EASTCHESTER PLANNING BOARD - 5/27/21

Planning Board meeting of May 27, 2021. I'll do the roll call. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Jim Bonanno is present, and Louis Campana is not able to attend tonight.

We'll approve the meeting minutes. So I make a motion to approve the minutes of March 25th, 2021 Planning Board meeting subject to comments from Mr. Nemecek.

MR. NEMECEK: One minor correction, yes. Second.

THE CHAIRMAN: All in favor. (AYE)

THE CHAIRMAN: Just for the viewing audience, a number of applications are not going to be heard tonight, they have been adjourned. They are Application 19-42, 5 Ray Place, has been adjourned to the June 24, 2021 Planning Board meeting. The next application, 20-19, that's 189-199 Brook Street, Kidz Korner, has been adjourned for ZBA and ARB.

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MS. UHLE: People are getting on board. For anybody that's viewing, we're running a few minutes late. We're waiting for a third board member to join us, and it looks like he's trying to right now.

So again, we have only a four member board. One member was not able to attend the meeting, and we're waiting for the third member to join us so we have a quorum. He's trying.

MR. CUNNINGHAM: Can you hear me?

MS. UHLE: Yes. So, Mark, you're all set?

MR. CUNNINGHAM: Oh my God, what a day.

MR. NEMECEK: It's public, so don't say anything stupid.

MS. UHLE: Mark, are you going to be able to have video or just audio?

MR. CUNNINGHAM: Just audio right now.

MS. UHLE: So, Jim, I think now that we have the quorum, you can officially start the meeting.

THE CHAIRMAN: Great. Good evening, everyone. This is the town of Eastchester.

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reviewing. The third application, 21-17, 15 Tuckahoe Avenue subdivision, has also been adjourned to the June 24th Planning Board meeting.

The applications you are going to hear are ones that have been up last week, and we'll run through those in a minute. Until that, I'm going to explain how we're going participate in the public hearings. If you haven't done before, if you would like to make a comment after a hearing has been opened, use the raise feature on your computer or star 9 if you're calling in from a land line, Mr. Tudisco will acknowledge you and invite you to speak, and then un-mute your microphone and state your name and address.

Before we get started, the applications we're going to hear tonight, the ones we've heard previously are Sweetgreen, 60 White Plains Road; Serafina, same address. New applications are 95 Parkway Circle, Greystone Circle subdivision, and 750 White Plains Road.

The first application, the old...
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application, is 21-15, Sweetgreen, 670 White Plains Road.

MS. UHLE: It takes me a minute to get everyone set up. Are there just the four of you presenting this evening? I have Lauren, Margaret, Pamela and Ryan.

MS. KEENOY: Yes.

MS. UHLE: All right, so you're all set.

MS. KEENOY: I don't see Margaret on here.

MS. UHLE: I think I promoted somebody else. Let me see here. Okay, now you should be all set.

MS. HABER: You did Margaret Lopez-Blum, she's there. Well, I see her here, now she's gone.

MS. UHLE: She's coming.

MS. LOPEZ-BLUM: Good evening. Can you hear me?

THE CHAIRMAN: Yes, we can.

MS. LOPEZ-BLUM: I'm not sure why I'm not appearing here, but that's okay. Give me a second to get my screen set up.

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THE CHAIRMAN: Sure.

MS. LOPEZ-BLUM: Can you see that?

MR. NEMECZ: Yes.

MS. LOPEZ-BLUM: All right. Good evening, members of the board. My name is Margaret Lopez-Blum, and I'm a Senior Development Manager with JSD Professional Services. Also this evening, as mentioned, we do have a few folks from Sweetgreen, as well as the project architect.

Basically, we're here this evening to provide you with updates to our initial application for site plan, architectural review, and special permit approval for the Sweetgreen restaurant with outdoor dining proposed at 670 White Plains Road.

We've updated our plans based on comments received from the Planning Board on April 22nd, and also from input received from the Architectural Review Board on May 6th. The revisions include small changes to the storefront facade and minor adjustments in collaboration with the Serafina architect to the outdoor dining area.

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Additionally, Sweetgreen has adjusted their interior light fixture specifications for their proposed wall sign in order to accommodate the requested warm white affect that ARB asked for. We'll be presenting that to the Sign Review Committee on June 4th.

We hope that at the conclusion of our presentation, the Planning Board, after any questions, will find the proposed adjustments are responsive to the concerns of both reviewing bodies, and that you'll provide a final vote of approval for the project.

At this point, I'll turn things over to the Sweetgreen designer, Lauren Keenoy, and she'll give you a bit more detail regarding the proposed modifications since our last appearance.

MS. KEENOY: Thanks, Margaret. Hi, everyone. It's nice to see you again. We well jump down into our plans.

Based on the previous discussions, we've worked with Serafina, who will be the adjacent tenant planned north of us, on creating an 8 foot sidewalk clearance in front of both of our patio spaces. To do this, we have reduced our exterior patio area. I believe we lost about four, two top tables, but per this plan we are holding an 8 foot clearance. We also added some light gray umbrellas in front of our space. Serafina is also presenting umbrellas within their space, so we figured that this would be a nice continuation of both of our storefront expression. The planters will be concrete planters. I'm actually on site at a project in Chicago, these planters are over 700 pounds and they don't move. So we'll plan to plant evergreen plantings in them so they can stay out in the patio area during the winter months, and we can bring out our dining tables and chairs on warmer days when it's not raining or snowing as we sit fit. But just to address the comment of the winter expression on the exterior, we'll continue those five plantings throughout the winter.

Here is our patio package. We have white cafe tables and green cafe chairs. The planters are a large concrete-like planter bed,

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and the exterior umbrellas are a light gray fabric.

This next page shows our full plan along with Serafina's, so you can see how they've made adjustments to the sidewalk below their patio seating, and it ramps up toward our space and maintains the 8 foot dimension throughout for pedestrians and stroller consideration.

This is an updated exterior rendering from our team just showing the light gray umbrellas up in front of the storefront.

Sorry, it's taking a little while to load. This page is just showing a detail elevation. One request of the Architectural Review Board was that we fill in the current reveals that are within the brick work above our space. We agree with this adjustment, and think that it will create a better mounting surface for our sign. In doing that, we'll use thin brick pieces to kind of cap those areas, and it will be one consistent surface across.

We'll also, on the far left plan where our demise wall ends and we are next to an adjacent

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Serafina team had pulled together showing both of our spaces next to each other and the relationship of our patios and our exterior storefronts.

MS. LOPEZ-BLUM: I believe that's it in terms of just going over the changes since the last time we appeared before Planning Board. Are there questions that you have for us?

THE CHAIRMAN: Sure. So first, thank you for adjusting your table count to get the 8 foot clear. That's certainly what we're looking for. We do appreciate it.

Did we talk about this last time as far as that awning; is that retractable?

MS. KEENON: The awning is not retractable, it's fixed.

THE CHAIRMAN: As far as the planters and what's going in them, is that about the size of the plantings you intend on putting in there?

MS. KEENON: Yes. They would be low plantings. They're just really meant to frame in our area, not to conceal it.

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tenant, we will create a new reveal there to separate our storefront.

So here is just an image showcasing those existing reveals, which will be filled in, and then the black line shows where our demise wall will end and where we would create a new kind of notch point to create separation between our storefront and the tenant that will go next to us in the future.

This page is just showing our material samples. We would be using the existing brick that's there, and then filling it with this Brick-It material, which is like the brick veneer, and then we would be painting it all white so that it would all look consistent.

The wood that we would be using on the storefront would be a natural white cedar. To the right is an example of one of our projects outside of Boston where we've used the same storefront materials with the white painted brick and the natural cedar storefront, so you can get a feel for how it would be look in real life and not just in renderings.

This is a Photoshop rendering that the
1 EASTCHESTER PLANNING BOARD - 5/27/21
2 really represent what’s being proposed at
3 Serafina.
4
5 MR. CUNNINGHAM: I mean, it’s all very
6 nice, it just seems to kind of clash with each
7 other. Okay.
8
9 MR. NEMECEK: I think what Mark is
10 trying to say, if you made it blue and changed
11 the name to Sweetblue, it would match very
12 well.
13
14 MR. CUNNINGHAM: The green and the
15 yellow is what’s throwing me off here.
16
17 MS. UHLE: I think the ARB agreed that
18 the yellow was a little too much with so many
19 yellow umbrellas. Again, that’s a completely
20 different applicant, but they agreed to change
21 the umbrella colors to a blue, that will be a
22 richer, darker blue to kind of correspond with
23 the Sweetgreen green.
24
25 MR. NEMECEK: But not the awnings;
26 right?
27
28 MS. UHLE: Not the awnings. The
29 Serafina awnings are retractable.
30
31 THE CHAIRMAN: But you’re still going
32 to have that edge at the bottom, it seems.
33
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35
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37 MR. NEMECEK: It’s going to look like
38 what it looks like in this rendering. It’s
39 looks like they’re retractable. I can’t really
40 tell.
41
42 THE CHAIRMAN: When they pull out,
43 they’re going to be yellow, so you are going to
44 have yellow; right? The awnings are retracted
45 there. I mean, we’ll talk to Serafina about
46 this.
47
48 MS. UHLE: Yes.
49
50 MR. NEMECEK: They’re also different
51 stores.
52
53 THE CHAIRMAN: Ms. Keenoy, the only
54 other thing was, you showed some wood textures
55 on the project in Boston; are there any here?
56
57 MR. NEMECEK: I’m not seeing them.
58
59 THE CHAIRMAN: They’re really pretty.
60
61 MR. CUNNINGHAM: That looks very nice.
62
63 MR. NEMECEK: Yes.
64
65 MS. HABER: -- And that’s why that
66 Brick-It infill that Lauren discussed is being
67 implemented to address any seams.
68
69 MR. NEMECEK: And that Brick-It is
70 going to do a pretty good job, you’re not going
71 to really see any evidence of the seams once
72 that’s all bricked in and painted over?
73
74 MS. KEENOOY: Yes. Once it’s all
75 grouted and painted, it will look very
76 consistent with the existing brick. We use
77 this Brick-It material actually when we’re
78 building our own new stores from the ground up.
79 So, actually, I believe this Burlington Mall
80 store is Brick-It painted white, so it will
81 have the same effect.
82
83 DINA M. MORGAN, REPORTER
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1. MR. NEMECEK: Okay.
2. THE CHAIRMAN: Okay. The planters are going to be gray, similar to what's shown here?
3. MS. KEENOY: Yes. The planters are a concrete finish.
4. THE CHAIRMAN: Oh, they'll be concrete. Okay. I don't have --
5. MR. NEMECEK: I have a question for Margaret. I know that Sweetgreen came first numerically, it was first filed, but I believe at the last hearing we heard Serafina's application first, and we're hearing Sweetgreen's today first. I assume we'll vote on Sweetgreen independent of Serafina, they're different applications, but I know that there is -- we've deliberately looked at both of them together because they interplay with each other, and the presentation even showed the neighboring store, I know we wanted to make sure that there was flow certainly in the sidewalks, but putting all of that aside, we just vote on this one right now; correct?
6. MS. UHLE: Yes. It made sense because they were coincidentally adjacent to each

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2. MR. TUDISCO: Was it still open?
4. MS. UHLE: You need to reopen it to make it clear that it's an opportunity for people to speak, so you're reopening the public hearing.
5. THE CHAIRMAN: Got it.
6. MR. TUDISCO: If there are any members of the public that wish to address the board on this application, please use the raise your hand feature and I will invite you to un-mute yourself.
7. Mr. Chairman, at this time I don't see any hands raised from the attendees at the meeting, so it does not appear as if there are any members of the public that wish to address the board on this subject.
8. THE CHAIRMAN: Thank you, Robert. I take that to mean that everyone is anticipating this.
9. MR. NEMECEK: They're already lining up.

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THE CHAIRMAN: They're already lining up for salad.

So then I make a motion to close the public hearing on Application 21-15, Sweetgreen, 670 White Plains Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Okay. I think it's very handsome. Looking forward to it. Great job on the design. I think it sorts a standard for the kind of retail places that we want to see in this shopping center. Thank you for doing that.

I'll make a motion to approve. There are no conditions, right, Margaret, we're good to go?

MS. UHLE: That's right.

THE CHAIRMAN: Oh, for the off season, you're leaving the planters, tables stay or tables go in?

MS. KEENOY: The tables are movable.

They'll need to be brought in in inclement weather and will probably be brought in on

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those days. We will work with the landlord's team to see if we could find some on-site storage to see if they could be brought out on the warmer days.

THE CHAIRMAN: I make a motion to approve Application 21-15, Sweetgreen, 670 White Plains Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)


MR. CUNNINGHAM: Good luck. Nice job.

MS. LOPEZ-BLUM: Thank you very much.

THE CHAIRMAN: When do you guys plan to be in, end of summer?

MS. HABER: We plan to take possession in September we want to break ground, and then we'll be open the middle of January.

THE CHAIRMAN: Great. Looking forward to it.

MR. CUNNINGHAM: Good luck.

THE CHAIRMAN: Thanks, everyone. Next application is 21-16, Serafina, 670 White

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Mr. Crocco: I do remember that, and I went ahead -- unfortunately, it was post submission -- I was able to, if I could find it, do an 8 foot plan. I'll show it to you.

The Chairman: Sure.

Mr. Crocco: Could you guys see that?

The Chairman: I do. I think that's perfect.

Mr. Crocco: So, I mean, we can make this work. There's no problem. If this is what's going to -- we want to make everyone happy, and if this makes everyone happy, I think it does work very well. It keeps the 8 feet all the way through. You have two way traffic passing. I don't think it gets any better than this.

The Chairman: A few planters would make it better, but we'll talk about that in a second. The 8 feet looks good. I like it.

Mr. Crocco: Don't forget, we have plantings all the way around that are kind of going to stick up a little past the wall.

The Chairman: That's true.

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2 MS. UHLE: Chris, could you go back to
3 the site plan as well?
4 MR. CROCCO: Sure.
5 MS. UHLE: Jim, I do think there's a
6 little difference because for Streetgreen,
7 they're really using those to define their
8 space and to kind of define the circulation
9 pattern, where I'm not sure just putting
10 some -- obviously in front of their storefront
11 they're going to maintain those, but I'm not
12 sure putting some concrete planters within that
13 bigger plaza area, you know, especially if
14 they're not maintained, personally, I don't
15 know if that would add much to it. You already
16 have the stone wall and you have the green
17 shrubs defining it.
18 THE CHAIRMAN: I think you're a
19 hundred percent right. The stone wall is
20 actually handsome in and of itself. You're
21 right, I think if you were to put a planter at
22 the end of the dimension line for seven three
23 and a quarter, it's just going to get way too
24 cluttered; right? It's just another piece of
25 stuff that's going to mess it up.
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2 hand feature.
3 Mr. Chairman, at this time there are
4 no members of the public that are indicating
5 they wish to address the board on this
6 application.
7 THE CHAIRMAN: Thank you. So I will
8 make a motion to close the public hearing on
9 21-16, Serafina, 670 White Plains Road.
10 MR. NEMECEK: Second.
11 THE CHAIRMAN: All in favor.
12 (AYE)
13 THE CHAIRMAN: Off to you, Mr.
14 Tudisco.
15 MR. TUDISCO: Yes. Participants, if
16 there any member of the public that wish to
17 address the board, please use the raise your
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there's a ramp goes over here. There's a ramp over here that leads out into the parking lot and then the crosswalk over here.

THE CHAIRMAN: Got it. I understand.

MR. NEMECEK: Might I ask, where was the extra 3 feet on the ramp, where was that found? Where was that borrowed from?

MR. CROCCO: I took it out of our outdoor dining patio area.

MR. NEMECEK: Okay.

THE CHAIRMAN: Right. They somehow made everything closer to each other.

Strange question, and I just do have to ask: All of the umbrellas are in base stands that are sufficient to --

MR. CROCCO: Absolutely. It's all commercial grade furniture.

MS. UHLE: The Building Department actually does review those to make sure that they're weighted and secured properly.

THE CHAIRMAN: So every day they're rolled in and out or the umbrella bases stay there?

MR. CROCCO: Yes, every night they'll.

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be taken in and brought back out.

MS. UHLE: Our zoning law requires that.

MR. CROCCO: Unless they're bolted down.

THE CHAIRMAN: I don't have any other comments. As I said with Sweetgreen, you did a very nice job. I think it's a vast improvement to the corner. I like the colors. I'm a big guy on colors, and I like the combination of the two.

MR. NEMECEK: Just a quick question about the awnings because I think you said the awnings are retractive here. How far out do they extend at full extension?

MR. CROCCO: They extend --

MR. NEMECEK: Is it uniform across every one of them?

MR. CROCCO: Yes. They all extend the same. They come out about 8 feet. I see 9 feet -- oh, 8 feet. Yes, I see.

THE CHAIRMAN: They're rolled in at the end of the night also?

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1	MR. CROCCO: Have a great night, everybody. Thank you so much.
2	THE CHAIRMAN: Next application is
3	21-21, 95 Parkway Circle.
4	MR. GIZZO: Hello.
5	MS. UHLE: We can hear you Anthony.
6	Can we see you?
7	MR. GIZZO: I don't know, I'm trying
8
to figure that out right now. I'm afraid to
9
hit this, I might lose you. Do you need to see
10
me?
11	MS. UHLE: No, but you've done this
12
before.
13	THE CHAIRMAN: If you reduce your
14
screen a little bit, you probably could get to
15
the pop-ups at the bottom. It will allow you
16
to go to video.
17	MR. GIZZO: Hello, members of the
18
board. Anthony Gizzo from R & A Property
19
Ventures. I'm back before you because I made
20
some changes to the exterior of the front of
21
the house. The reason being, we had two
22
bay windows in the front of the house, and when
23
we dug down, we found the water main, sewer
24

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1
television, but otherwise --
2	MS. UHLE: You could see it now?
3	THE CHAIRMAN: Yes, we can.
4	MS. UHLE: Anthony, can you see it?
5	MR. GIZZO: I do see it. Yes, that's
6
the new one.
7	MS. UHLE: This is the new one. This
8
shows where the two existing as-built bay
9
windows are. Let me get the other one.
10	MR. NEMECEK: Which is what we
11
approved last year. I see.
12	MS. UHLE: So this had a bay window
13
here and a bay window here. The bay windows
14
have been eliminated here and two have been
15
added there.
16	MR. NEMECEK: And that's the only
17
change?
18	MS. UHLE: Anthony, did you have any
19
other changes?
20	MR. GIZZO: The two windows that were
21
up where the bay went, we ended up putting them
22
in the back side of the house.
23	MS. UHLE: Here on the back? Okay.
24	MR. GIZZO: Yes. There was supposed
25

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1
to be like an awning window up above in the
2
back, so we scrapped the awning window, which I
3
have if anyone could use one, and put the two
4
windows in.
5	THE CHAIRMAN: So you took the two on
6
this elevation, you moved them to the back, and
7
you got two additional and put them on the
8
right-hand side of the new elevation that
9
Margaret showed; is that right?
10	MR. NEMECEK: Three windows, yes.
11
This is the one that was approved, the one
12
that's up on the screen.
13	MS. UHLE: This is what was approved.
14
I'll go back to the other one. This is what
15
was built.
16	THE CHAIRMAN: We're good here. Thank
17
your wife, but we're good. I'm okay with it.
18	MR. NEMECEK: Where is the rear
19
window? Rear window. It sounds like it's a
20
Hitchcock movie. Where was the window that was
21
moved from the front?
22	MR. GIZZO: To the left of the front
23
door.
24	MR. NEMECEK: To the left of the front
25

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1. door?
2. MR. GIZZO: Yes.
3. MR. NEMECEK: On the back elevation.
4. MR. UHLE: On the back elevation.
5. MR. GIZZO: On the back elevation, it's shown --
6. MS. UHLE: To the left over here?
7. These two here?
8. MR. GIZZO: Yes, correct.
10. MR. GIZZO: There was an awning window there.
11. MR. NEMECEK: Okay. Again, the explanation was that when you went to put the bay window to the left of the door --
12. THE CHAIRMAN: So you dug, but bay windows are supported on framing inside.
13. MR. GIZZO: No, we had footings and foundations coming up. If you could see to the right where she's pointing to shows the footings going down.
14. THE CHAIRMAN: But that's in this elevation. The original, also did they go down?

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1. MR. GIZZO: Yes, same exact.
2. MR. NEMECEK: It would have been the same on the other side of building -- the door.
3. Okay.
4. MR. CUNNINGHAM: So you're literally pushing the whole thing out into that bay then; the house is framed out?
5. MR. GIZZO: Yes.
6. MR. CUNNINGHAM: So it's not just the window sitting proud?
7. MR. GIZZO: Right.
8. MR. CUNNINGHAM: Okay, gotcha.
9. MR. NEMECEK: It makes sense.
10. MR. CUNNINGHAM: That's a bump out inside the house?
11. MR. GIZZO: Correct.
12. MR. CUNNINGHAM: Very nice.
13. THE CHAIRMAN: The roof on top of the bay is framed into the existing roof there?
14. MR. GIZZO: Correct.
15. THE CHAIRMAN: Okay. That's fine.
16. MS. UHLE: This is not a public hearing, but you are required to waive the public hearing. I have a motion for you, Jim,...

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1. if you could just vote on that.
2. THE CHAIRMAN: Got it. So I make a motion to waive the public hearing on this application, 21-21, 95 Parkway Circle.
3. MR. NEMECEK: Second.
4. THE CHAIRMAN: All in favor.
5. (AYE)
6. THE CHAIRMAN: I think you've heard all the comments, Mr. Gizzo. We're okay with it. Thanks for coming back and thank your wife.
7. I make a motion to approve this application, 21-21, 95 Parkway Circle.
8. MR. NEMECEK: Second.
9. THE CHAIRMAN: All in favor.
10. (AYE)
12. MR. CUNNINGHAM: Good luck with everything.
13. MR. GIZZO: Have a good evening, gentlemen, Margaret.
14. MS. UHLE: Thank you, Anthony.
15. THE CHAIRMAN: Next application is...

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1. 21-20 -- lots of 20's -- 21-20, 20 Greystone Circle subdivision.
2. MR. MAIORANO: Can you hear me?
3. MR. NEMECEK: Yes.
4. THE CHAIRMAN: Hello. Yes, we can.
5. MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant and owner, Steve Picquadio, we are proposing a two lot subdivision at 20 Greystone Circle.
6. The project is situated in an R-10 zoning district. As it currently sits now, it's obviously an oversized lot. It's 31,046 square feet. In our proposed subdivision, the existing house will remain on lot 1. That lot will be 19,098 square feet, and our proposed lot, which is lot 2, is 12,308 square feet. Both of the proposed lots will still be sort of above what the required R-10 zoning district allows for a 10,000 square foot minimum lot size.
7. I'm going to share my screen. Can you see the subdivision plot?

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MS. UHLE: Yes.

MR. MAIORANO: This is the basic subdivision plot prepared by Big Apple Land Surveying. You could see here, there's lot 1, which is the existing residence, and lot 2 is the proposed new vacant lot.

I'm going to scroll down to our preliminary storm water management plans, so it gives a little better idea of what's going on with the existing and proposed lot.

In lot 1, in order to conform to all of the zoning requirements of the R-10 zoning district, because of the new lot change in square footage, we are removing some impervious surfaces so that we will be conforming to the zoning requirements. So if you look in the back here, there are some random walkways, a little piece this stone patio area there, and also an enclosed chain link little shed roof in the back there. Those impervious areas will be removed so that we are under the allowed limit.

Other than that, the existing house, as far as square footage and everything else is compliant with the zoning requirements for the

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new 19,000 square foot lot.

In our proposed design, basically we just kind of threw in an idea of what the house can sort of look like and consist of. Basically because of the slope and the grade, I would imagine, you know, a pretty low to the front house and maybe a deck in the rear.

There are some retaining wall adjustments. Right now, there's an existing retaining wall here next to the driveway, that will be shifted so that it's completely on lot 1. That retaining wall in max height is around 4 feet.

We will keep the 3 foot separation from the property line to the driveway, which is right there with my pointer is, and there will be a new stone retaining wall that's placed on lot 1, and then potentially some modifications to the retaining wall for our proposed lot 2.

Then in our proposed storm water management design, we did perform deep hole tests and percolation tests that the town engineer had come out to witness. We are capturing obviously a hundred percent of the new impervious area on lot 2 in regards to a

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hundred year storm event. As you can see, those little gray markers are new dry wells that will be situated basically in the front and rear. We just sort of considered I guess around a 3,000 square foot new impervious area of the house and driveway, and a basic storm water management design that would capture all of that area.

Other than that, again, these are pictures of the existing site. Actually, this is when we were doing the test, so you can see some earth that was disrupted. This is 20 Greystone Circle, the existing vacant side of the property, and picture number 3 is the existing residence that basically would stay and remain as is, no real changes other than those little impervious surface adjustments that I mentioned in the back, and the retaining wall.

I think that pretty much wraps it up.

Any questions, obviously, I'm happy to answer.

THE CHAIRMAN: Sure. Do we have any comments, guys?

MS. UHLE: Just a reminder, both you

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and the applicant received a memo from Joe Cermele just yesterday, actually.

MR. MAIORANO: Yes. I quickly kind of reviewed it. There are some conditions pertaining to the plot that the surveyor will, you know, obviously work closely with Joe Cermele to review it. As far as our preliminary subdivision, we'll plan for certain little adjustments and whatnot, and maybe some stuff that pertains to the development of the actual house as well.

THE CHAIRMAN: This is a public hearing, so let's see if the public has any comments. I will make a motion to open this public hearing on Application 21-20, 20 Greystone Circle subdivision.

MR. NEMECK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. TUDISCO: Mr. Chairman, it appears that there is one hand up. Mr. Tushaj, I'm going to invite you to un-mute yourself.

Please un-mute yourself and identify yourself for the board before your comments.

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MR. TUSHAJ: Hi, this is Mark Tushaj.
I live across the street at 15 Greystone Circle.

THE CHAIRMAN: Good evening.

MR. TUSHAJ: So, I mean, this obviously changes the home that I bought a little bit. It changes the view in terms of what I'm looking across the street at. It changes how busy the street is. It changes the number of cars that are parking on the street.

Does any of that play into the town's decision on this, or is it just a matter of, you know, it meets zoning requirements and that's really what we're talking about?

THE CHAIRMAN: As far as parking, I mean, they'll be adequate parking for this, so he'll have room for the cars. To cut to the chase, it seems like it's as of right. He has a right to do this on the lot. We look at the application in front of us, so there is not much more we can --

MR. NEMECEK: We do look at applications to see if they have a significant impact on the neighborhood. I can't remember.

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the precise legal standard.

THE CHAIRMAN: The character of the neighborhood.

MR. NEMECEK: Yes, the character of the neighborhood. I know we've previously addressed larger subdivisions and have approved them. A subdivision of one lot into two and the construction of one additional home, while it incrementally increases traffic, it does make the street slightly more utilized, I guess, and yes, it reduces the open space a little bit. I don't know that that changes the character of the neighborhood in a way that's substantial enough that we would properly be denying this building owner their right to subdivide a property that can be subdivided.

MR. TUSHAJ: Does the character of the neighborhood hold them to a certain level of house or standard of house that they can build?

MR. NEMECEK: That all gets approved by --

THE CHAIRMAN: Once the application is in front of us, of course, we, the Architectural Review Board all look at it and

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it's consistent with the character of the neighborhood. They also look at the landscape plan, they look at storm water management, they may look at where the curb cut is located. There's a lot more latitude when it's a proposed single family home. Don't quote me on this, but I don't think it's going to affect your property taxes. It might affect your property value, which then may affect your taxes. You're taxes aren't going to increase because they built a new home.

THE CHAIRMAN: In general, improvements to lots increase home value, having a beautiful home across the street.

MR. TUSHAJ: It works the other way around too, though; right?

THE CHAIRMAN: If it's not good, that's true.

MR. TUSHAJ: That would be more of my concern. Thank you. Thank you for your time.

THE CHAIRMAN: Thank you for your comments, Mr. Tushaj. Anyone else there?

MR. TUDISCO: Yes, there is another member of the public that wishes to address the DINA M. MORGAN, REPORTER

board. It's listed as a Ms. Pezzo. I'm going to invite you to un-mute yourself and please identify yourself for the board.

MS. PEZZO: Hi, how are you this evening?

THE CHAIRMAN: Good evening.

MS. PEZZO: My name is Janet Pezzo. I have also a neighbor across the street, which is next door to the property, his name is Joe, and he has some questions.

THE CHAIRMAN: Okay. Of course.

MR. NEMECEK: What is the address?

JOE: 10 Greystone Circle.

MR. NEMECEK: Okay, thank you.

JOE: Talk?

THE CHAIRMAN: Yes. Good evening.

We're all listening.

JOE: We bought our house 15 years ago, put a lot of money into it. We did ask at the time the real estate people, which makes no difference right now, they told us it was not a buildable lot and never would be built on. We loved that lot. Dominick kept the lot very, very good. We had great privacy, especially.

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requirements. Unfortunately, you were sold a bill of goods by the person who sold you your property. I could see on a map, that you’re literally right next door, you will be right next door. The fact is, what is lot 2, the proposed lot 2, is able to be subdivided within the town’s zoning requirements, or else we wouldn’t be debating it right now. If it didn’t qualify, it would be a non-starter. So the information, unfortunately, that you were given when you bought your home some years ago, wasn’t really informed.

Certainly, look, we all in this town, we’re all residents of this town, we all understand and we all have a desire to keep open space, and for you it’s that much more acute. I could see from the aerial view -- I just pulled up your address -- that you have a nice pool in the back. I know there’s a good amount of -- there are trees in between in landscaping, and that sometimes the answer -- certainly -- I don’t know -- I see there’s a whole -- there are number of trees on the border of the two properties, I don’t know.

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whose trees those are, but I certainly -- Adamo, I would strongly recommend, or face the wrath of this Planning Board, that whoever is thinking about doing something, better leave those trees there and not just pull them all down and come to us after the fact and say, well, you know, they were in the way of our construction, so we had to pull them all down. I don’t want that. That’s not a valid answer. I don’t know if it’s clear whose trees those are.

MR. MAIORANO: I believe -- sorry. Just really quick, the row cedar right there, I believe they are situated on the applicant’s property. In the proposed design, we are trying to keep them. You could see that retaining wall is well off. 16 feet is a pretty comfortable setback to be able to comfortably make a staircase going down and obviously keep the house away from the root system of those trees and salvage them.

MS. UHLE: Again, this is a conceptual footprint. One thing that the gentleman said was, once the lot was subdivided, that the

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2 condition of approval of the subdivision?
3 MR. NEMECEK: You really can't.
4 MS. UHLE: You really can't. It's very hard. Sometimes, you know, without
5 knowing the conditions of the trees -- the
6 applicant under any circumstances has to
7 provide a landscape plan prepared by a licensed
8 landscape architect, and sometimes you can
9 preserve trees, but if you have construction
10 coming that close, they're going to die within
11 a year or something anyway. So sometimes it is
12 better to remove the plants. I would like to
13 defer to the licensed landscape architect,
14 which it will be reviewed then by the
15 Architectural Review Board.
16 THE CHAIRMAN: I hope there's no
17 intention to remove those any time soon. So
18 any other questions?
19 JOE: I suppose at this time there's not too much we can say, just go ahead with the
20 subdivision, and then we have to follow up when
21 they propose the type of house that they're
22 building?
23 MS. UHLE: That's correct.
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2 maintains that lot.
3 MR. MAIORANO: Yes, of course.
4 MS. UHLE: Thank you.
5 THE CHAIRMAN: Is there equipment
6 there right now?
7 MR. MAIORANO: Yes. They're doing
8 work on and have a building permit for
9 renovations to the existing lot, lot 1, so he
10 has machines there. They're doing renovations
11 to that house, so, yes, there is. It's currently sort of like a construction site. We had to do our deep test pits and percolation
12 tests, so that retaining -- there was partially
13 a retaining wall, they had to take it down because you need to get a machine back there to dig for the deep hole test. So that's why, you know, some of the, I guess -- the staircase and that, there's gravel there now because they had to get the machine down that way. I could try have them sort of clean up the property the best they can because they're not working on that property anymore obviously.
14 THE CHAIRMAN: If you could ask him to keep in mind the adjacent property owner's
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2 concerns about eyesores. It will be good will
3 for the neighborhood. It would be great.
4 MR. MAIORANO: Of course.
5 MS. PEZZO: Also, the time, what's their workday like? When do they show up, when do they leave? Because I think yesterday it was a little bit after 5 and I heard the bulldozer going. Maybe they were, you know, putting it aside or whatever, but what are the times that they --
6 MS. UHLE: The Building Department permits construction between 8 a.m. and 6 p.m.
7 Monday through Friday. It's not permitted on weekends and certain holidays. For example, Memorial Day it won't be permitted. Monday through Friday it's 8 a.m. to 6 p.m.
8 MS. PEZZO: Okay.
9 JOE: All right. Very, very good.
10 Thank you.
11 THE CHAIRMAN: Thank you.
12 MR. NEMECEK: Thank you.
13 MS. PEZZO: Thank you.
14 THE CHAIRMAN: Do we have anyone else there, Mr. Tudisco?
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| 1. MR. TUDISCO: One moment. Are there any other members of the public that wish to address the board on this application? | 1. **THE CHAIRMAN:** Okay. So we'll leave it open. So before we conclude, as Margaret advised me, this proposed subdivision is classified as a minor subdivision, which means that the division of land is fewer than five lots on a public road. So then, Adamo, I'm making a motion that the applicant modify the sketch plan for the proposed minor subdivision in accordance with the recommendations noted in the memorandum from Kellard Sessions dated May 26, 2021, and return to the Planning Board for the final subdivision review at the next Planning Board meeting on June 24th. So I imagine you have a copy of that Kellard Sessions --  
**MR. MAIORANO:** Yes. | 2. **MR. DAVIS:** May we start? | 3. **THE CHAIRMAN:** Yes, please do. | 4. **MR. DAVIS:** Good evening. I'm Bob Davis. I'm the attorney for the applicant. Street-Works Development. I was about to say it's nice to be back in Eastchester after a lot of years, but I'm not quite there yet. I'm glad I'm able to be seen. Mr. Gizzo sets kind of a high bar, I'm not married so I only have my dog to help me tonight. We are very excited to be with you to kick off the revitalization of the former Lord & Taylor site. So I would like to just begin by introducing our project team. With me tonight is Mr. Jose Olmo Gonzalez, he is the Senior Director of real estate development for Street-Works. We have Diego Villareale, who is a Principal at JMC, our planning and engineering consultants. Also, Ron Hoina from Design Development, our project engineer -- excuse me, our project architect. Also, John Canning of Kimley Horn, who is our traffic engineer. I would like to start the program. |
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| 1. **THE CHAIRMAN:** Okay.  
**MR. MAIORANO:** Amending the plot.  
Okay.  
**MS. UHLE:** So people need to second that and vote.  
**MR. NEMECEK:** Second.  
**THE CHAIRMAN:** All in favor.  
(AYE)  
**THE CHAIRMAN:** So we'll see the final on June 24th.  
**MR. MAIORANO:** Final plot, yes. Got it.  
**THE CHAIRMAN:** Great. Thank you. Have a good evening.  
**MR. MAIORANO:** Thank you. I appreciate it. Thank you for your time.  
**THE CHAIRMAN:** Stick around for the next one.  
**MR. MAIORANO:** Yes. Right across the street. Definitely.  
**THE CHAIRMAN:** So the next application is 21-22, 750 White Plains Road.  
**MS. UHLE:** Let me get everyone up on the screen here.  
**DINA M. MORGAN, REPORTER** | 2. tonight, if I may, by turning the floor over to tonight to Jose Gonzalez to talk about the innovative proposing for the first 90,000 square feet of the existing building. Jose a.  
**MR. GONZALEZ:** Thank you, Bob. Good evening, everyone. I want to thank the members of the Planning Board and Chairman and members of the board for giving us the opportunity to present our exciting project.  
HBC, the planning company of this development, has been tied to the Eastchester community for over 60 years through Lord & Taylor, and we want to continue being an active, beneficial and relevant member of the community. Unfortunately, Lord & Taylor closed almost three months ago due to the challenging environment, and now it is the right time for us to bring the site back to the life with exciting, suitable tenants, particularly, at this time, with an exciting office opportunity affiliated to HBC.  
This office is a modern, flexible and highly amenitized working in collaboration  
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1 community space with a cafe and fitness center
2 area, providing the community with more than
3 just an office space, with focus on large floor
4 with natural light through the installation of
5 new windows, approximately we're talking 20 in
6 total on two levels.
7 We believe we got a great consultant
8 team with us on board to assist in implementing
9 our vision for the restoration of this site,
10 and they will explain it in more detail. So I
11 will pass it now to Diego.
12
13 THE CHAIRMAN: Thank you.
14 MR. DAVIS: Thank you. Diego will
15 take us through the site plan, and he will have
16 some assistance from Ron Hoinea, our architect,
17 to talk about the improvements we will be
18 making to the facade. Diego.
19
20 MR. VILLAREALE: Good evening,
21 everybody. For the record, Diego Villareale
22 with JMC, the planning and engineering
23 consultant for the applicant.
24 If it's okay, Mr. Chairman, I would
25 like to share my screen. I do have a couple of
26 slides that I could take you through just to
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1 help explain what's being proposed at this
time.
2
3 THE CHAIRMAN: Sure, please do.
4 MR. VILLAREALE: Hopefully, everybody
5 can see my screen.
6 MS. UHLE: Yes.
7 MR. VILLAREALE: So, again, I just
8 have a few slides, understanding tonight is
9 really an introduction to the project. We're
10 hoping this gives us an opportunity to share
11 with you the proposed plans and what we're
12 trying to do, again, occupy the first
13 portion of the property and really reactivate
14 and re-energize this building.
15 Forgive me, before I even get started
16 here, I'm going to go over some existing
17 conditions on the property. I know all of you
18 are probably much more familiar with the site
19 than I am, but I am going to take a few minutes
20 and just go over the aerial photograph and just
21 recap on some of those existing conditions so I
22 can orient everybody on the board.
23 This is just an aerial photograph of
24 the 11 acre property. It's highlighted in red.
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1 The parking on the property is 650
2 parking spaces. That is the total existing
3 parking situated off of White Plains Road
4 adjacent to New Wilmot Road, and then obviously
5 the large parking area that's in the back
6 portion of the property. The building, the way
7 it operated originally as, you know, the Lord &
8 Taylor retail store, had several access points,
9 which allowed customers to enter the building
ten really from all of these parking areas. It's
11 one of the main parking areas adjacent to White
12 Plains Road. There were three access points
13 that went directly into the Lord & Taylor
14 store. Then along the back side of the
15 property, the east side, there were several
16 entrances as well, that accessed the store, and
17 provided escalators to go up to that second
18 level. And obviously, you have the smaller
19 parking lot off of New Wilmot Road as well.
20 The access to the property is via
21 three curb cuts. There's the White Plains Road
22 driveway here. That's really a common driveway
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with the Vernon Hills Shopping Center. It's right along at that property line. Then there's two separate curb cuts along New Wilmot Road.

Included in our submission, we did just a little photo exhibit, again, using the aerial starting in the northeast corner of the site, and then going clockwise to the different portions around the site. We just thought this was a useful exhibit just to really show how the site looks along New Wilmot Road, gives you an idea of the parking lot relative to the building, and we could keep working our way around counter clockwise the southeast corner of the site through the parking lot looking at the building. The southern property line, again, this is really looking from the Vernon Hills Shopping Center along the front half of the building itself. This is where that main entrance is on the second floor of the building. Again, starting to work your way around from White Plains Road, this is the portion of the building that gets much closer to White Plains Road, it's what projects out,

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and then you have the parking lot. We finish on that northwest corner near New Wilmot Road.

Now, as has been described to you already, the intention is to start reoccupying and reactive this building. One of the tenant spaces is proposed to be an office use. It's going to occupy approximately 90,000 square feet, a majority of which is located on the second floor of the building. So when I say the second floor of the building, it's that area that fronts White Plains Road. So about 70,000 of that 90,000 square feet will be on that second floor, and the main entrance to that portion of the building will be via this doorway here. It's an existing canopied covered walkway that provides access into the building, and that's intended to serve as the main entrance into this new office space.

Project architect Ron Hoina, I'm going to turn it over to him in just a minute, but before we do that, I just wanted to take you through the spaces that are allocated to these different uses. Again, I'm going to go a little bit out of order and start with that

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There are a number of improvements that are being done to the building itself. At this point, I would like to turn it over to Ron just to talk about the building footprint itself, and some of the improvements with the windows that are being done to really improve and modernize the office space. Ron.

THE CHAIRMAN: Thank you.

MR. HOINA: Good evening, guys. So from the exterior, you could see the primary difference -- well, the real primary difference is that the Lord & Taylor signs are gone. Beyond that, we're looking to open up the exterior skin of the building because the use is obviously dramatically different. We went from a retail use that didn't want windows, to this co-working, communal environment and regular office environment, that absolutely needs windows and natural light in the building. We're keeping the volume of the building the same. We're not adding any space, we're not adding any mass or changing the exterior other than these windows that we're looking to place on both sides of the building.

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The architecture remains the same. The character of the building remains the same on the outside.

On the interior of the building, the tenant demising spaces are done to capitalize on already established parking and entry points into the property, so that's why you see it demised the way it is. We wanted to reuse those spaces, and obviously want to reuse all the parking in its current configuration. The windows were also important in that the goal is to have a large floor plate, an open environment where you have a shared communal concept that sort of turns it back a way from the offices and sort of rapid warrant of an architecture type.

So to summarize it, we're trying to keep as much of this building as we can intact and capitalize on the things that are already there. So we're salvaging everything we can.

MR. VILLAREALE: Thanks, Ron. We're going to jump back to the site plan. I think this is a good exhibit that shows some of the existing conditions along the frontage of the property. I know it's a rendering, but what it does show is some of those landscaped areas that already exist around the perimeter of the property. The intention is, even with the window configuration, to maintain as much of that as possible, with the exception of one landscaped island that was right in this area here. There was an elevated planter that was located in that area. Because of the window installation and the size of the windows, that planter is proposed to be removed. It would still remain a planter, it's just getting lowered from that raised planter down to that lower level. Besides that, the intention is to maintain the various landscaped areas along the frontage of the property and keep it in its current form.

Going back to the site plan itself, again, just focusing in on this area very quickly, this being the main entrance of the building, direct access is being provided from this parking lot adjacent to the main entrance of the building. With the exception of some re-striping because this is the main entrance,
thought it was important to have just a little drop off space along the frontage of the property. So from a site circulation standpoint, we maintain the existing entrance off of White Plains Road. If somebody comes in off of White Plains Road, they do have the ability to make the left-hand turn here. At the point past these parking spaces, it does become one way, and there is a drop off area here. So somebody coming in this middle aisle here would not be able to make a right turn, and it's signed accordingly with do not enter and one way signs. The circulation is intended to be in this fashion, and this area could be used as a drop off and pick up area. Because we have that secondary entrance in the back portion of the building, which is located right about here, this provides access to that second floor, but also provides access to a large part of the parking area in the back portion of the building itself. The balance of the circulation around the perimeter of the building, the vehicle parking spaces, the access points are all proposed to remain the same. Understanding that traffic is always a concern when we're looking at changes of use, John Canning obviously is with us this evening too, I'm going to turn it over to him in a minute here just to take you through the traffic analysis that is in the process of being finalized. It's just about there. We're going to submit it to the board. I know we've been working with Mr. Grealy and Ms. Uhle on a number of these items, talking to them to try to address some comments and concerns before we even got to the board, so the traffic study should be submitted to the board shortly for everybody's review. I'm sure John has a quick update on that, and he could take you through some of the highlights. John.

MR. CANNING: Thanks, Diego. Good evening, members of the board. So as Diego mentioned, we have been coordinating with Ms. Uhle and Mr. Grealy. We started the study. We hope to have you something soon to review. What I can tell you is, the applicant is proposing to convert 90,000 square feet of currently retail space to office space, and

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that office generates about two thirds less traffic than retail space in the busiest hour. So that will relieve traffic operating conditions. Then the applicant would like to have the flexibility to reuse the balance of the building for either office, medical office, or it's currently permitted use as retail space. So we've evaluated the traffic potential for each of these uses, you'll see it in the report, and we concluded that they will all generate less traffic than what was previously generated by Lord & Taylor during their busiest hours. We're still evaluating traffic operating conditions at the individual intersections and driveways, but we expect to be able to demonstrate that the application will not have a significant impact on traffic operating conditions. Similarly, as Diego mentioned, we've been evaluating parking from a code and a demand perspective, so not just what your code requires, but also what's going to actually be out there in practice, and have concluded that the proposal to convert the building for office or even medical use will reduce the existing parking non-conformity, as well as reducing the peak parking demand. Those are basically the high points of the traffic. We look forward to submitting the report to you, having you and your experts review it, and then working through the process with you. Thank you.

THE CHAIRMAN: Thank you.

MR. VILLAREALE: That essentially concludes our presentation and takes you through just a good overall summary of the project. Bob, I don't know if you have anything else you want to close before we --

MR. DAVIS: Yes. Thank you, Diego. I would just say that our project team is available now to answer any preliminary questions the board may have.

THE CHAIRMAN: Yes. Very nice presentation. Thank you. For some of us, it's bittersweet.

MR. CUNNINGHAM: For all of us.

THE CHAIRMAN: Especially our significant others. I like what you've done. Since this rendering is up, I see just about
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2 all of the windows on this rendering are new,
3 part of the proposal; is that correct?
4 Mr. Hoina: Yes, that's correct.
5 The Chairman: Very nice.
6 Mr. Villareale: This is new, all of
7 these are new, new doorway here.
8 The Chairman: The new doorway, that's
9 a covered walkway to the doorway?
10 Mr. Hoina: Over there?
11 The Chairman: Yes.
12 Mr. Hoina: That's the existing
13 opening.
14 The Chairman: Oh, is it really?
15 Mr. Hoina: Well, it's a better
16 canopy, but an existing opening. Right now,
17 it's fabric.
18 Mr. Nemecek: Are these windows going
19 to continue to what would I guess the second
20 floor on east front of the building?
21 Mr. Hoina: They wrap the building.
22 Mr. Villareale: That's this rendering
23 here.
24 Mr. Cunningham: Very nice.
25 Mr. Hoina: It's a very large, bland

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2 the make-up in the middle. I actually worked
3 at Lord & Taylor in the receiving department in
4 the 1980's when I was in college, so I know the
5 store very well. In fact, the southern part
6 was not part of Lord & Taylor at the time, it
7 was the --
8 Mr. Hoina: The end, yes.
9 Mr. Nemecek: This 70,000 square feet,
10 putting aside the first floor, which is
11 primarily an access to the parking lot in the
12 back and putting aside the third floor piece,
13 which, you know, looks like it's certainly
14 not -- it's almost an incidental component --
15 Mr. Hoina: It is.
16 Mr. Nemecek: How is this 70,000
17 square feet on the second floor intended to be
18 used? Who's going to occupy it; how is it
19 going to be marketed; what's the plan?
20 Mr. Davis: I think Jose would be best
21 situated to answer that.
22 Mr. Gonzalez: Yes, of course. So
23 that's going to be mainly the preliminary
24 driver of the layout for the office component.
25 We're still revising our plans on how we're

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2 going to divide it with the different setups
3 and layouts. Basically, we know where we're
4 going to have the fitness area, we know where
5 we're going to have the cafe area, and the
6 remainder of the space will be -- that is why
7 we don't like to call it like an office, a
8 traditional office, it's more like an office
9 and community hub because, you know, you're
10 going to have couches, you're going to have
11 areas that you could work. It doesn't need to
12 be like a table where you have your laptop,
13 right. We are still evaluating and analyzing
14 all of those components at this moment, but
15 we're there.
16 Mr. Nemecek: Is it conceived that
17 this is going to be a number of different
18 businesses all kind of cohabiting in the same
19 space, is it going to be a single business?
20 Mr. Villareale: This is intended to
21 be a single operator office space.
22 90,000 square feet will be occupied by this
23 proposed office use. We don't have a name for
24 you today just because it's in the process of
25 being branded. Hopefully, it's something we

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2. could share with you in the near future. This
3. space, the 90,000 square feet, is going to be
4. occupied by this single office user. It is an
5. amenitized, active office space. As Jose had
6. indicated, it’s going to have different area
7. where you can go set up to work, you move
8. around, you can go to the cafe, you can go to
9. the fitness center, but it’s intended to be not
10. your, you know, cubicle track or your box where
11. you go to work, it’s more of a modern office
12. setup.
13. MR. NEMECEK: Because I was hearing --
14. MR. VILLAREALE: But it’s a single
15. user.
16. MR. NEMECEK: I was hearing in the
17. presentation, some of these newer concepts
18. about different companies sharing space and
19. actually working next to somebody who might be
20. working for a different company all together.
21. That’s not the conception here.
22. MR. VILLAREALE: No, no, it is. It’s
23. one operator of the space, but it might be
24. Diego from JMC and it might be Ron Hoina
25. from --

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2. reusing the building is sort of a green aspect
3. to it as well. We’re not investing energy to
4. knock it down and build something else.
5. MR. NEMECEK: So you’ve explain the
6. office space. Now, the medical
7. office/office/retail, the 47,000 on the north
8. end of the building here, the 41,000, another
9. 15, 18, roughly I guess the other -- it’s more
10. than half the building, actually --
11. MR. VILLAREALE: 125,000.
12. MR. NEMECEK: Yes. -- Is allocated at
13. the moment for these buckets; medical, office,
14. retail, whatever. What’s going to be done with
15. that short term? It sounds to me like you have
16. a much better sense of where you’re going with
17. the 90,000 in office space right now, and the
18. other part of it is still being formulated.
19. How do you foresee that playing out and when?
20. MR. VILLAREALE: I was just going to
21. say, at this point, you hit the nail on the
22. head, you know, the 90,000 plus square feet,
23. 92,000 square feet, HBC/Street-Works
24. Development, it’s their affiliate, their
25. company that will operate that office use. The

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2. other four spaces, as we said, we tentatively,
3. for purposes of this application, broke it down
4. into those four tenant spaces just based on
5. location of demising walls and entrances. It’s
6. where it made sense to divide and break up
7. those spaces. We analyzed it from our EAF
8. standpoint, and I know Mr. Canning analyzed it
9. from a traffic standpoint as a worst case
10. scenario, looking at it as a medical office,
11. office or retail use, whichever one ends up
12. generating the most amount of vehicular trips.
13. It’s contemplated that it will be one of those
14. three uses, either a medical office, office or
15. retail space, but there is no specific tenant
16. right at this point. There could be somebody
17. that comes in and takes two of those spaces.
18. We just don’t know exactly how that will be
19. leased ultimately. So for purposes of this
20. application, we really looked at everything
21. from a worse case scenario from a parking
22. standpoint and, you know, other potential
23. impacts.
24. Again, we’re reusing the existing
25. building, reusing the parking areas, so we

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2. really do feel that it's really making the best
3. use of the property, and all of the uses that
4. are contemplated are permitted under your code
5. and work from a zoning standpoint. So we tried
6. to look at it really from the traffic
7. standpoint as a worst case scenario. That's
8. all.
9. Mr. Nemeczek: I should think --
10. Mr. Gonzalez: Hi, everyone. Sorry, I
don't know what happened. I just rejoined
again.
13. Mr. Nemeczek: I was just saying, it
strikes me -- and I'm certainly not a
developer -- that three of the main attributes
that this property has going for it is
location, and it just is a large amount of
space, and it does have very abundant parking
for whatever the use is. It was never a
problem getting a space at Lord & Taylor
because there just was so much parking there.
Yet, I think, Diego, you mentioned that even
with the 650 spaces it was not presently
conforming to the town code, nor will what you
envision putting in conform, it will just be a

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2. lower degree of non-conformity. What would be
3. required -- and I guess you would kind of have
4. to know whether you have medical offices or
5. retail or, you know, whatever, medical office,
6. regular office, retail, in order to calculate
7. out exactly what would be required. In a worse
case scenario, posting your 92,000 square feet
office space, what's the most amount of parking
that you would be required to have if you were
10. to fill the entire 215,000 square feet?
12. Mr. Davis: I think Mr. Canning did
13. that analysis, right, Diego?
14. Mr. Villareale: It's looking at it
15. from a zoning standpoint, and, you know, the
16. retail is the more intensive parking
17. requirement at 1 per 150 square feet. So the
building itself under its existing condition
19. was considered a retail store, and when you
20. look at the code for the 215,000 square feet,
21. believe it or not, that would have required
22. over 1400 parking spaces. We know that's
23. steep. That's an excessive amount of parking
24. for any type of retail use.
25. If we looked at this entire building

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2. as an office use, it would require 1075 parking
3. spaces because your code requires 5 per
4. thousand or 1 per 200 square feet, which is
5. still extensive for an office use. Your code
6. doesn't distinguish between general office and
7. medical office, it still requires 1 per
8. 200 square feet.
9. If we maintained the existing retail
10. for the entire building, it's 1434 spaces. If
11. the entire building was converted to office, it
12. would require 1,075 spaces. The fact that
we're converting 90,000 feet, takes that number
to right in between two.
15. Mr. Nemeczek: Got it.
16. Mr. Villareale: It's never going to
be more than the 1434 required because that's
what it is today, but it won't be less than the
1075 because that's if you converted the entire
building.
21. Mr. Nemeczek: And that's going to be
presumably an issue for the Zoning Board.
23. Mr. Davis: Well, no.
25. Mr. Villareale: No, because it's an

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2 So, Margaret, we heard from their traffic
3 consultant from Kimley Horn. I guess our
4 consultant hasn't called in?
5 MS. UHLE: Phil is here.
6 THE CHAIRMAN: Oh, he is.
7 MS. UHLE: He's been here.
8 THE CHAIRMAN: I'm sorry, Mr. Grealy.
9 MR. GREALY: Good evening, everybody.
10 THE CHAIRMAN: Step right up.
11 MR. GREALY: We're anxiously awaiting
12 Mr. Canning's traffic report, traffic and
13 parking. Just a couple of items.
14 We had provided some early input in
15 terms of the scope of the study. I think the
16 direction that he is going with that is the
17 proper way to address this site. The medical
18 office use in terms of parking, as Diego
19 mentioned, is more intensive than a regular
20 office space. As they move forward with the
21 plans, I guess a couple of things relative to
22 traffic and parking, and some of this goes
23 back -- I remember shopping in this store back
24 in the 1960's. Most of time, I remember
25 parking in what I call the back or the east lot
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2 because of some of the complications up in the
3 front lot there. So a couple of things just to
4 think about, with the 90,000 square feet,
5 really the bulk of it being on that second
6 floor, and I don't know the exact number, but
7 you probably have about a hundred parking
8 spaces up in that front area off of 22 off of
9 White Plains Road, you know, and where the
10 driveway comes in between the Vernon Hills
11 Shopping Center, a couple of things just to
12 consider, that driveway right now is restricted
13 right turns in, right turns out, you are not
14 permitted to make left turns at that driveway,
15 so that means that people arriving from the
16 north -- thank you, Diego.
17 MR. VILLAREALE: I thought it might
18 help.
19 MR. GREALY: You have the signal to
20 the north at Swift Avenue, and the driveway
21 that serves that upper lot is really restricted
22 to right turns in, right turns out, so when
23 traffic wants to head back south, the majority
24 of that traffic in that lot basically cuts
25 through the Vernon Hills Shopping Center and
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1. we want to make sure that gets done here.
2. Also, because of the nature of what I
3. call a non-conventional office space, and I
4. think John will give proper estimates of trips,
5. etcetera, but we would like at least to put
6. into consideration, one of our early comments
7. is, that once this space is occupied and
8. unknowing, you know, the medical or the retail
9. use -- and I think it will function because
10. even when we had 220,000 square feet of retail
11. space, there was never a problem getting a
12. parking space -- but we feel that this is the
13. type of application that may require to have a
14. post occupancy relook at just to make sure of
15. the actual parking ratios and the distribution
16. of traffic at the driveways before some of the
17. other space gets occupied because it will
18. depend on whether it's retail or medical
19. office. I think John's study will really focus
20. on the numbers. As long as we are not
21. exceeding them, fine, but we feel at least our
22. early indication would be to have some sort of
23. a limited post occupancy of this, what I call
24. non-conventional office space, just to make
25. 

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2. sure that everything is functioning properly.
3. Once we get John's report, we will
4. focus in more detail, but I think it's
5. important for the applicant to at least look at
6. that driveway and understand the restrictions,
7. the left turn restrictions entering and exiting
8. that driveway.
9. 
10. the Chairman: So as part of the study
11. that the applicant is showing, are we asking
12. them to look at the circulation through the
13. entire parking lot?
14. 
15. Mr. Grealy: I mean, primarily it's
16. really at the access points. I think they have
17. thought out -- at least in looking at the
18. plans, I just looked at them quickly today --
19. they've thought about the other parts of the
20. internal circulation, but I would say focus on
21. that driveway. Eventually, the driveway out
22. the east, Wilmot, the signalized driveway, the
23. proximity of the drive aisle closest to that --
24. Diego, if you could zoom in on that area.
25. 
26. Mr. Villareale: It actually would be
27. better here.
28. 
29. Mr. Grealy: That was good what you

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1. It's gotten so bad at times, that they will
2. Typically park a police vehicle in that north
3. Lot of off 22 just to catch people coming in
4. Because it's just such a dangerous spot coming
5. Across that double yellow line. To the extent
6. That there is anything that can be done to
7. Address that, that would be, from a safety
8. Standpoint, very helpful.
9. THE CHAIRMAN: Thank you for that. I
10. Would never think of doing that, but that
11. Doesn't mean it doesn't happen.
12. MR. TUDISCO: We put signage up.
13. There is no shortage of signs there. It's
14. Just, you know, people want to go to Lord &
15. Taylor, so they come straight across.
17. Point taken. Mr. Grealy, thank you for your
18. Observations. I'm sure the applicant will look
19. At those, as well as everything else.
20. I don't have any other comments right
21. Now, let's keep this moving along. If no
22. One else on the board has comments, let's go to
23. The public hearing and see if anyone has
24. Comments.

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1. I make a motion to open the public
2. Hearing on this application 21-22, 750 White
3. Plains Road.
4. MR. NEMECEK: Second.
5. THE CHAIRMAN: All in favor.
6. (AYE)
7. MR. TUDISCO: Mr. Chairman, looking at
8. The attendees list, if there is anyone that
9. Wishes to address the board on this
10. Application, use the raise your hand feature
11. And I will invite you to un-mute yourself.
12. At this time, Mr. Chairman, there
13. Appears to be no members of the public that
14. Wishes to address the board on this
15. Application.
16. MS. UHLE: Actually, you have one,
17. Rob.
18. MR. TUDISCO: It went up and it went
20. MS. UHLE: Okay, never mind.
21. MR. TUDISCO: Wait, we have somebody.
22. Mr. Castaldi, I'm going to invite you to
23. Un-mute yourself. Please identify yourself for
24. The board. Go ahead, you're on.

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Jose, do you want to add anything.

MR. GONZALEZ: You are a hundred percent correct, we are targeting 7 a.m. to 7 p.m. The point from Mrs. Castaldi is really well made, and we will look into it, as well as Margaret's.

THE CHAIRMAN: I guess you could put some sort of treatment on the windows, you know, some tall verticals to sort of obstruct the views straight in. That would be certainly helpful.

MR. DAVIS: Certainly.

MR. HOINA: We'll look to incorporate some of these things, for sure.

THE CHAIRMAN: Sure. That's a valid concern. Any other comments there?

MRS. CASTALDI: That was it on my end.

THE CHAIRMAN: Great. Thank you.

MRS. UHLE: Thank you.

MRS. CASTALDI: Thank you.

THE CHAIRMAN: Did any other hands pop up?

MR. TUDISCO: I am working on that now. If there are any other members of the DINA M. MORGAN, REPORTER

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public that wish to address the board, please raise your hand at this time.

Mr. Chairman, there are no members of the public that are indicating they wish to address the board.

THE CHAIRMAN: Great. So we'll leave the public hearing open. I'll make the comment that I am astounded that no one is commenting on this.

MR. DAVIS: It's a relatively innocuous use. We've heard all sorts of rumors banded about as to what might go here, so we're hopeful people will see that this is a very positive development for the community.

MS. UHLE: I also think word is just now getting out. Within the 200 foot radius, it does not actually capture a whole lot of residents. So I think you'll probably get more for the ARB, and then more when the applicant comes back to you in June. Part of the problem is what's encompassed in the 200 foot radius.

THE CHAIRMAN: Good point. Point taken. As I said, to continue moving forward, I'll make a few comments, and then I guess we DINA M. MORGAN, REPORTER

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could wrap it up.

Regarding SEQRA status, the proposed action is classified as a type 1 action, and the applicant has submitted an Environmental Assessment Form.

MS. UHLE: A full Environmental Assessment Form.

THE CHAIRMAN: A full Environmental Assessment Form. The Planning Board will serve as the lead agency for the review of the application. There are no other involved agencies.

What to do next. Right now, since I just said that, I'll make a motion to classify the proposed action as a type 1 action, confirming that the Planning Board will serve as the lead agency for the environmental review of the application. Second.

MR. NEMECK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: We've already said that the applicant will submit the traffic study, which our consultant will review. Kellard DINA M. MORGAN, REPORTER

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Sessions, Joe Cermele, will review the storm water management plan and sanitary sewer plan once it's provided.

MS. UHLE: Can I just clarify something? I don't believe the applicant is proposing a new storm water management plan. Diego, you can correct me if I'm wrong. We just want Joe to confirm that it's functioning properly and there aren't any issues with it. He also can provide an analysis with regard to sanitary sewer as well.

MR. DAVIS: That's correct, we're not doing anything with the storm water.

MS. UHLE: That may not be necessary, I would just like our civil engineer to confirm that on behalf of the board. So I just want wanted to clarify, we're not anticipating that the applicant is proposing a new storm water management plan that will need to be evaluated.

MR. VILLAREALE: Understood and agreed.

THE CHAIRMAN: Thank you. The next one we discussed, we think that the members of board, the staff of the Building Department are
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going to do a site walk just to look around and
look at existing condition and see what there
is there that we can comment upon; landscaping,
facade. We're going to walk just to understand
what's there. We may find some conditions that
we would ask you to look at, evaluate and
remediate, modify, make a little bit nicer
after we do the walk.

MR. DAVIS: Understood.

THE CHAIRMAN: We're also asking you
guys to do the same. It is your property, so
if there is anything there that you think could
be bettered a little bit, cleaned up a little
bit, painted, just to make it more presentable
to your clients. I think it would in your best
interest too. I think if you do that and we'll
come back with our comments, we can address it
at the next meeting.

MR. DAVIS: We'll certainly take a
look at that before the next meeting.

MS. UHLE: I think I'm going to try to
get out there and maybe coordinate with Diego
or somebody, just to look at things like if
there are curbs that need to be replaced or

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so it's our understanding that we will proceed
with that.

MS. UHLE: Yes.

MR. NEMECEK: A week from today.

THE CHAIRMAN: As Margaret and I were
discussing before, it's in everyone's benefit
that this move along as quickly as possible.
So if you could certainly prepare the traffic
study and get it to our consultants with
adequate time to review before the next
meeting, that would certainly help everyone's
cause.

MR. DAVIS: We are motivated to move
very quickly.

THE CHAIRMAN: Good. Glad to hear
that. I don't have any more comments. Guys?

MR. CUNNINGHAM: No.

MR. NEMECEK: None here.

THE CHAIRMAN: That wraps it up.

Thank you for the renderings, thank you for the
nice presentation, and we're looking forward to
meeting with you again next week -- next month.

Next meeting is --

MR. DAVIS: Time flies.

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repaired or pavement or sidewalks or fencing.
They seem like minor details, but I think they
make a big difference with the overall quality
and character of the site. I'll try to come up
with a punch list and work with the applicant
with that as well.

MR. VILLAIREALE: I'm happy to join you
for a walk if we could that. Then we can
document all that and try to get that captured
for the next meeting.

MS. UHLE: Sooner rather than later.

MR. VILLAIREALE: Exactly. That would
be helpful.

MS. UHLE: Okay.

THE CHAIRMAN: As Margaret said, we
were asking that a landscape plan be prepared
and reviewed by the ARB before it goes to them.

MR. VILLAIREALE: We will prepare that
landscaping plan addressing some of the
comments that we heard this evening.

THE CHAIRMAN: The next stop along the
way is it's going to the ARB.

MR. DAVIS: It's our understanding
that the ARB meeting, the next one is June 3rd,

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MR. GONZALEZ: We would love to meet
next week.

THE CHAIRMAN: Our next meeting is
June 24th. Great, guys.

MR. GONZALEZ: Thank you, everyone.

Be well.

THE CHAIRMAN: Great. That's
everything on our side, so I make a motion to
close the town of Eastchester Planning Board
meeting of May 27, 2021.

MR. CUNNINGHAM: Second.

THE CHAIRMAN: All in favor.

(AYE)

MS. UHLE: Great. Thank you,
everybody. Have a good night.

MR. NEMECEK: Have a good holiday
weekend, everyone.

MS. UHLE: Thank you.

(MEETING ADJOURNED)

DINA M. MORGAN, REPORTER
CERTIFICATION

STATE OF NEW YORK

COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a video of the 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 30th day of June, 2021.

DINA M. MORGAN
Court Reporter

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