it.

4 MR. NEMECEK: Do you have an
5 illustration? You have a photo. That's what
6 we would like to see.

7 MR. CAMPANA: Got it. So you're
8 elevated above that and you have bollards there
9 it looks like. How tall is that wall, that
10 existing wall?

11 MR. NEMECEK: Like two feet.

12 MR. WELCH: Yes.

13 THE CHAIRMAN: Good point.

14 MR. CAMPANA: It looks like it's
15 actually a sitting wall, to be honest. On the
16 walk side, you could actually sit on it. It's
17 not flush with the elevation.

18 MR. WELCH: Yes.

19 THE CHAIRMAN: How many seats are
20 inside? It's pretty limited; right?

21 MS. KEENOY: 27.

22 THE CHAIRMAN: Inside?

23 MS. KEENOY: Yes. We have a banquette
24 system and also a few counter stools.

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1 THE CHAIRMAN: Can you go back to
2 that? I didn't see the 27, but I didn't really
3 look very closely. That's the banquette. Got
4 you.

5 MR. NEMECEK: Margaret, I know in
6 reading the application, this Vernon Hills
7 Shopping Center is classified as like the
8 shopping center district, and because of that
9 it's not subject to the fast casual limitations
10 that apply to other areas of the town?

11 MS. UHLE: It's in a design shopping
12 center district. As you know, because you
13 recently allowed the Town Board to be the lead
14 agency for the review of this, the Zoning Law
15 was just amended to permit fast casual
16 restaurant. Not fast food restaurants, that's
17 different, fast casual restaurants in the DSC
18 district, which encompasses the Vernon Hills
19 Shopping Center and the Lord & Taylor site.

20 MR. NEMECEK: Correct.

21 THE CHAIRMAN: Now I see the 27.
22 That's a banquette there. So those tables
23 become fours. Got it. You also said that
24 you're a doing delivery, take out and delivery;

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1 is that right?

2 MS. KEENOY: Yes. We have an App
3 where customers can order online themselves for
4 pickup. We also are on Postmates, Uber Eats,
5 etcetera, for delivery via courier.

6 THE CHAIRMAN: So that's no different
7 than any other food service establishment for
8 pickups by Uber Eats or anything like that.
9 How much of your business, just in general, is
10 that kind of pick up?

11 MS. KEENOY: It depends on the
12 location. Here I think we're anticipating more
13 in-store customers, like, for example, where in
14 a New York City store where we get the lunch
15 rush, most of it is all to go.

16 THE CHAIRMAN: Yes, I would think so.
17 Sure. By the way, I'm a big SG fan because I
18 work in Manhattan and we go here all the time.
19 The cobb salad is my lunch go to.

20 MR. NEMECEK: For the record, I'm a
21 Georgetown graduate.

22 MS. KEENOY: No way. Yes, the Hoyas.

23 MR. NEMECEK: I won't let Jim have the
24 last word on that.

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1 THE CHAIRMAN: I did hear the
2 Georgetown thing. I didn't go to Georgetown,
3 sorry, guys. It's very nice. I think it's a
4 nice addition to the shopping center.

5 Any other comments, guys? I think we
6 addressed everything. Same comments from next
7 door. I think it's handsome signage.

8 MS. KEENOY: Can you remind me of what
9 the desired sidewalk width is?

10 THE CHAIRMAN: So let's see. I guess
11 just to not direct, it's whatever you guys
12 think is necessary to get strollers and people
13 by comfortably. That being said, I think as a
14 reference -- and you guys tell me what you
15 think -- the existing sidewalk that goes
16 through by the rumble strip and the car walk
17 over there on the other side of Serafina, it
18 looks pretty generous to me. Maybe you guys
19 could look at that as a starting point. It
20 can't be 20 feet, right, what's existing there
21 is 20 feet; right?

22 MS. KEENOY: Depending on the
23 jurisdiction, I typically see like six feet
24 wide sidewalks, especially in like city

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1 locations where traffic is pretty high. I was
2 just curious if you wanted larger than that.

3 THE CHAIRMAN: It's definitely more
4 than that. I think if you go to the other
5 presentation when you get a chance, look at
6 that, or go and measure what's there right now
7 at that rumble strip. That seems a nice space.
8 Again, it's about how much --

9 MR. NEMECEK: I thought, Jim, that the
10 last applicant was talking about an existing
11 eight foot sidewalk. Maybe I misheard, but I
12 thought he was talking about eight feet and
13 they were talking about squeezing that down to
14 five, which I agree is maybe a little
15 excessively narrow. I think he was talking
16 about -- Chris was talking about building it
17 back out to eight, which seem to be a --
18 that -- Margaret?

19 MS. UHLE: Yes, that's what I
20 understood. I think six to eight feet is still
21 a pretty generous sidewalk. In typical
22 neighborhoods, they could be three feet wide.
23 I mean, that's not as much traffic, but I would
24 say an eight foot wide sidewalk is pretty

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1 generous.

2 MR. NEMECEK: Yes. Anything more than
3 eight might be excessive. Nice but excessive.
4 I think eight might be a target.

5 THE CHAIRMAN: Eight feet with enough
6 room to make a turn with a stroller.

7 MR. BEHRENS: I think the advantage
8 that we have, too, is the wall within this
9 location, and that we're not buffering against
10 a road and needing to make sure we stay away
11 from that, which the eight feet will certainly
12 provide that buffer for the adjacency.
13 Obviously, we're concerned about seating
14 outside at the same time.

15 THE CHAIRMAN: I'm sorry, I don't have
16 your name.

17 MR. BEHRENS: David Behrens.

18 THE CHAIRMAN: Can you scale off the
19 existing there?

20 MR. BEHRENS: Honestly, by looking at
21 it, I would if we're five, there's three, so it
22 is probably an eight foot sidewalk there.

23 THE CHAIRMAN: What's a parking space;
24 12?

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1 MR. BEHRENS: Typically a parking
2 space is nine feet wide.

3 MS. UHLE: Those are either 9 to 10
4 there.

5 THE CHAIRMAN: Okay. Public hearing.
6 Sorry guys. Guys, standby. Don't go anywhere.

7 I make a motion to open the public
8 hearing on this application, 20-15, Sweetgreen,
9 700 White Plains Road.

10 MR. NEMECEK: Second.

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

13 MR. TUDISCO: Mr. Chairman, looking at
14 the attendees, if there is anyone who wishes to
15 address the board, please raise your hand at
16 this time.

17 Mr. Chairman, it does not appear that
18 there are any members of public who wish to
19 address the board on this application.

20 THE CHAIRMAN: Thank you, Mr. Tudisco.
21 Do we have any more comments or questions,
22 guys?

23 MR. CAMPANA: None here.

24 THE CHAIRMAN: So, Margaret, on the
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1 last one -- I know this goes to the ARB
2 before -- that's the next step, but it seems
3 like on the last application there were a few
4 things we wanted to clean up before we referred
5 it to the ARB.

6 MS. UHLE: I think actually you did
7 send the other application to the ARB.

8 THE CHAIRMAN: Did I make a motion to
9 send it?

10 MS. UHLE: Yes, you did. In fact,
11 what I was going to say is, I know, and
12 understandably so since we're getting into warm
13 weather and everything, both applicants I'm
14 sure are anxious to proceed, and I was going to
15 say this under any circumstances even with
16 regard to my taking the application, I think
17 that the ARB is going to be looking at the
18 facade and materials and finishes and the
19 tables, etcetera, so to me it's okay if it goes
20 to the ARB with some of the site plan issues
21 still needing to be worked out, as long as
22 Sweetgreen and Serafina are kind of
23 collaborating on coming up with something that,
24 you know, works well together. Then when they
25

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1 come back to the Planning Board --
 2 unfortunately, they don't get back to the
 3 Planning Board until the end of May, but at
 4 that point then they'll have the site plan
 5 issues kind of tied up. I think you should
 6 feel very comfortable with that.

7 MR. NEMECEK: Yes, I am.

8 MR. CAMPANA: I think both could be
 9 easily resolved.

10 MS. UHLE: Absolutely. Like I said,
 11 the deadline for the ARB, which I know this
 12 particular applicant knew was technically on
 13 Tuesday, but I had let them know that they
 14 could have sometime next week, but I also don't
 15 think that they need scramble to get all the
 16 site plan issues resolved within the next
 17 couple of days. They really don't need resolve
 18 those a hundred percent until they come back to
 19 you at the end of May.

20 MR. NEMECEK: There are a couple of
 21 other timing issues in play here, one of which
 22 is, as I said, this Vernon Hills Shopping
 23 Center, I know Papyrus must have closed more
 24 than a year ago, I remember it was around

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1 Valentine's Day of last year, I know that at
 2 least that storefront has been vacant for well
 3 over a year. We only have two more meetings
 4 before our summer break here, and given the
 5 timing of things, we do want to move this
 6 along. Both of these locations, the first two
 7 applicants we've addressed tonight, both are
 8 proposing outdoor seating. If we're going to
 9 go forward with them, I would like to do so as
 10 quickly as possible, given the benefit of
 11 having the nice weather that we're hopefully
 12 getting into to stay.

13 THE CHAIRMAN: Starting tomorrow.

14 MR. NEMECEK: Yes, starting tomorrow.

15 THE CHAIRMAN: I need Sweetgreen to go
 16 too because I like it.

17 One other question. It's just maybe a
 18 design issue. The seating that you show there
 19 right now, it's very nice when it's populated
 20 and people are out there. When it's not being
 21 used, it's sort of barren and it looks like an
 22 empty space. Do you guys do anything to it to
 23 sort of keep it lively, the tables stay; is
 24 there anything you could do?

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1 MS. KEENOY: You're saying like in the
 2 off season?

3 THE CHAIRMAN: Yes. Is there anything
 4 you could to just sort of brighten it up,
 5 lighting or something, to make it not seem so
 6 empty?

7 MS. KEENOY: Yes, we could consider
 8 that. Let me get with my team. This is our --
 9 we're expanding into the suburbs, so we were
 10 previously open in New York where they want our
 11 sidewalk patio kind of off their sidewalk in
 12 the off season, but, yes, we could definitely
 13 come up with something design wise to make it
 14 aesthetically pleasing when the patio is not
 15 there.

16 THE CHAIRMAN: Right. Unfortunately,
 17 I didn't make the same comments to the prior
 18 applicant, so if they're still around, if they
 19 would respond. If not, Margaret, could we also
 20 them the same?

21 MR. NEMECEK: Margaret is our conduit.

22 THE CHAIRMAN: Yes, just because it's
 23 very nice, but when it's cold and dark and
 24 damp, it would be nice to have something that

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1 would liven up the experience there.

2 MR. NEMECEK: Brighter umbrellas.

3 THE CHAIRMAN: Do you guys have
 4 lighting? Is there lighting as part of this
 5 application?

6 MS. KEENOY: We don't have exterior
 7 lighting. Sometimes we'll put sconces on the
 8 storefront, and then when we have larger, more
 9 permanent patios, mostly on the West Coast,
 10 we'll do string lights sometimes. It doesn't
 11 necessarily make sense for temporary patios.
 12 Usually our stores are very bright, and we
 13 really focus on the glazing in our storefront
 14 and kind of the light shines through.

15 THE CHAIRMAN: Right. When it's dusk,
 16 people aren't going to sit there very much
 17 anymore.

18 MR. BEHRENS: Lauren, I'm going to
 19 actually be naive and ask you, I'm not sure
 20 seasonally how late patios are used within this
 21 area. I come from the Midwest, so within that
 22 area we start introducing heaters and so forth
 23 to put outside. I'm not sure if that's
 24 restricted or if that's encouraged or how

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that's viewed. Maybe that's a question for Margaret and this board.

MS. UHLE: They are permitted, especially during Covid when restaurants wanted to extend the outdoor dining. If you're proposing something like that, it would be nice to show the detail to the Architectural Review Board, but there is not a prohibition for them. We used to have a limit to how long a season for outdoor dining. We no longer have that. As long as people are willing to stay out, you can be outside.

MR. BEHRENS: Thank you.

MS. KEENOY: Yes, our intention would be to leave this patio furniture out for as long as possible, weather permitting. So, hopefully, just really those cold months, January through March, would be when it wouldn't be there.

MR. NEMECEK: April 22nd.

THE CHAIRMAN: We'll let these kind people go if there are no other comments. I have to make a motion to forward this.

I make a motion to refer this

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application, 21-15, Sweetgreen, to the ARB.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.
(AYE)

THE CHAIRMAN: Great. Thank you very much.

MR. BEHRENS: Thank you.

MS. KEENOY: Thank you for your time.

THE CHAIRMAN: Have a nice evening.
The next application is 21-11, 75 Park Drive.

MR. MUSTACATO: Hi. Mark Mustacato, the architect for 75 Park Drive. How are you?

THE CHAIRMAN: Good evening.

MR. MUSTACATO: I'll share my screen.
So this is a proposed new single family residence at 75 Park Drive.

Site plan wise, this is a property that slopes quite a bit from the left side to the right side, so we are proposing some retaining walls along this side. We're doing two tiered interlocking block walls. We're doing that so the walls are never really that high. The highest areas of the wall they get to about three and a half feet high, and then

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taper down to where it's basically meeting the grade, meeting the grade.

THE CHAIRMAN: What's the difference in elevation?

MR. MUSTACATO: It varies. The highest point over here on the neighboring is about 217 and our first floor is at 213. At the far side of our property, here we're at 204. Quite a bit of change. This two tiered wall will have us to establish that and get positive drainage around the house and have relatively level area around the house to get to and from the yard. So that is the site.

We have our driveway coming in here. We have a two car garage, walkway coming from the street and also connecting a couple of steps up from the driveway and then into the house.

So this is the front of the house. The materials are cedar beveled siding - I'm sorry, it's a HardiePlank beveled siding, horizontal siding at the lower area of the house, and then a vertical board and batten siding up on the second floor. Those will both

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be white. We have a standing seam copper roof along here just to kind of delineate things a little bit and break it up where this roof line will carry through. Red brick on the foundation and on the chimney, at the front of the house here and on the platform. There's samples of the red brick. Black Andersen double hung windows, black Timberline asphalt shingle roof. This is the style of the door. The door will also be painted black. The garage door will be white.

I'll take you through the other elevations. This just gives you a little understanding, again, of the grade somewhat between the houses. This house is taller, this house is lower. That's kind of the character of the street. It slopes from one side to the other. This is the right side and rear elevation. Again, this is where the grade is lower, and you could see the is the driveway grade and our steps going up to the front, and then the grade sloping up towards the back. Again, at the back where we have a wood deck, you could see the grade is lower on this side

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sloping up to where we're just a couple of steps out from the deck to the grade to the backyard.

This is the left side elevation.

Again, this grade -- I'm sorry, I'm jumping around too much. This grade is pretty flat, you know, and the wall is sort of in front of that sloping down again towards our front entrance.

I can take you through the engineer's site plan for drainage and the landscape plan. I don't know if you're interested in seeing floor plans and the lay of the house or not?

THE CHAIRMAN: Not really. Not that we don't appreciate what you do.

MR. MUSTACATO: Drainage wise, all the drainage on each of side of the house will pick up the gutters and the leaders and the driveway drains. They have a series of 15 CULTECs in the front area here under the driveway and under the yard, and then also 44 feet of 24 inch diameter pipe. Those will provide the storage for the drainage and then, you know, percing (sic) into the ground. There's all

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very shallow assemblies because they did find bedrock at a depth there, so these will keep us above the rock and be able to drain into the soil.

Landscaping wise, this is the landscaping plan from Anthony Acocella. He has like a mix of different plantings. We have two pretty major trees. These are red Maples that are a five in caliber. In this area here, there is an existing stone wall here that will stay. He's got some flowering Azaleas there, and then some plantings along the foundation, sort of a mix of Rhododendrons, some Junipers, and some, you know, ground cover there. Along this side, he has a mix of some Arborvitae, and then some lower plantings just to kind of create a screen along here, and then a mix here as we get to the back where he has some Arborvitae, and then again some Blue Spruce and Norway Spruce. So mixing up where we have a different mix of evergreens where it's not just one consistent wall and some varying heights. The Arborvitae are six feet high, the Spruces are 8 feet high. Across the back here, he has

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some English Yews, and again, mixing in some of the Arborvitae again here, along with some Hollies to get kind of a nice screen there and be sensitive to the views both from the house and from the neighboring houses. There's an existing hedge here that would remain.

I can also show you some pictures of the neighborhood. So this is kind of just a little key that kind of shows you the different properties in the neighborhood. This is 99 Leewood. Again, some houses on Leewood, and then some of the houses on Park. It's a bit of a mix. These are houses that are across the street. Then this is also across the street again. This is the house that's next door to us, which, again, this is to our left, which is pretty tall, and then this is the house to the right. This is the next house down, next house down. So there's kind of a mix. This is sort of an aerial view of the two neighboring houses and the existing vacant lot. This is a street view of that existing lot.

THE CHAIRMAN: What's the lot width?

MUSTACATO: I'm sorry.

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THE CHAIRMAN: What's the lot width?

MR. MUSTACATO: The lot width -- I'm going to go back to my plan here. When this property was created, and it's prior to my client buying it, was created by a subdivision. It is a non-conforming width, and a variance was granted for the lot width. The lot width is, a frontage of 60 feet where 75 feet is required frontage.

THE CHAIRMAN: I see, But it's still 60.

MR. MUSTACATO: It complies with the lot area. It does not comply with the effective square or the frontage. So again, variances were granted at the time this property was created, and it's conforming in all other respects.

THE CHAIRMAN: Do you have any color rendering or anything like that?

MR. MUSTACATO: I do not have a color rendering.

THE CHAIRMAN: Can you just tell us what the finishes and colors are?

MR. MUSTACATO: I'm sorry.

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2 THE CHAIRMAN: If you don't have a

3 color, can you just go back to the street

4 elevation and just sort of describe what

5 everything is going to kind of look like?

6 MR. MUSTACATO: Sure.

7 THE CHAIRMAN: I got the brick.

8 MR. MUSTACATO: So again, materials,

9 this red brick is the entrance platform and

10 foundation. The columns are white. The door

11 is black, the windows are black. Siding is

12 white. This is a standing seam copper roof,

13 and the roof is black Timberline asphalt

14 shingle. Chimney also has the same red brick.

15 THE CHAIRMAN: Okay.

16 MR. MUSTACATO: The trim will be

17 white.

18 MR. CAMPANA: I know you that you said

19 the lot was non-conforming based on previous

20 approvals. Can you just go back to the

21 drainage? You're okay with all your clearances

22 for the CULTECs and structures and property

23 lines and all that?

24 MR. MUSTACATO: Yes.

25 MS. UHLE: All new single family homes

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2 are reviewed by Joe Cermele, our engineering

3 consultant.

4 MR. MUSTACATO: So that has been

5 reviewed and approved.

6 MR. CAMPANA: Okay.

7 THE CHAIRMAN: Sounds like there's a

8 serious amount of CULTECs. That's a lot of

9 drainage.

10 MR. CAMPANA: It's a lot of drains.

11 MR. MUSTACATO: They're all 110's.

12 They're shallow.

13 THE CHAIRMAN: That's what it is,

14 right, because rock is nearby? Where's the

15 drain for the driveway?

16 MR. MUSTACATO: The driveway, there's

17 a trough drain across the front there.

18 THE CHAIRMAN: I see.

19 MR. MUSTACATO: There's a very shallow

20 pitch to the street.

21 THE CHAIRMAN: Right. What's the

22 finish there; is that new? The driveway

23 finish, is that a cobble or something?

24 MR. MUSTACATO: The driveway will be

25 asphalt.

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2 THE CHAIRMAN: Asphalt. Okay.

3 MR. CAMPANA: I think that's just the

4 antitracking pad.

5 MR. MUSTACATO: Oh, yes.

6 THE CHAIRMAN: That's just for

7 construction. Got it.

8 MR. MUSTACATO: These heavy dotted

9 lines, that's the silt fencing.

10 THE CHAIRMAN: Are any of the trees

11 that are there staying? Are there even any

12 trees on the lot? I guess you said there's one

13 on the right-hand side.

14 MR. MUSTACATO: There are a couple of

15 trees that stay. Let me see if I have the

16 trees on here. We have a couple of smaller

17 trees that remain at the back here, and there's

18 an existing tree here that will remain. The

19 rest are all unfortunately within the driveway

20 or the footprint of the house and coming out.

21 THE CHAIRMAN: I don't have any other

22 questions. Other members of the board, any

23 comments?

24 MR. CAMPANA: No questions here. I

25 think the exterior was well articulated, well

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2 thought out.

3 THE CHAIRMAN: It's a very nice

4 addition for such a small lot.

5 MR. NEMECEK: It's a tricky lot given

6 the slope and the rock, the bedrock.

7 THE CHAIRMAN: Let's do the public

8 hearing. Just standby for a second. I make a

9 motion to open the public hearing on

10 Application 21-11, 75 Park Drive.

11 MR. NEMECEK: Second.

12 THE CHAIRMAN: All in favor.

13 (AYE)

14 MR. TUDISCO: If there are any members

15 of the public who wish to address the board on

16 this application, please raise your hands.

17 Mr. Chairman, it does not appear that

18 there are any members of the public who wish to

19 address the board on this application.

20 THE CHAIRMAN: Great. So I make a

21 motion to close the public hearing on this

22 application, 21-11, 75 Park Drive.

23 MR. NEMECEK: Second.

24 THE CHAIRMAN: All in favor.

25 (AYE)

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2 THE CHAIRMAN: I don't have any

3 comments, and I don't think there are any

4 conditions other than the ones that we normally

5 put in.

6 MS. UHLE: Yes. Mark, so you know, we

7 have two standard conditions.

8 One is, that the building permit is

9 not issued until our engineering consultant

10 signs off on the engineering plan.

11 The second is, before we issue a

12 Certificate of Occupancy, that the landscape

13 architect provide a signed and sealed letter

14 indicating that what was planted is what was

15 approved.

16 Those will be the two conditions on

17 your Resolution for approval.

18 MR. MUSTACATO: Okay. Fine.

19 THE CHAIRMAN: Subject to those

20 conditions, I make a motion to approve this

21 application, 21-11, 75 Park Drive.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.

24 (AYE)

25 THE CHAIRMAN: Thank you.

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2 MR. MUSTACATO: Thank you very much.

3 Have a good night.

4 THE CHAIRMAN: Thank you. You too.

5 MR. CAMPANA: Good luck. Take care.

6 THE CHAIRMAN: Next application is

7 21-12, 629 California Road.

8 MR. MAIORANO: Good evening, board,

9 Chairman. My name is Adamo Maiorano from

10 Community Designs and Engineering. On behalf

11 of the applicant, Luigi Rogliano, we are

12 proposing a new single family dwelling at 629

13 California Road.

14 The existing site is located in an

15 R-15 zoning district. It's a vacant lot. It

16 has some mature trees, vegetation. There's

17 actually a tennis occupying most of the

18 property, along with some fencing, a small

19 shed, and some small retaining walls that go

20 along with the sort of tennis court situation.

21 All of those existing structures will be

22 removed for our proposed action.

23 I'm going to share my screen to get a

24 better view of the site. As I mentioned, all

25 those existing impervious surfaces, structures,

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2 fencing, they will all be removed. We are

3 cutting into the site. There is a slope along

4 California Road, a pretty fair slope that

5 slopes up, and then it kind of levels off and

6 it's a flat area, and that's pretty much where

7 we're siting our home. We're cutting into that

8 slope with a new curb cut and driveway that

9 will access a two car garage on the basement

10 level. There will be retaining walls on each

11 side of the driveway, and we're going to try to

12 create more of a gentle slope, a grade that

13 slopes back toward the house. This will create

14 a little easier access to and from the

15 driveway, as well as some better sight lines,

16 you know, the driveway going into California

17 Road, a safer condition.

18 The site plan is pretty

19 straightforward. The condensers are located on

20 the left-hand side. They will be screened by

21 evergreen screening. Driveway turnaround and a

22 grade patio in the back. There is also a

23 covered patio on the rear right-hand side.

24 We did perform site tests for soil

25 analysis, percolation tests, and deep hole

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2 tests, that the town engineer came out to

3 witness. All of our new impervious surfaces

4 will be captured on site with storm water

5 mitigation, again, taking no credit for any

6 existing impervious surface that are there now

7 on the site.

8 I'm going to go to the elevations. So

9 the aesthetics of the home, it's a white

10 Lorraine brick it's called, brick veneer along

11 the front facade, black Andersen windows, white

12 AZEK columns, white AZEK fascia along the roof,

13 white seamless gutter, black charcoal

14 architectural shingle roof, and white Clopay

15 garage doors. Therma-Tru entry door that's

16 painted actually in a gray color just to

17 contrast a little bit with the brick. I'll

18 scroll down in a second. The brick has some

19 sort of natural earth tones and a gray tint to

20 it, so it will give a little contrast to that.

21 The sides of the house are white stucco, along

22 with the back of the house as well. The brick

23 along the chimney will be the same white

24 Lorraine brick as the front as well. The

25 railings are all black metal railings on the

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side, the rear, and the front covered patio.

So the street-scape, the property on the right-hand side is actually a -- I'll go to a picture really quick -- it's a beautiful French revival home, that's 633 California Road, and to the left of that is 625 California Road, a basic cape home. You could see in here, it kind of ties in nicely with both homes. Again, there's much more room than what's really depicted in this site. They are very large sites. We had to sort of clip it to kind of fit it in the street-scape, but, you know, there's a lot more distance between the neighboring homes and what's really shown here. It was just to give the overall idea of what the street-scape sort of looks like.

MR. NEMECEK: Adamo, the tennis court that was there, was that part of one of the two properties?

MR. MAIORANO: I believe it was the property to the rear that's on Rittenhouse, and they access that tennis court. Now it's a separate lot, so all of that will be removed. Actually, I'll show it real quick. There's

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like a walkway in the rear of the property, I believe that's how they access it. Again, whatever is on our property will be removed.

I have a material board, but I'll go to that afterwards. There's a landscape design plan done by Bob Tramontano. There was, actually, a comment at the recently approved Architectural Review Board. They want us to add some understory trees on the property line. So he did add some planting on the right-hand side of the property, as well as a new tree on the front left side of the property. There are trees along the -- one of the comments from the Town Engineer -- there are trees along the front right-of-way right here where some of them were introducing our new curb cut, but -- I'm sorry -- the applicant did meet with the Town Highway Department, and they did, in fact, favor the removal of the trees. They said because of the proximity of California Road, they're sort of more of a safety concern to them than anything else. What happens is, it kind of helps sight lines, again, for the driveway access, removing those trees where our

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new proposed curb cut will be.

I'll just go to my material board. If you have any questions. I'm just trying to go to the material board, but it's not coming up. It doesn't seem to be loading. I'll go to that in a second. I'm trying to work with -- I'll upload the material board in a second, but any questions I'll be happy to answer.

MR. NEMECEK: We're seeing what looks like a material board.

MR. CAMPANA: Yes, we see it.

MR. MAIORANO: Oh, you do see it. This is basically a conceptual idea. That's very confusing. That's what the brick basically looks like. The natural stone retaining wall is on each side of the driveway. That's sort of just a conceptual image of the home showing what the brick looks like on an actual residence.

THE CHAIRMAN: So the white brick is cast like that?

MR. MAIORANO: Yes. That's the actual texture and color and everything of the brick. It's not really like a flat white, but it has

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some -- it's basically white, but it has some variation. It's almost like a whitewash, but not. It's pretty cool.

THE CHAIRMAN: Right. It's very nice. It's actual white brick. So if we were to cut it, it's a white stone, or it's finished with that white? I'm just curious.

MR. CAMPANA: It's almost like a reclaimed whitewash.

MR. MAIORANO: Yes, pretty much.

MR. CAMPANA: Is it thin brick? No, it's four inch.

THE CHAIRMAN: It's real brick. That's pretty impressive. What's in the gables like on the right-hand side? The one that comes out at you is brick, what's the one behind it? Is that siding? That's siding.

MR. MAIORANO: So the sides are stucco. Oh, the return?

THE CHAIRMAN: In the front elevation.

MR. CAMPANA: You mean the rendering you were seeing? I think that was just an example of the brick.

MR. MAIORANO: That's just an example

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 2 of what a house looks like with that brick on
 3 it.
 4 MR. NEMECEK: I got to say, I was
 5 confused.
 6 MS. UHLE: You confused the ARB too.
 7 THE CHAIRMAN: I feel foolish asking
 8 that question.
 9 MR. CAMPANA: You didn't confuse me,
 10 Adamo.
 11 MR. NEMECEK: You know why you didn't
 12 confuse me, Adamo? Because you've got that
 13 picture of the house right behind you. We've
 14 been looking at it for the last 10 minutes.
 15 THE CHAIRMAN: The three sides of the
 16 house are stucco; right?
 17 MR. MAIORANO: Yes.
 18 THE CHAIRMAN: It's a big expanse of
 19 stucco on the back elevation, but I guess the
 20 ARB is okay with it. It's the same color, it's
 21 white; is that right?
 22 MR. MAIORANO: Basically, yes, a white
 23 stucco. It's not a hundred percent pure white,
 24 but it's, you know, white. It has a little bit
 25 of a gray shade to it, but it's basically a
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 2 white stucco.
 3 THE CHAIRMAN: There's enough
 4 other things to break it up; the windows?
 5 MR. MAIORANO: Exactly.
 6 THE CHAIRMAN: It's not like we have
 7 to ask you to put something across it to sort
 8 of break it up because the windows do that
 9 adequately?
 10 MR. MAIORANO: Yes, and then that left
 11 story is a kind of overhang, so that breaks it
 12 up as well on that side.
 13 THE CHAIRMAN: There was one ARB
 14 comment I think that wasn't -- consider
 15 standing seem over the first floor window.
 16 MR. MAIORANO: It was a consideration.
 17 I did ask the applicant to see if they would,
 18 you know, venture into doing a standing seem
 19 over there, and they wanted to sort of keep it
 20 the regular asphalt shingle. It gets a little
 21 tough, I guess, with the metal roof and the
 22 brick. They said it's a little tough
 23 combination.
 24 THE CHAIRMAN: Right. The homeowners
 25 probably are someone who knows about stone, I
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 2 guess.
 3 MR. MAIORANO: Sure.
 4 THE CHAIRMAN: I don't have any other
 5 comments. I think it's well done. Guys,
 6 anything?
 7 MR. CAMPANA: No comments here. Looks
 8 good.
 9 MR. NEMECEK: Nothing.
 10 THE CHAIRMAN: Let's go to public and
 11 see if anyone is out there. I make a motion to
 12 open the public hearing on this application,
 13 21-12, 629 California Road.
 14 MR. NEMECEK: Second to open the
 15 public hearing.
 16 THE CHAIRMAN: All in favor.
 17 (AYE)
 18 MR. TUDISCO: If any members of the
 19 public wish to address the board on this
 20 application, please raise your hand.
 21 Mr. Chairman, at this time I do not
 22 see any indication that members of the public
 23 wish to address the board on this application.
 24 THE CHAIRMAN: So then I'll make a
 25 motion to close the public hearing on 21-12,
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 2 629 California Road.
 3 MR. NEMECEK: Second.
 4 THE CHAIRMAN: All in favor.
 5 (AYE)
 6 THE CHAIRMAN: So I miss Mark because
 7 he always has good comments.
 8 MR. NEMECEK: As opposed to Louis and
 9 Phil?
 10 THE CHAIRMAN: At this point, he would
 11 be asking, you know, like builder type
 12 comments. It sheds a different light on what's
 13 going on that you and I aren't as well versed
 14 in as he is.
 15 MR. NEMECEK: I second that.
 16 THE CHAIRMAN: Rather than delaying
 17 more, subject to the same conditions that we
 18 said on the same application about --
 19 MS. UHLE: Water management and
 20 landscape plan. Adamo is familiar with those.
 21 MR. MAIORANO: Got it.
 22 THE CHAIRMAN: Subject to those
 23 conditions, I make a motion to approve the
 24 application, 21-12, 629 California.
 25 MR. NEMECEK: Second.
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<p style="text-align: right;">77</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 THE CHAIRMAN: All in favor.</p> <p>3 (AYE)</p> <p>4 THE CHAIRMAN: Thank you, Adamo. Good</p> <p>5 work.</p> <p>6 MR. MAIORANO: Thank you, guys. Thank</p> <p>7 you very much.</p> <p>8 MR. CAMPANA: Thanks, Adamo. Take</p> <p>9 care.</p> <p>10 THE CHAIRMAN: Well done. So the last</p> <p>11 application, which is not a public hearing,</p> <p>12 it's just for information to the board, is a</p> <p>13 subdivision on Tuckahoe Avenue. So this is</p> <p>14 just an opportunity for the applicant to</p> <p>15 present what it is they're thinking about for</p> <p>16 this site.</p> <p>17 MS. UHLE: Can I just clarify</p> <p>18 something quickly? Our zoning law does</p> <p>19 encourage people that are proposing</p> <p>20 subdivisions to come in for sketch plan review,</p> <p>21 which is just sort of a preliminary, this is</p> <p>22 what we're proposing, we would like your</p> <p>23 initial feedback. That's why it's not noticed</p> <p>24 as a public hearing. It will be noticed as a</p> <p>25 public hearing, it's legally required to be</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">79</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 objecting to the subdivision necessarily, but</p> <p>3 has really asked that the board seriously</p> <p>4 consider infrastructure issues, which you are</p> <p>5 prone to do under circumstances, but related to</p> <p>6 sanitary sewer, the condition of sanitary sewer</p> <p>7 issues in the area, the condition of the storm</p> <p>8 water facilities in the area, potential high</p> <p>9 water table, etcetera. So I want her to be</p> <p>10 aware that we received her letter, you will</p> <p>11 take her concerns very seriously, and that</p> <p>12 she'll be able to address those, as will other</p> <p>13 residents, at future public hearings as well.</p> <p>14 Again, this is just an introduction.</p> <p>15 THE CHAIRMAN: Thank you, Margaret.</p> <p>16 As far as the letter from the resident at 14</p> <p>17 Tuckahoe, we all have read it, and we</p> <p>18 understand the concerns. We have a whole team</p> <p>19 of people that will be looking after your</p> <p>20 concerns. We will give you an opportunity to</p> <p>21 talk when it becomes a public hearing, but</p> <p>22 until then, we will certainly take them into</p> <p>23 consideration.</p> <p>24 MS. UHLE: Sorry, Michael.</p> <p>25 MR. MASTROGIACOMO: Thank you. So I'm</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">78</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 noticed as a public hearing, but our zoning law</p> <p>3 actually encourages people to come in, you</p> <p>4 know, initially just to sort of introduce a</p> <p>5 subdivision to you.</p> <p>6 While I'm talking, I'm going to say a</p> <p>7 up couple of other things. I have already</p> <p>8 forwarded the application to our civil</p> <p>9 engineer, who will look at storm water</p> <p>10 management and sanitary sewer issues; our</p> <p>11 traffic engineer, that will look at any</p> <p>12 potential traffic issues, sight distances,</p> <p>13 sidewalks, you know, that kind of thing. I've</p> <p>14 also forwarded it to the Eastchester Police</p> <p>15 Department, Fire Department and Highway</p> <p>16 Department for their input. So what we'll</p> <p>17 probably do is we'll have staff and consultant</p> <p>18 review initially to try to identify any</p> <p>19 potential impacts, discuss that with the</p> <p>20 applicant.</p> <p>21 So this is a preliminary introduction.</p> <p>22 Today you did receive a letter -- I'll forward</p> <p>23 this to the applicant as well -- from Maria</p> <p>24 Ognibene -- hopefully I pronounced that</p> <p>25 correctly -- 14 Tuckahoe Avenue, who is not</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">80</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 Michael Mastrogiacomo, Mastrogiacomo</p> <p>3 Engineering. I'm the designer and land</p> <p>4 surveyor for the project. Can everybody see my</p> <p>5 screen?</p> <p>6 MS. UHLE: Yes.</p> <p>7 MR. MASTROGIACOMO: Okay. So what we</p> <p>8 have is, we have a large track of land -- let</p> <p>9 me just go to the survey -- with a one and a</p> <p>10 half and two story residence right off of</p> <p>11 Tuckahoe Avenue with a large garage. It's just</p> <p>12 a large, almost flat piece of property that</p> <p>13 encompasses 50,000 square feet. What we're</p> <p>14 proposing to do is remove that existing</p> <p>15 residence and the garage and subdivide and</p> <p>16 create five lots in a cul-de-sac. Each lot</p> <p>17 will have a one family residence in accordance</p> <p>18 with the zone.</p> <p>19 When we designed this, we looked at</p> <p>20 how this would affect the neighbors. What we</p> <p>21 did was, we made sure that any potential</p> <p>22 grading at the rear yard is very minimal</p> <p>23 grading, just to clean up the property and</p> <p>24 create nice back yards for the new houses. The</p> <p>25 road is elevated about six feet; however, we</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

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have retaining walls between the houses to encompass that change in grade elevation and eliminate any effects of these neighboring properties.

THE CHAIRMAN: What is the change in grade around the perimeter at the bottom page right?

MR. MASTROGIACOMO: These are one foot contours. You're going from about 214 to 211. We're just keeping those grades. We're just creating a little bit of a level area. We could actually expand some of these contours to lessen the change at the edge, and blend it a little bit more if the board feels that will be necessary.

THE CHAIRMAN: So adjacent properties are at 211, I imagine?

MR. MASTROGIACOMO: Yes, they're pretty much at 211 and they pitch up towards Tuckahoe at 219. There is about a seven, eight foot difference in elevation. Then what happens is, there's a shopping center here that has a retaining wall that's about five to six foot high, and that's all along this edge of

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the property, which is the north edge.

MR. NEMECEK: That north edge of the property, that currently has like all kinds of wildly growing bamboo trees; is that right?

MR. MASTROGIACOMO: That's correct.

MR. NEMECEK: Which is a visual eyesore, from my perspective.

MS. UHLE: And it's invasive, so it's not really recommended.

MR. MASTROGIACOMO: That's one thing we definitely want to clean up and get rid of. What we did start working on was a landscaping drawing. Most of what we just showed is screening with Arborvitae, but we're going back and looking at mixing in some different vegetation so that the neighbors aren't just looking at a wall of green basically. We're want to try to mix in some Hollies and something nice to make it look presentable to the neighbors as well.

MR. NEMECEK: So how is the north end of the property proposed to sit relative to the there's like a driveway -- actually, it's a passageway to the back part of the lot off of

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Route 22 that constitutes, I believe, that north end, how are these homes proposed to sit? Are they higher up by a significant amount or lower? It looks like you're going up by several feet. So how are they going to sit relative to the shopping center right next to it?

MR. MASTROGIACOMO: That's the thing, we're maintaining most of the grade that's there. We're not trying to fill in or go higher than the parking lot of the shopping center, so we'll be lower. Our first floor elevations will probably be roughly the same elevations as their parking lot, maybe a foot or two higher, but we're not looking at creating, you know, a big fill site and filling up and trying to raise our grade to match their property or any of that. Even for that pizzeria that's on White Plains Road up here, the new pizzeria, we're lower than that. Again, we don't want to start filling and creating any issues with them. It would be nicer to be lower than them, that way there's some privacy there. They have that nice vinyl

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fence. Whoever buys this lot will have a nice private backyard.

MR. NEMECEK: Let me just understand then, I guess the northwest corner, the one that's closest to the pizzeria that you're scrolling over right now, the slope is downward as you move to the north, but you said there's a retaining wall then right at the property line with the supermarket, and that's an existing -- so you're sloping down from 214 down to 211, maybe even closer to 210, but there's a retaining wall that's how many feet high?

MR. MASTROGIACOMO: This is about six feet high.

MR. NEMECEK: I'm sorry, I'm not seeing that.

MR. MASTROGIACOMO: This grade is about six feet higher than what we're grading to our property. So that will remain. We're not touching that.

MR. NEMECEK: That's where all the ugly bamboo trees are right now.

MR. MASTROGIACOMO: Exactly.

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<p style="text-align: right;">85</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 MR. NEMECEK: So you're going to take</p> <p>3 those out --</p> <p>4 MR. MASTROGIACOMO: Correct.</p> <p>5 MR. NEMECEK: -- And you're going to</p> <p>6 put some sort of the plantings in I would</p> <p>7 think; right?</p> <p>8 MR. MASTROGIACOMO: Correct. We'll do</p> <p>9 something nice, that way we'll screen the</p> <p>10 retaining wall and the fences on the retaining</p> <p>11 walls.</p> <p>12 MR. NEMECEK: Okay.</p> <p>13 THE CHAIRMAN: That's the retaining</p> <p>14 wall that turns onto the pizzeria property?</p> <p>15 MR. MASTROGIACOMO: This is a</p> <p>16 separate, independent wall, but then they do</p> <p>17 connect here along this property line.</p> <p>18 THE CHAIRMAN: Are they the same</p> <p>19 elevation?</p> <p>20 MR. MASTROGIACOMO: I believe so.</p> <p>21 This is actually a little higher. This is</p> <p>22 about four foot higher than the parking lot of</p> <p>23 the supermarket.</p> <p>24 THE CHAIRMAN: I see.</p> <p>25 MR. MASTROGIACOMO: Here I'm at 221</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">87</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 just a hypothetical square that has to fit in</p> <p>3 the lot that ensures you have a fairly regular</p> <p>4 shapely lot. That's different than the</p> <p>5 building envelope. So he's got both of them</p> <p>6 shown there.</p> <p>7 THE CHAIRMAN: Right.</p> <p>8 MR. MASTROGIACOMO: What I'll do is,</p> <p>9 I'll update the drawings to try to use</p> <p>10 different lines to depict it too, that way you</p> <p>11 could see it little bit more clearly. All the</p> <p>12 lots, I was able to fit the effective square in</p> <p>13 it. Lot areas all meets, lot widths all meet.</p> <p>14 I made sure going along the radius I had the 50</p> <p>15 foot frontages, as required by code. These two</p> <p>16 lots have a larger frontage. We also made sure</p> <p>17 that the lot width had the front yard setback,</p> <p>18 we had the minimum lot width required. This is</p> <p>19 the most rectangular shape, 50 by 100. We made</p> <p>20 sure that the radius was the 60 foot radius for</p> <p>21 a cul-de-sac. As I was speaking with Margaret,</p> <p>22 she gave me that information.</p> <p>23 MS. UHLE: Michael, I can't remember</p> <p>24 what you and I had discussed or how much you</p> <p>25 communicated, if any, with our engineer yet,</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">86</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 and here we're at 216.</p> <p>3 THE CHAIRMAN: Okay. It has to be</p> <p>4 higher. Four feet is perfect.</p> <p>5 MR. MASTROGIACOMO: I don't know if</p> <p>6 the board has any questions or any other</p> <p>7 comments?</p> <p>8 Also, just to give you an idea, I</p> <p>9 mean, I know everybody knows where it is, but</p> <p>10 this is where the property sits. These are the</p> <p>11 two abutting properties, this is a land next to</p> <p>12 us, this is the shopping center, and this is</p> <p>13 the pizzeria, and here is White Plains Road.</p> <p>14 Coming in on this side of the property with the</p> <p>15 cul-de-sac, one house, two, three, four and</p> <p>16 five.</p> <p>17 THE CHAIRMAN: At some point -- could</p> <p>18 you go back to the site plan. At some point,</p> <p>19 you tell us like the effective square of the</p> <p>20 building and like how big you think they're</p> <p>21 going to be? Is that on the next, effective</p> <p>22 square? There you go. So it's the dash.</p> <p>23 MR. MASTROGIACOMO: Yes, the dash.</p> <p>24 THE CHAIRMAN: Gotcha.</p> <p>25 MS. UHLE: The effective square is</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">88</p> <p>1 EASTCHESTER PLANNING BOARD - 4/22/21</p> <p>2 for new construction and subdivisions, you're</p> <p>3 required to design for a hundred year storm</p> <p>4 event, not a 50 year storm event. I'm not sure</p> <p>5 if you were aware of that.</p> <p>6 MR. MASTROGIACOMO: I usually design</p> <p>7 for the hundred year wherever I am. Better to</p> <p>8 be safe than sorry. The drainage system,</p> <p>9 because we're pitching down from the street and</p> <p>10 anywhere on Tuckahoe Avenue up until Dean Place</p> <p>11 there is no storm drainage, there is a small</p> <p>12 catch basin, I only saw one and it was full of</p> <p>13 water when I checked it, so I couldn't even see</p> <p>14 what size pipe was going out of it, since we</p> <p>15 are lower, there's no way to get the pitch down</p> <p>16 to that area, so what I designed was for a</p> <p>17 hundred year storm and underground detention</p> <p>18 system. I've done this on a few projects in a</p> <p>19 couple of different municipalities, and I've</p> <p>20 always gotten positive feedback with this. So</p> <p>21 it seems like it's worked in a few areas. As</p> <p>22 for the sewer since we're lower, everybody will</p> <p>23 have a sewer pump that will come up to a new</p> <p>24 manhole, and they'll go gravity into the</p> <p>25 existing sanitary sewer line. Again, the water</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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1 main will be extended from Tuckahoe Avenue down
2 with the fire hydrant, and everybody will have
3 adequate water as well.

4 MR. CAMPANA: Mike, just of out of
5 curiosity, what are the widths of the curb cuts
6 on the cul-de-sac?

7 MR. MASTROGIACOMO: The width on the
8 curb cuts on the cul-de-sac? They've been
9 drawn at about 14 feet. I believe either 14 or
10 16 feet.

11 MR. CAMPANA: All right. Those are
12 two car garages or single, one car garage?

13 MR. MASTROGIACOMO: I haven't gotten
14 into the full layout of the houses. By the
15 next meeting, I'll have more -- they're all the
16 same shape, so what we're developing now is
17 actual floor plans and --

18 MR. CAMPANA: Schematic.

19 MR. MASTROGIACOMO: Right. For the
20 next meeting, I'll have more detail with, you
21 know, each how it's going to look, and the a
22 better idea of the driveway widths and curb
23 cuts as well.

24 MR. CAMPANA: Okay.

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1 THE CHAIRMAN: I'm studying all the
2 lines on the plan, and if you could just walk
3 me through lot four. It's right there. So
4 you've got the text that calls out the
5 effective square and then two arrows coming out
6 of it, right there.

7 MR. MASTROGIACOMO: This is the
8 effective square.

9 THE CHAIRMAN: Right. You're arrows
10 coming out, one points to effective square, the
11 other point to the property line or --

12 MR. CAMPANA: Setbacks. Just
13 setbacks.

14 MR. MASTROGIACOMO: This is the
15 setback line, and the effective square
16 basically encompasses more than what the
17 building envelope would be.

18 THE CHAIRMAN: Right. I'm just saying
19 the leader that comes off the effective square
20 points to --

21 MR. MASTROGIACOMO: It looks like it's
22 pointing to the property line, but it's
23 actually the edge of the effective square.

24 THE CHAIRMAN: Oh, it's under there.

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1 Okay.

2 MR. MASTROGIACOMO: Yes.

3 THE CHAIRMAN: Okay. So is the sited
4 building supposed to be within that?

5 MS. UHLE: No. Again, there are two
6 different things. The building always has to
7 fit within the building envelope.

8 THE CHAIRMAN: Okay.

9 MS. UHLE: The building envelope is
10 created by the side yard setbacks, the front
11 yard setback, and the rear yard setback. When
12 you draw those setback lines, that's the area
13 within which you're permitted to put your
14 building footprint. The effective square, like
15 I said, it's a square that in an R-5 has to be
16 50 by 50 feet and it has to fit somewhere
17 within the front yard of the property.

18 Honestly, that's to eliminate very irregular
19 shaped lots or flag lots. It's sort of a
20 pretend hypothetical thing that you can't see.
21 Architects or engineers need to demonstrate
22 that they can fit this 50 by 50 foot square in
23 the lot and also touching somewhere within the
24 front yard. That keeps you from having very

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1 weird pie shaped lots or from having flag lots
2 and that kind of thing.

3 THE CHAIRMAN: I got it. So there's
4 really no relationship between the building
5 footprint?

6 MS. UHLE: No. It's for zoning
7 compliance with regard to sort of the
8 configuration of the lot only.

9 THE CHAIRMAN: Okay. I don't have any
10 more comments then.

11 MS. UHLE: I do think when this comes
12 back to you in May and/or June, then hopefully
13 before the May meeting you'll have input from,
14 again, police, fire, highway, civil engineer,
15 traffic engineer will communicate, you know,
16 some of our concerns or comments to the
17 applicant, and obviously we'll have more
18 information for you to evaluate as well.

19 MR. MASTROGIACOMO: I did reach out to
20 Joe Cermele today. I sent him an e-mail. We
21 did try to connect. About a week ago, I called
22 him, he returned my call, and then got a little
23 busy. I sent out an e-mail to him, and I'm
24 sure he'll respond at some time.

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MS. UHLE: Sure.

MR. MASTROGIACOMO: I do want to schedule the deep hole test, especially for the drainage system on the road, that way we could finish up the engineering report for them.

MS. UHLE: Okay.

THE CHAIRMAN: I think we're good. I think the only comment was one you brought up, Margaret, that if you're coming back, you're going to notice the public hearing if we intend on making it such in the next month.

MS. UHLE: I think it's a good idea just because I know typically Eastchester you do start public hearings fairly early and residents do like to get involved as early as possible. Even though this was perfectly appropriate and I think it's not far enough along really to get that many comments, but I think by the next time the applicant appears before the board, it would be a good idea to allow residents to speak. We can coordinate with the applicant with regard to noticing for the public hearing.

THE CHAIRMAN: As you said, Mr. Grealy

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and Cermele will have review comments by then.

MS. UHLE: Yes, and can attend the meeting as well.

THE CHAIRMAN: Okay. Great. So I've got nothing to approve or disapprove or comment on other than thank you. It seems like a good start.

MR. NEMECEK: I actually do have a minor question, really relatively immaterial. I see the naming of this circle -- I'm assuming this is Gentile as opposed to Gentile -- is that something that is -- how do streets get named in Eastchester, Margaret?

MS. UHLE: Well, one of the last subdivisions that was approved is D'Ambrosio Way because the D'Ambrosios were the builders.

MR. NEMECEK: Rogliano has got one too.

MS. UHLE: Rogliano Way. So Gentile Circle. That seems to be the way that they're named. Technically when the road is dedicated to the town, the Town Board probably has some authority with regard to that, but I think typically the names have remained as they have

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been proposed by the builders.

MR. NEMECEK: So Bonanno Way is out of the question?

THE CHAIRMAN: You don't want the name Bonanno on anything.

MR. CAMPANA: This would be considered Gentile.

MR. MASTROGIACOMO: I could put mine, Mastrogiacomo, but I don't think anyone would want that one.

THE CHAIRMAN: I was going to say have a nice evening, but now you told me how to say your name, so I could say it. Thank you very much.

MR. MASTROGIACOMO: Margaret, I guess I'll wait to hear from you about noticing this for next month?

MS. UHLE: Sure. Touch base with me early next week and we'll talk about some things.

MR. MASTROGIACOMO: Okay, great.

MS. UHLE: Good. Thank you.

MR. CAMPANA: Thanks, Mike.

MR. MASTROGIACOMO: Thank you very

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much. Have a nice evening.

THE CHAIRMAN: Thank you, you too. We're done guys. There's no housekeeping to do, so unless you guys have anything else, I'll close the public hearing.

MR. NEMECEK: I do just want to thank the Planning Board, and perhaps just the calendar for the way it falls, that we're not on the same week as the NFL draft on Thursday night next week. So I get to watch my Jets pick number 2 over all. I know in past years, other than last year with the Covid crisis, it's always coincided with a Planning Board meeting. So I'm happy it's not the case. I know our sizable viewing audience at home wants to hear that.

THE CHAIRMAN: The Jets get number 2? I didn't know that.

All right, guys, so I make a motion to close the Planning Board meeting of April 27, 2021.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

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THE CHAIRMAN: Goodnight, everyone.

MS. UHLE: Okay, goodnight. Thank you very much.

MR. CAMPANA: Take care. Thank you.

MR. NEMECEK: Thank you. Goodbye.

(Meeting adjourned.)

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CORRECTION SHEET

PAGE

CORRECTION

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

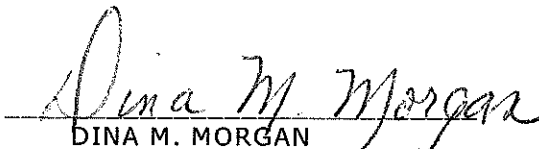
STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

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 actual hearing. I was not
present for such hearing. 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 2nd day of June, 2021.


DINA M. MORGAN
Court Reporter

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