

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
MAY 27, 2021

ZOOM MEETING

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
MARK CUNNINGHAM, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MAKARANT TUCKER, DIRECTOR OF PLANNING
ROBERTA TUDISCO, DEPUTY TOWN ATTORNEY

TOWN OF EASTCHESTER
Building and Planning Department

JUL 08 2021
Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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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 to 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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<p style="text-align: center;">5</p> <p>1 EASTCHESTER PLANNING BOARD - 5/27/21</p> <p>2 application, is 21-15, Sweetgreen, 670 White</p> <p>3 Plains Road.</p> <p>4 MS. UHLE: It takes me a minute to get</p> <p>5 everyone set up. Are there just the four of</p> <p>6 you presenting this evening? I have Lauren,</p> <p>7 Margaret, Pamela and Ryan.</p> <p>8 MS. KEENOY: Yes.</p> <p>9 MS. UHLE: All right, so you're all</p> <p>10 set.</p> <p>11 MS. KEENOY: I don't see Margaret on</p> <p>12 here.</p> <p>13 MS. UHLE: I think I promoted somebody</p> <p>14 else. Let me see here. Okay, now you should</p> <p>15 be all set.</p> <p>16 MS. HABER: You did Margaret</p> <p>17 Lopez-Blum, she's there. Well, I see here, now</p> <p>18 she's gone.</p> <p>19 MS. UHLE: She's coming.</p> <p>20 MS. LOPEZ-BLUM: Good evening. Can</p> <p>21 you hear me?</p> <p>22 THE CHAIRMAN: Yes, we can.</p> <p>23 MS. LOPEZ-BLUM: I'm not sure why I'm</p> <p>24 not appearing here, but that's okay. Give me a</p> <p>25 second to get my screen set up.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">7</p> <p>1 EASTCHESTER PLANNING BOARD - 5/27/21</p> <p>2 Additionally, Sweetgreen has adjusted</p> <p>3 their interior light fixture specifications for</p> <p>4 their proposed wall sign in order to</p> <p>5 accommodate the requested warm white affect</p> <p>6 that ARB asked for. We'll be presenting that</p> <p>7 to the Sign Review Committee on June 4th.</p> <p>8 We hope that at the conclusion of our</p> <p>9 presentation, the Planning Board, after any</p> <p>10 questions, will find the proposed adjustments</p> <p>11 are responsive to the concerns of both</p> <p>12 reviewing bodies, and that you'll provide a</p> <p>13 final vote of approval for the project.</p> <p>14 At this point, I'll turn things over</p> <p>15 to the Sweetgreen designer, Lauren Keenoy, and</p> <p>16 she'll give you a bit more detail regarding the</p> <p>17 proposed modifications since our last</p> <p>18 appearance.</p> <p>19 MS. KEENOY: Thanks, Margaret. Hi,</p> <p>20 everyone. It's nice to see you again. We well</p> <p>21 jump down into our plans.</p> <p>22 Based on the previous discussions,</p> <p>23 we've worked with Serafina, who will be the</p> <p>24 adjacent tenant planned north of us, on</p> <p>25 creating an 8 foot sidewalk clearance in front</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: center;">6</p> <p>1 EASTCHESTER PLANNING BOARD - 5/27/21</p> <p>2 THE CHAIRMAN: Sure.</p> <p>3 MS. LOPEZ-BLUM: Can you see that?</p> <p>4 MR. NEMECEK: Yes.</p> <p>5 MS. LOPEZ-BLUM: All right. Good</p> <p>6 evening, members of the board. My name is</p> <p>7 Margaret Lopez-Blum, and I'm a Senior</p> <p>8 Development Manager with JSD Professional</p> <p>9 Services. Also this evening, as mentioned, we</p> <p>10 do have a few folks from Sweetgreen, as well as</p> <p>11 the project architect.</p> <p>12 Basically, we're here this evening to</p> <p>13 provide you with updates to our initial</p> <p>14 application for site plan, architectural</p> <p>15 review, and special permit approval for the</p> <p>16 Sweetgreen restaurant with outdoor dining</p> <p>17 proposed at 670 White Plains Road.</p> <p>18 We've updated our plans based on</p> <p>19 comments received from the Planning Board on</p> <p>20 April 22nd, and also from input received from</p> <p>21 the Architectural Review Board on May 6th. The</p> <p>22 revisions include small changes to the</p> <p>23 storefront facade and minor adjustments in</p> <p>24 collaboration with the Serafina architect to</p> <p>25 the outdoor dining area.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: center;">8</p> <p>1 EASTCHESTER PLANNING BOARD - 5/27/21</p> <p>2 of both of our patio spaces. To do this, we</p> <p>3 have reduced our exterior patio area. I</p> <p>4 believe we lost about four, two top tables, but</p> <p>5 per this plan we are holding an 8 foot</p> <p>6 clearance. We also added some light gray</p> <p>7 umbrellas in front of our space. Serafina is</p> <p>8 also presenting umbrellas within their space,</p> <p>9 so we figured that this would be a nice</p> <p>10 continuation of both of our storefront</p> <p>11 expression. The planters will be concrete</p> <p>12 planters. I'm actually on site at a project in</p> <p>13 Chicago, these planters are over 700 pounds and</p> <p>14 they don't move. So we'll plan to plant</p> <p>15 evergreen plantings in them so they can stay</p> <p>16 out in the patio area during the winter months,</p> <p>17 and we can bring out our dining tables and</p> <p>18 chairs on warmer days when it's not raining or</p> <p>19 snowing as we sit fit. But just to address the</p> <p>20 comment of the winter expression on the</p> <p>21 exterior, we'll continue those five plantings</p> <p>22 throughout the winter.</p> <p>23 Here is our patio package. We have</p> <p>24 white cafe tables and green cafe chairs. The</p> <p>25 planters are a large concrete-like planter bed,</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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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 plan left where our demise wall ends and we are next to an adjacent

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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 about 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

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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. KEENOY: 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 that you intend on putting in there?

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

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THE CHAIRMAN: Okay. Did the ARB have comments or you presented what their comments were?

MS. KEENOY: We addressed their comments.

MR. CUNNINGHAM: I have one question. This is Mark Cunningham. I thought I read something ARB mentioned something about the colors with the yellow.

MR. NEMECEK: That's Serafina.

MR. CUNNINGHAM: Is that all going to be the same or is it going to that drastic where it's green and yellow?

MS. KEENOY: I believe Serafina is replacing those umbrellas to a navy blue, which is also one of their brand colors, but I'll let them speak to that in more detail when they present.

MS. UHLE: So Mark, the ARB had requested that Serafina change the colors of the umbrellas to a navy blue, but did allow them to keep the retractable awnings that you see on the facade of the building the yellow.

So, yes, unfortunately that rendering doesn't

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1 really represent what's being proposed at
2 Serafina.

4 MR. CUNNINGHAM: I mean, it's all very
5 nice, it just seems to kind of clash with each
6 other. Okay.

7 MR. NEMECEK: I think what Mark is
8 trying to say, if you made it blue and changed
9 the name to Sweetblue, it would match very
10 well.

11 MR. CUNNINGHAM: The green and the
12 yellow is what's throwing me off here.

13 MS. UHLE: I think the ARB agreed that
14 the yellow was a little too much with so many
15 yellow umbrellas. Again, that's a completely
16 different applicant, but they agreed to change
17 the umbrella colors to a blue, that will be a
18 richer, darker blue to kind of correspond with
19 the Sweetgreen green.

20 MR. NEMECEK: But not the awnings;
21 right?

22 MS. UHLE: Not the awnings. The
23 Serafina awnings are retractable.

24 THE CHAIRMAN: But you're still going
25 to have that edge at the bottom, it seems.

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1 MR. NEMECEK: It's going to look like
2 what it looks like in this rendering. It's
3 looks like they're retractable. I can't really
4 tell.

6 THE CHAIRMAN: When they pull out,
7 they're going to be yellow, so you are going to
8 have yellow; right? The awnings are retracted
9 there. I mean, we'll talk to Serafina about
10 this.

11 MS. UHLE: Yes.

12 MR. NEMECEK: They're also different
13 stores.

14 THE CHAIRMAN: Ms. Keenoy, the only
15 other thing was, you showed some wood textures
16 on the project in Boston; are there any here?

17 MR. NEMECEK: I'm not seeing them.

18 THE CHAIRMAN: They're really pretty.

19 MR. CUNNINGHAM: That looks very nice.
20 Gorgeous.

21 THE CHAIRMAN: Could you do that here?

22 MS. UHLE: They are proposing it.

23 MS. KEENOY: These are the same
24 storefront materials that we are proposing for
25 this site.

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1 MR. NEMECEK: Can you go back to the
2 rendering, because it looks gray.

4 MS. HABER: The rendering is
5 misleading because the rendering took into
6 account the existing storefront. The existing
7 storefront is --

8 MS. KEENOY: If you go to our sketch
9 up rendering, Margaret, this is like what our
10 intention is. The Photoshop rendering in
11 connection with Serafina, the colors got a
12 little off. This is our proposed design.

13 THE CHAIRMAN: It's nice. The wood is
14 very nice. What kind of wood is it?

15 MS. KEENOY: It's a white cedar.

16 MR. NEMECEK: I like it. I think the
17 ARB had some sort of a concern that you've
18 addressed concerning the lighting on the
19 Sweetgreen sign in the evenings?

20 MS. KEENOY: Yes. Our standard light
21 color temperature that we spec was a little
22 cooler than what their preference is, so we
23 worked with them to identify a warmer color
24 temperature that they would get on board with.
25 I don't remember off the top of my head what it

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1 was. I think our standard was like 6500K and
2 we reduced it to --

4 MS. LOPEZ-BLUM: 5,000.

5 MS. KEENOY: Yes, 5,000.

6 MR. NEMECEK: Whatever that means.

7 MS. HABER: The other concern was that
8 they wanted us to cover the seams that existed
9 in the brick --

10 MR. NEMECEK: Yes.

11 MS. HABER: -- And that's why that
12 Brick-It infill that Lauren discussed is being
13 implemented to address any seams.

14 MR. NEMECEK: And that Brick-It is
15 going to do a pretty good job, you're not going
16 to really see any evidence of the seams once
17 that's all bricked in and painted over?

18 MS. KEENOY: Yes. Once it's all
19 grouted and painted, it will look very
20 consistent with the existing brick. We use
21 this Brick-It material actually when we're
22 building our own new stores from the ground up.
23 So, actually, I believe this Burlington Mall
24 store is Brick-It painted white, so it will
25 have the same effect.

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MR. NEMECEK: Okay.

THE CHAIRMAN: Okay. The planters are going to be gray, similar to what's shown here?

MS. KEENOY: Yes. The planters are a concrete finish.

THE CHAIRMAN: Oh, they'll be concrete. Okay. I don't have --

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?

MS. UHLE: Yes. It made sense because they were coincidentally adjacent to each

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other, that you wanted to see circulation between the two, but Sweetgreen just demonstrated that to you, and then I think Serafina will demonstrate the same thing to you. So I think that's fine.

Also, just to be clear, this application is requesting special permit approval for the restaurant itself, special permit approval for the outdoor dining, and then site plan and architectural review approval for the facade. So those are different approvals that are being requested from Serafina.

MR. NEMECEK: Okay. I think we have an open public hearing I think; right?

THE CHAIRMAN: We do. One more question before we move on. Do you guys have a site plan or something that shows the seating outside? I think you had it. Can you put that back up. My question is about the ramp and who's responsible for the ramp. I'm pretty sure you're going to say Serafina.

MS. KEENOY: So we're actually not making any changes to the existing landlord's

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sidewalk in front of our space. The only thing that we're really doing here is maintaining the 8 feet that is requested. Serafina is making some adjustments. Currently, the sidewalk goes straight plan north/south, and they're proposing seating, so they're going to ramp around it. So no adjustments are being made to that sidewalk in front of our space.

THE CHAIRMAN: Right. The 8 foot clear that you've identified, that's yours?

MS. KEENOY: Yes.

THE CHAIRMAN: Okay. So the shaded space denoted as six is Serafina, so we'll take that up with them. I'm okay with that.

That being said, we'll just go back to the public hearing, unless anyone else has comments? We're good here?

MR. CUNNINGHAM: No, I'm good.

THE CHAIRMAN: Robert, is there anyone?

MS. UHLE: Do you want to just make a motion to open it again?

THE CHAIRMAN: Sure. I'll make a motion to open the public hearing on

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Application 21-15, Sweetgreen, 670 White Plains Road.

MR. TUDISCO: Was it still open?

MR. NEMECEK: It's still open.

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.

THE CHAIRMAN: Got it.

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.

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.

THE CHAIRMAN: Thank you, Robert. I take that to mean that everyone is anticipating this.

MR. NEMECEK: They're already lining up.

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

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

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.

8 (AYE)

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

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

18 MS. UHLE: That's right.

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

22 MS. KEENOY: The tables are movable.
23 They'll need to be brought in in inclement
24 weather and will probably be brought in on

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

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

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.

10 (AYE)

11 THE CHAIRMAN: Great. Thank you.

12 Nice job.

13 MR. CUNNINGHAM: Good luck. Nice job.

14 MS. LOPEZ-BLUM: Thank you very much.

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

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

20 THE CHAIRMAN: Great. Looking forward
21 to it.

22 MR. CUNNINGHAM: Good luck.

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

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1 Plains Road.

2 MR. CROCCO: Can you hear me now?

3 THE CHAIRMAN: Yes.

4 MR. CROCCO: Can you see me now?

5 MS. UHLE: No. Now we do.

6 MR. CROCCO: How you doing? Chris

7 Crocco, Joseph Crocco Architects. I'm

8 representing Serafina. We were before you, I
9 don't know, a month ago. 4/22. A month ago.

10 Since then, we've went to ARB. We've satisfied
11 them. Then from there now we are back to you.

12 I'll share my screen. We'll go from
13 there. So here is our site plan. As you can
14 see, we did a composite with them to show we're
15 holding 8 feet. We're holding basically 8 feet
16 throughout here. It does slim down here for
17 that short period of about 8 feet, but then
18 from there it goes back to 8 feet all the way
19 through, all the way to when you reach the end
20 for the traffic crossing.

21 Another thing I would like to share is
22 the rendering. Is the rendering with the blue
23 awnings up? These navy blue fabric umbrellas
24 will match their navy blue writing sign. We

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1 think it's a nice contrast. It keeps with
2 their brand colors, and I think it offers, like
3 I said, a nice contrast between the yellow and
4 the blue. The yellow was the request of the
5 company, but I think the ARB made the right
6 decision by switching to the navy. I think it
7 looks very nice.

8 Other than that, also, there was a big
9 concern on children's safety, and all
10 pedestrians safety shall we say, so we added
11 this railing that kind of matches. You could
12 see the same railing in the back here closer to
13 the Serafina. So we added this to make that
14 division between pedestrian traffic and vehicle
15 traffic. That was our way of answering that
16 problem.

17 I believe that was all the concerns we
18 had. I guess, you know, we'll take questions.

19 THE CHAIRMAN: Sure. I guess we also
20 had the comment with your application about off
21 season. Another applicant I know of is putting
22 something there to keep it vibrant at least
23 during the off season.

24 MR. CROCCO: Yes. Our intention is to

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1 try to use the outdoor space as much as
2 possible. I mean, everybody knows we have some
3 mild winters where we plan to put heaters out
4 there and try to keep the season going as long
5 as possible.

6 MR. NEMECEK: I know during this past
7 winter, outdoor seating was at a premium,
8 especially on the handful of days that were
9 nice enough, you know, where the temperature
10 might have been in the Forties or Fifties and
11 with a space heater or, you know, one of those
12 propane heaters, you were able to eat outdoors,
13 but we also had the whole month of February
14 where there was snow on the ground. Is there
15 an intention on just leaving the dining
16 furniture out there all winter long and keeping
17 your fingers crossed for good weather, or is
18 there an intention to move it to some other
19 location if and when you have a long cold
20 spell?

21 MR. CROCCO: I believe according to
22 your code, unless it's bolted down, it has to
23 be brought in every night. Isn't that correct,
24 Margaret?

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1 MS. UHLE: Yes, it is.

2 MR. CROCCO: So, I mean, we definitely
3 would not leave it out there in the middle of a
4 snow storm, but, you know, we do plan on, like
5 I said, trying to extend that season for as
6 long as possible. Serafina, before it was
7 Serafina, was Fig and Olive. They had outdoor
8 seating. We were before you. So we do have an
9 area to store the furniture, bring it out on
10 the nice days, and utilize it as much as
11 possible. If mother nature agrees, you know,
12 we've had some winters that are extremely mild
13 and they could be out there a couple of times a
14 week. That's kind of all I could speak to.

15 THE CHAIRMAN: Sure. Could you go
16 back to the plan view, please?

17 MR. CROCCO: Sure.

18 THE CHAIRMAN: Is there any
19 opportunity to put some sort of landscaping
20 there? So that's one question. Of course, the
21 ramp is still on open item. What's the
22 dimension of the ramp; it's 5.6?

23 MR. CROCCO: Yes.

24 THE CHAIRMAN: That's not what we're

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1 looking for.

2 MR. CROCCO: I do remember that, and I
3 went ahead -- unfortunately, it was post
4 submission -- I was able to, if I could find
5 it, do an 8 foot plan. I'll show it to you.

6 THE CHAIRMAN: Sure.

7 MR. CROCCO: Could you guys see that?

8 THE CHAIRMAN: I do. I think that's
9 perfect.

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

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

21 MR. CROCCO: Don't forget, we have
22 plantings all the way around that are kind of
23 going to stick up a little past the wall.

24 THE CHAIRMAN: That's true.

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1 MR. CROCCO: I think street-scape
2 wise, I think it's going to be adequate. Keep
3 in mind, we're rerouting all the pedestrians.
4 No pedestrians are going to want to come
5 through here. They have no reason to, unless
6 they're going to the restaurant.

7 THE CHAIRMAN: Sure. Okay. So in
8 your rendering, do you -- I mean, it's nice,
9 you said the shrubs are going to extend above
10 the retaining wall; is that the case? How tall
11 is that? Is that reasonable?

12 MR. CROCCO: The retaining wall is
13 only 24 to 30 inches high and we plan on
14 putting Boxwoods.

15 THE CHAIRMAN: What do they extend to?

16 MR. CROCCO: They're pretty tall.
17 They might be about 3 feet. I mean, these
18 aren't the exact ones that are there because
19 it's hard, but the ones that currently sit --
20 let me see if I could find those. As you could
21 see, this is about the height of the wall we're
22 going to have, they do stick up past there, the
23 ones that are actually there that we're going
24 to save.

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1 MS. UHLE: Chris, could you go back to
2 the site plan as well?

3 MR. CROCCO: Sure.

4 MS. UHLE: Jim, I do think there's a
5 little difference because for Streetgreen,
6 they're really using those to define their
7 space and to kind of define the circulation
8 pattern, where I'm not sure just putting
9 some -- obviously in front of their storefront
10 they're going to maintain those, but I'm not
11 sure putting some concrete planters within that
12 bigger plaza area, you know, especially if
13 they're not maintained, personally, I don't
14 know if that would add much to it. You already
15 have the stone wall and you have the green
16 shrubs defining it.

17 THE CHAIRMAN: I think you're a
18 hundred percent right. The stone wall is
19 actually handsome in and of itself. You're
20 right, I think if you were to put a planter at
21 the end of the dimension line for seven three
22 and a quarter, it's just going to get way too
23 cluttered; right? It's just another piece of
24 stuff that's going to mess it up.

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1 MS. UHLE: Yes. If the tables are
2 removed, then you just sort of have a plaza
3 like feel in front of the restaurant.

4 MR. CROCCO: Yes, I mean, I think
5 that's a valid point, Margaret. I mean, we're
6 kind of defined because we're in that corner
7 and we have that stone wall kind of defining
8 the space.

9 THE CHAIRMAN: It's pretty much the
10 same as the existing.

11 MR. CROCCO: Yes, basically. Just
12 extended out a little.

13 THE CHAIRMAN: What were you going to
14 say, Mark?

15 MR. CUNNINGHAM: I was going to say, I
16 think the lower Boxwoods, you know, the
17 green-scape across there with the stone wall is
18 very attractive. It looks very nice.

19 THE CHAIRMAN: I definitely think that
20 makes the corner --

21 MR. CUNNINGHAM: It definitely
22 enhances that corner for sure, as compared to
23 the way it was before.

24 THE CHAIRMAN: Okay. I like it. So

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1 we'll go with that, the 8 feet. Did you lose a
2 couple of tables when you did that? I guess
3 you did; right?

4 MR. CROCCO: No, we actually didn't.
5 We were able to kind of jockey them and offset
6 them to make them work.

7 THE CHAIRMAN: Good. I don't have any
8 other comments, guys. Do you?

9 MR. CUNNINGHAM: No. I like it.

10 MR. NEMECEK: No.

11 THE CHAIRMAN: I do too. Another
12 handsome. Thank you for offering the 8 foot
13 ramp.

14 So I'll make a motion to reopen the
15 public hearing on this application, 21-16,
16 Serafina, 670 White Plains Road.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19 (AYE)

20 THE CHAIRMAN: Off to you, Mr.
21 Tudisco.

22 MR. TUDISCO: Yes. Participants, if
23 there any member of the public that wish to
24 address the board, please use the raise your

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1 hand feature.

2 Mr. Chairman, at this time there are
3 no members of the public that are indicating
4 they wish to address the board on this
5 application.

6 THE CHAIRMAN: Thank you. So I will
7 make a motion to close the public hearing on
8 21-16, Serafina, 670 White Plains Road.

9 MR. NEMECEK: Second.

10 THE CHAIRMAN: All in favor.

11 (AYE)

12 THE CHAIRMAN: Mr. Crocco, just
13 briefly, the extent of the wood fence, does it
14 make the turn or is that -- what's on the north
15 side?

16 MR. CROCCO: Yes, it wraps.

17 THE CHAIRMAN: It does. It wraps
18 around --

19 MR. CROCCO: It wraps to the front to
20 protect on all sides.

21 THE CHAIRMAN: It goes to the
22 retaining wall on that side? It goes all the
23 way up to the retaining wall?

24 MR. CROCCO: No, you stop because

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1 there's a ramp goes over here. There's a ramp
2 over here that leads out into the parking lot
3 and then the crosswalk over here.

4 THE CHAIRMAN: Got it. I understand.

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

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

10 MR. NEMECEK: Okay.

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

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

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

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

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

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

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1 be taken in and brought back out.

2 MS. UHLE: Our zoning law requires
3 that.

4 MR. CROCCO: Unless they're bolted
5 down.

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

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

16 MR. CROCCO: They extend --

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

19 MR. CROCCO: Yes. They all extend the
20 same. They come out about 8 feet.

21 MR. NEMECEK: I see 9 feet -- oh, 8
22 feet. Yes, I see.

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

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1 MR. CROCCO: Chatting with them, the
2 front ones rarely get used. It's the side ones
3 that really get used more. It was like that
4 with Fig and Olive. I don't know what it is,
5 it's just how it goes.

6 MR. NEMECEK: It's probably because of
7 the sun.

8 MR. CROCCO: The south side of the
9 building is actually the side, so, yes, you're
10 probably right.

11 THE CHAIRMAN: That's the path of the
12 sun, east to west.

13 MR. NEMECEK: It's like a science
14 lesson from our Chairman.

15 THE CHAIRMAN: In the summertime, it's
16 lower in the sky too. Trust me, I know all
17 about it.

18 Nice job, Mr. Crocco. Thank you for
19 the attention to everything and for
20 accommodating our requests.

21 MR. CROCCO: No problem.

22 THE CHAIRMAN: So then I'll make a
23 motion to approve this application, 21-16,
24 Serafina, 670 White Plains Road.

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1 MR. NEMECEK: Second.

2 THE CHAIRMAN: All in favor.
3 (AYE)

4 MS. UHLE: With the condition of the 8
5 foot wide ramp.

6 THE CHAIRMAN: Yes. Do you guys have
7 the same construction schedule as your neighbor
8 there?

9 MR. CROCCO: We actually received our
10 building permit for the alterations on the
11 inside yesterday, so we got moving with the
12 interior. We'll be filing for this. I mean,
13 maybe we can push to get it ready for the fall
14 and get, you know, the time out there.

15 THE CHAIRMAN: So Margaret, as far as
16 construction logistics when they're working on
17 that sidewalk and everything, that's all
18 subject to your department to make sure
19 everything is done correctly?

20 MS. UHLE: Absolutely, yes.

21 THE CHAIRMAN: So we don't need to
22 talk about that?

23 MS. UHLE: No.

24 THE CHAIRMAN: Great. Thank you.

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MR. CROCCO: Have a great night,
everybody. Thank you so much.

THE CHAIRMAN: Next application is
21-21, 95 Parkway Circle.

MR. GIZZO: Hello.

MS. UHLE: We can hear you Anthony.
Can we see you?

MR. GIZZO: I don't know, I'm trying
to figure that out right now. I'm afraid to
hit this, I might lose you. Do you need to see
me?

MS. UHLE: No, but you've done this
before.

THE CHAIRMAN: If you reduce your
screen a little bit, you probably could get to
the pop-ups at the bottom. It will allow you
to go to video.

MR. GIZZO: Hello, members of the
board. Anthony Gizzo from R & A Property
Ventures. I'm back before you because I made
some changes to the exterior of the front of
the house. The reason being was, we had two
bay windows in the front of the house, and when
we dug down, we found the water main, sewer

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main and gas main, so we scratched the bay
window. But like every other builder, we tried
to get everything in order, so we pre-ordered
the windows before breaking the ground, and I
had three windows left over. So we decided to
continue the bay window on the right side of
the house all the way through to the second
floor.

MS. UHLE: Anthony, can you share your
screen? So you're going to show them what they
previously approved compared to what you
actually constructed.

MR. GIZZO: Yes.

MS. UHLE: Okay.

MR. GIZZO: That's what we
previously -- wait. That's what we --

MS. UHLE: We're not seeing it.

MR. GIZZO: I'm having a little
trouble sharing it. I have to call my wife
down.

MR. NEMECEK: Margaret, can you --

MS. UHLE: Yes, I'm going to try to do
it.

MR. NEMECEK: It makes for good

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television, but otherwise --

MS. UHLE: You could see it now?

THE CHAIRMAN: Yes, we can.

MS. UHLE: Anthony, can you see it?

MR. GIZZO: I do see it. Yes, that's
the new one.

MS. UHLE: This is the new one. This
shows where the two existing as-built bay
windows are. Let me get the other one.

MR. NEMECEK: Which is what we
approved last year. I see.

MS. UHLE: So this had a bay window
here and a bay window here. The bay windows
have been eliminated here and two have been
added there.

MR. NEMECEK: And that's the only
change?

MS. UHLE: Anthony, did you have any
other changes?

MR. GIZZO: The two windows that were
up where the bay went, we ended up putting them
in the back side of the house.

MS. UHLE: Here on the back? Okay.

MR. GIZZO: Yes. There was supposed

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to be like an awning window up above in the
back, so we scrapped the awning window, which I
have if anyone could use one, and put the two
windows in.

THE CHAIRMAN: So you took the two on
this elevation, you moved them to the back, and
you got two additional and put them on the
right-hand side of the new elevation that
Margaret showed; is that right?

MR. NEMECEK: Three windows, yes.

This is the one that was approved, the one
that's up on the screen.

MS. UHLE: This is what was approved.
I'll go back to the other one. This is what
was built.

THE CHAIRMAN: We're good here. Thank
your wife, but we're good. I'm okay with it.

MR. NEMECEK: Where is the rear
window? Rear window. It sounds like it's a
Hitchcock movie. Where was the window that was
moved from the front?

MR. GIZZO: To the left of the front
door.

MR. NEMECEK: To the left of the front

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1 door?

3 MR. GIZZO: Yes.

4 MR. NEMECEK: On the back elevation.

5 MR. UHLE: On the back elevation.

6 MR. GIZZO: On the back elevation,

7 it's shown --

8 MS. UHLE: To the left over here?

9 These two here?

10 MR. GIZZO: Yes, correct.

11 MR. NEMECEK: Okay. That's fine.

12 MR. GIZZO: There was an awning window
13 there.

14 MR. NEMECEK: Okay. Again, the
15 explanation was that when you went to put the
16 bay window to the left of the door --

17 THE CHAIRMAN: So you dug, but bay
18 windows are supported on framing inside.

19 MR. GIZZO: No, we had footings and
20 foundations coming up. If you could see to the
21 right where she's pointing to shows the
22 footings going down.

23 THE CHAIRMAN: But that's in this
24 elevation. The original, also did they go
25 down?

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1 MR. GIZZO: Yes, same exact.

3 MR. NEMECEK: It would have been the
4 same on the other side of building -- the door.
5 Okay.

6 MR. CUNNINGHAM: So you're literally
7 pushing the whole thing out into that bay then;
8 the house is framed out?

9 MR. GIZZO: Yes.

10 MR. CUNNINGHAM: So it's not just the
11 window sitting proud?

12 MR. GIZZO: Right.

13 MR. CUNNINGHAM: Okay, gotcha.

14 MR. NEMECEK: It makes sense.

15 MR. CUNNINGHAM: That's a bump out
16 inside the house?

17 MR. GIZZO: Correct.

18 MR. CUNNINGHAM: Very nice.

19 THE CHAIRMAN: The roof on top of the
20 bay is framed into the existing roof there?

21 MR. GIZZO: Correct.

22 THE CHAIRMAN: Okay. That's fine.

23 MS. UHLE: This is not a public
24 hearing, but you are required to waive the
25 public hearing. I have a motion for you, Jim,

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1 if you could just vote on that.

3 THE CHAIRMAN: Got it. So I make a
4 motion to waive the public hearing on this
5 application, 21-21, 95 Parkway Circle.

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.

8 (AYE)

9 THE CHAIRMAN: I think you've heard
10 all the comments, Mr. Gizzo. We're okay with
11 it. Thanks for coming back and thank your
12 wife.

13 I make a motion to approve this
14 application, 21-21, 95 Parkway Circle.

15 MR. NEMECEK: Second.

16 THE CHAIRMAN: All in favor.

17 (AYE)

18 THE CHAIRMAN: Great. Thank you.
19 Have a nice evening.

20 MR. CUNNINGHAM: Good luck with
21 everything.

22 MR. GIZZO: Have a good evening,
23 gentlemen, Margaret.

24 MS. UHLE: Thank you, Anthony.

25 THE CHAIRMAN: Next application is

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1 21-20 -- lots of 20's -- 21-20, 20 Greystone
2 Circle subdivision.

3 MR. MAIORANO: Can you hear me?

4 MR. NEMECEK: Yes.

5 THE CHAIRMAN: Hello. Yes, we can.

6 MR. MAIORANO: Good evening, board
7 members. My name is Adamo Maiorano from
8 Community Designs and Engineering. On behalf
9 of the applicant and owner, Steve Piacquadio,
10 we are proposing a two lot subdivision at 20
11 Greystone Circle.

13 The project is situated in an R-10
14 zoning district. As it currently sits now,
15 it's obviously an oversized lot. It's
16 31,046 square feet. In our proposed
17 subdivision, the existing house will remain on
18 lot 1. That lot will be 19,098 square feet,
19 and our proposed lot, which is lot 2, is
20 12,308 square feet. Both of the proposed lots
21 will still be sort of above what the required
22 R-10 zoning district allows for a 10,000 square
23 foot minimum lot size.

24 I'm going to share my screen. Can you
25 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. NEMECEK: 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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1 MR. TUSHAJ: Hi, this is Mark Tushaj.
2 I live across the street at 15 Greystone
3 Circle.

4 THE CHAIRMAN: Good evening.

5 MR. TUSHAJ: So, I mean, this
6 obviously changes the home that I bought a
7 little bit. It changes the view in terms of
8 what I'm looking across the street at. It
9 changes how busy the street is. It changes the
10 number of cars that are parking on the street.
11 Does any of that play into the town's decision
12 on this, or is it just a matter of, you know,
13 it meets zoning requirements and that's really
14 what we're talking about?

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

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

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1 the precise legal standard.

2 THE CHAIRMAN: The character of the
3 neighborhood.

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

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

20 MR. NEMECEK: That all gets approved
21 by --

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

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1 see if the facade and what it looks like from
2 the street is in line with everything else.
3 They'll do a street-scape showing the adjacent
4 properties, and we just will make sure that it
5 doesn't really stand out too much, such as we
6 do on all applications. What the architect
7 typically does, he looks at all of the houses
8 in the neighborhood and tries to make sure his
9 sort of conforms or at least is similar to the
10 ones around. So, yes, we pay very close
11 attention to that.

12 MR. TUSHAJ: One last question and
13 then I'll un-mute. The house obviously has an
14 impact on the neighborhood, has an impact on
15 the street. If it's a great house and, you
16 know, it's super high end, maybe it raises the
17 value. If it's not, maybe it decreases the
18 value. Do our property taxes get impacted any
19 way positively or negatively by the quality of
20 the home that gets built here.

21 THE CHAIRMAN: This is the Planning
22 Board. I can speculate on that, but I'm not
23 going to try.

24 MS. UHLE: Well, can I say a couple of
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1 things?

2 THE CHAIRMAN: Of course.

3 MS. UHLE: I'm going to backtrack a
4 little bit. With regard to the subdivision
5 approval with regard to your first question, if
6 it is a fully conforming lot, one thing that we
7 do try to ensure is, we do have a civil
8 engineer review it to ensure that before it's
9 approved as a building lot, that it can
10 accommodate storm water runoff when a house
11 does come as an application. So with regard to
12 just creating a building lot, the Planning
13 Board is just confirming that it meets all the
14 lot and bulk requirements, and that it can
15 accommodate storm water management. When the
16 applicant comes with the home, then the
17 Planning Board and the ARB do have quite a bit
18 of discretion because they look at the
19 character of the neighborhood, the character of
20 the architecture. In addition to the Planning
21 Board, the Architectural Review Board looks at
22 it, and they're very concerned about the
23 quality and character of the architecture and
24 that it's not necessarily the same, but that

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

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

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

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

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

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

23 MR. TUDISCO: Yes, there is another
 24 member of the public that wishes to address the

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

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

6 THE CHAIRMAN: Good evening.

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

11 THE CHAIRMAN: Okay. Of course.

12 MR. NEMECEK: What is the address?

13 JOE: 10 Greystone Circle.

14 MR. NEMECEK: Okay, thank you.

15 JOE: Talk?

16 THE CHAIRMAN: Yes. Good evening.
 17 We're all listening.

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

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1 with our pool and all that stuff down the back.
 2 Right now, we have no privacy whatsoever. It
 3 just changed the whole outlook of our backyard
 4 and everything else.

5 I was just looking at the backset,
 6 it's, what, 14, 16 feet away from our lot? I
 7 think that's what it shows.

8 THE CHAIRMAN: 16, yes.

9 JOE: 16 is it?

10 MR. MAIORANO: 16.3 potentially.
 11 Technically, the actual house is not what's
 12 really being approved.

13 JOE: How many square feet is this
 14 house going to be proposed, the size of the
 15 house?

16 MR. MAIORANO: Should I answer that?
 17 Again --

18 THE CHAIRMAN: That's not what we're
 19 doing right now. Right now, we're just
 20 subdividing this. The architect is not going
 21 to be able to answer that until he actually
 22 starts designing the house. Right now, this is
 23 just about subdividing.

24 JOE: The guy that bought the property

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1 right now, is he going to be just subdividing
 2 and selling the lot or is he going to build on
 3 it?

4 THE CHAIRMAN: Again, that's a
 5 question that we can't answer right now because
 6 we don't know what's in front of it, nor does
 7 it really figure into our response to this.

8 This is just about subdividing. I do
 9 understand your concern, but --

10 JOE: Now is the time to make our
 11 complaints rather than before this thing is
 12 subdivided. Once it's subdivided, the guy
 13 could probably do what he likes.

14 THE CHAIRMAN: Back to what the
 15 previous gentleman brought up about subdividing
 16 the lot, that the code does allow an owner to
 17 subdivide lots, and that's what's being put in
 18 front of us. When we do that, it's not so much
 19 about the property that's going to go there,
 20 it's about the owner's rights to subdivide it.

21 MR. NEMECEK: Very importantly, an
 22 owner of a property can only subdivide the lot
 23 if it meets the requirements for a subdivision.
 24 The two lots have to both meet the

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

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

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

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

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

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1 builder can do what he wants, but actually, the
2 builder would have to come back before the
3 Planning Board and the Architectural Review
4 Board for site plan approval and architectural
5 review approval for the new home.
6 To answer one other question, on a lot
7 of that size, the house can be 3,730 square
8 feet. Most builders do build close to the
9 maximum permitted. Sometimes they don't, but
10 for new homes they typically do. So it would
11 be 3730.

13 THE CHAIRMAN: Thank you, Margaret.

14 MR. TUDISCO: Margaret, there is also
15 one additional thing that we should add to the
16 members of the public that are asking questions
17 and voicing comments about this, is that when a
18 proposed actual design of a home on this
19 subdivided lot comes before the Architectural
20 Review Board or the Planning Board, that there
21 will be a public hearing. So to the extent
22 that members of the public wish to address the
23 Planning Board with respect to a specific
24 design that's put in front of them, members of
25 the public would have the right to address the

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1 board at that stage as well.

3 MS. UHLE: That's correct.

4 THE CHAIRMAN: Right. So that's
5 another opportunity -- is it Mr. Pezzo -- to
6 come and discuss that. As a board, we
7 certainly look at the whole proposed home, not
8 just the front elevation. We're going to look
9 at what it looks like from your side too.
10 Although it's not open area, we're going to
11 make sure that you're not looking at something
12 that isn't attractive. We obviously take your
13 concerns -- if there's more buffer in between
14 the two properties that might actually help,
15 we'll propose it.

16 MR. NEMECEK: That's also part of the
17 reason that I'm very insistent on keeping those
18 trees. I don't want a developer to come in and
19 just bulldoze the entire area and then say,
20 okay, here's our plan now. We've seen that
21 before.

22 THE CHAIRMAN: They could do that now?

23 MR. NEMECEK: Yes, they could do it.
24 They could do it. It's their property.

25 THE CHAIRMAN: Can we make that a
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condition of approval of the subdivision?

MR. NEMECEK: You really can't.

MS. UHLE: You really can't. It's very hard. Sometimes, you know, without knowing the conditions of the trees -- the applicant under any circumstances has to provide a landscape plan prepared by a licensed landscape architect, and sometimes you can preserve trees, but if you have construction coming that close, they're going to die within a year or something anyway. So sometimes it is better to remove the plants. I would like to defer to the licensed landscape architect, which it will be reviewed then by the Architectural Review Board.

THE CHAIRMAN: I hope there's no intention to remove those any time soon. So any other questions?

JOE: I suppose at this time there's not too much we can say, just go ahead with the subdivision, and then we have to follow-up when they propose the type of house that they're building?

MS. UHLE: That's correct.

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MR. CUNNINGHAM: That's correct.

MS. PEZZO: What timeline are we talking about?

THE CHAIRMAN: You would have to ask the architect. Any ideas?

MR. MAIORANO: We have to file with Westchester County and all that stuff, so it takes a little bit of time. I would image obviously nothing over the summer because you guys don't meet over the summer. So it wouldn't probably be until September, October, until we're back before you guys again. Obviously, we'll send out a notice and whatnot.

THE CHAIRMAN: Since they're adjacent neighbors, they'll get a notice.

MR. MAIORANO: Yes.

JOE: For right now, if he cleaned up the lot a little bit because it looks like an eyesore right now.

MS. UHLE: Adamo, that's a good point. Our code enforcement officer went out there earlier today just to kind of check some things out. He did say the grass is getting a little bit high. So if you could make sure the owner

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maintains that lot.

MR. MAIORANO: Yes, of course.

MS. UHLE: Thank you.

THE CHAIRMAN: Is there equipment there right now?

MR. MAIORANO: Yes. They're doing work on and have a building permit for renovations to the existing lot, lot 1, so he has machines there. They're doing renovations 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 tests, so that retaining -- there was partially 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.

THE CHAIRMAN: If you could ask him to keep in mind the adjacent property owner's

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concerns about eyesores. It will be good will for the neighborhood. It would be great.

MR. MAIORANO: Of course.

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 --

MS. UHLE: The Building Department permits construction between 8 a.m. and 6 p.m. 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.

MS. PEZZO: Okay.

JOE: All right. Very, very good.

Thank you.

THE CHAIRMAN: Thank you.

MR. NEMECEK: Thank you.

MS. PEZZO: Thank you.

THE CHAIRMAN: Do we have anyone else there, Mr. Tudisco?

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MR. TUDISCO: One moment. Are there any other members of the public that wish to address the board on this application?

Mr. Chairman, at this time, I don't see, scrolling through, any other hands, which indicates that there are no additional members of the public that wish to address the board on this application.

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.

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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.

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MR. DAVIS: May we start?

THE CHAIRMAN: Yes, please do.

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 in 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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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 THE CHAIRMAN: Thank you.

13 MR. DAVIS: Thank you. Diego will
14 take us through the site plan, and he will have
15 some assistance from Ron Hoina, our architect,
16 to talk about the improvements we will be
17 making to the facade. Diego.

18 MR. VILLAREALE: Good evening,
19 everybody. For the record, Diego Villareale
20 with JMC, the planning and engineering
21 consultant for the applicant.

22 If it's okay, Mr. Chairman, I would
23 like to share my screen. I do have a couple of
24 slides that I could take you through just to

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1 help explain what's being proposed at this
2 time.

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 to, 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 White Plains Road is on the bottom portion of
2 the roadway down here. New Wilmot Road is off,
3 again, this is to the north. On the left-hand
4 side of the page, you have the Vernon Hills
5 Shopping Center to the south, and some
6 residential properties on Wildway and the golf
7 course to the east. Again, the property is
8 about 11 acres in size, just slightly larger.
9 The existing building that you could see the
10 building rooftop there is about 215,000 square
11 feet.

12 The building itself is three levels.

13 As you know, again, up against White Plains
14 Road is really the second floor of the
15 building. So the parking lot that exists off
16 of White Plains Road here, has direct access to
17 that second floor of the building, and then
18 because of the topography, the way it drops off
19 at the back end of the site or the eastern side
20 of the site, the first floor is actually
21 accessed off of the east side of building here.
22 There is a third level of the building. It's a
23 rather small portion of the overall building,
24 about 18,000 square feet, if I recall

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1 correctly, but there is a small portion of the
2 building that extends up to that third floor.

3 The parking on the property is 650
4 parking spaces. That is the total existing
5 parking situated off of White Plains Road
6 adjacent to New Wilmot Road, and then obviously
7 the large parking area that's in the back
8 portion of the property. The building, the way
9 it operated originally as, you know, the Lord &
10 Taylor retail store, had several access points,
11 which allowed customers to enter the building
12 really from all of these parking areas. It's
13 one of the main parking areas adjacent to White
14 Plains Road. There were three access points
15 that went directly into the Lord & Taylor
16 store. Then along the back side of the
17 property, the east side, there were several
18 entrances as well, that accessed the store, and
19 provided escalators to go up to that second
20 level. And obviously, you have the smaller
21 parking lot off of New Wilmot Road as well.

22 The access to the property is via
23 three curb cuts. There's the White Plains Road
24 driveway here. That's really a common driveway

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1 with the Vernon Hills Shopping Center. It's
2 right along at that property line. Then
3 there's two separate curb cuts along New Wilmot
4 Road.

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

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

3 Now, as has been described to you
4 already, the intention is to start reoccupying
5 and reactive this building. One of the tenant
6 spaces is proposed to be an office use. It's
7 going to occupy approximately 90,000 square
8 feet, a majority of which is located on the
9 second floor of the building. So when I say
10 the second floor of the building, it's that
11 area that fronts White Plains Road. So about
12 70,000 of that 90,000 square feet will be on
13 that second floor, and the main entrance to
14 that portion of the building will be via this
15 doorway here. It's an existing canopied
16 covered walkway that provides access into the
17 building, and that's intended to serve as the
18 main entrance into this new office space.

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

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1 second floor because this really shows the area
2 that's being occupied by the proposed office
3 use, the 70,000 square feet. The partition
4 wall falls right along this line here, which is
5 pretty much in line with the corner of the
6 building. So when you're looking at it from
7 White Plains Road, the portion of the building
8 that's closest to the roadway, it's about half
9 of that, and then everything to the right
10 towards the Vernon Hills Shopping Center is
11 proposed to be occupied by the office use. You
12 could see it in the hatched pattern there.

13 The balance of the building, once we
14 look at that 90,000 square feet -- before I get
15 there, on the lower level, this office use will
16 also occupy about 5,000 square feet. That's
17 intended, really, to provide access to one of
18 the main parking areas because a majority of
19 the parking is located in the back portion of
20 the property. This 5,000 square feet allows
21 the office use to extend downstairs, but also
22 provides pedestrian access up to that second
23 level where a majority of the office use will
24 exist. As Jose had indicated, there is the

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1 cafe and the fitness center, and you could see
2 all of these amenities are incorporated into
3 the office space itself.

4 Then that third floor that we were
5 talking about, again, here you could see this
6 portion is about 17,500 square feet, and then
7 there's a small mechanical space as well, all
8 of this would be occupied by the office space
9 as well, and it would be ancillary to the main
10 components on that second floor. The balance
11 of the floor area is divided into four tenant
12 spaces. We have a tenant space on that second
13 floor adjacent to the New Wilmot Road
14 exit/entrance, and then on the first floor, the
15 area that is adjacent to that large parking
16 area was broken apart into three spaces. At
17 this point in time, tenants are unknown. We do
18 not have a specific tenant for these spaces.
19 They're actively seeking tenants, obviously.
20 But it is anticipated that it would be some
21 type of medical office, office or retail use,
22 all of which are permitted by your code and
23 would fit nicely within the existing building
24 itself.

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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

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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,

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we are relocating some accessible parking spaces and doing some re-striping and signage and shifting it closer so it's approximate to the main entrance of the building. With the exception of that striping, the rest of the parking is proposed to remain in the same fashion it is right now. Even with the re-striping that we're doing, we're maintaining the 650 parking spaces for the overall property. Again, because office use is a less intensive parking use than your code requires of retail, the existing parking spaces on the property doesn't require any relief. Even though the existing retail store itself did not meet your current code, the office space requires less parking than the retail use. So, therefore, it's actually a reduction in the degree of non-conformity for the existing parking spaces.

With the parking spaces, we are creating a small drop off area along the main entrance of building. In today's world, obviously with Uber Lift and other opportunities for drop off and pick up, we

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1 thought it was important to have just a little
 2 drop off space along the frontage of the
 3 property. So from a site circulation
 4 standpoint, we maintain the existing entrance
 5 off of White Plains Road. If somebody comes in
 6 off of White Plains Road, they do have the
 7 ability to make the left-hand turn here. At
 8 the point past these parking spaces, it does
 9 become one way, and there is a drop off area
 10 here. So somebody coming in this middle aisle
 11 here would not be able to make a right turn,
 12 and it's signed accordingly with do not enter
 13 and one way signs. The circulation is intended
 14 to be in this fashion, and this area could be
 15 used as a drop off and pick up area. Because
 16 we have that secondary entrance in the back
 17 portion of the building, which is located right
 18 about here, this provides access to that second
 19 floor, but also provides access to a large part
 20 of the parking area in the back portion of the
 21 building itself. The balance of the
 22 circulation around the perimeter of the
 23 building, the vehicle parking spaces, the
 24 access points are all proposed to remain the

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1 same. Understanding that traffic is always a
 2 concern when we're looking at changes of use,
 3 John Canning obviously is with us this evening
 4 too, I'm going to turn it over to him in a
 5 minute here just to take you through the
 6 traffic analysis that is in the process of
 7 being finalized. It's just about there. We're
 8 going to submit it to the board. I know we've
 9 been working with Mr. Grealy and Ms. Uhle on a
 10 number of these items, talking to them to try
 11 to address some comments and concerns before we
 12 even got to the board, so the traffic study
 13 should be submitted to the board shortly for
 14 everybody's review. I'm sure John has a quick
 15 update on that, and he could take you through
 16 some of the highlights. John.

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

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1 that office generates about two thirds less
 2 traffic than retail space in the busiest hour.
 3 So that will relieve traffic operating
 4 conditions. Then the applicant would like to
 5 have the flexibility to reuse the balance of
 6 the building for either office, medical office,
 7 or it's currently permitted use as retail
 8 space. So we've evaluated the traffic
 9 potential for each of these uses, you'll see it
 10 in the report, and we concluded that they will
 11 all generate less traffic than what was
 12 previously generated by Lord & Taylor during
 13 their busiest hours. We're still evaluating
 14 traffic operating conditions at the individual
 15 intersections and driveways, but we expect to
 16 be able to demonstrate that the application
 17 will not have a significant impact on traffic
 18 operating conditions. Similarly, as Diego
 19 mentioned, we've been evaluating parking from a
 20 code and a demand perspective, so not just what
 21 your code requires, but also what's going to
 22 actually be out there in practice, and have
 23 concluded that the proposal to convert the
 24 building for office or even medical use will

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1 reduce the existing parking non-conformity, as
 2 well as reducing the peak parking demand.
 3 Those are basically the high points of
 4 the traffic. We look forward to submitting the
 5 report to you, having you and your experts
 6 review it, and then working through the process
 7 with you. Thank you.

8 **THE CHAIRMAN:** Thank you.

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

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

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

21 **MR. CUNNINGHAM:** For all of us.

22 **THE CHAIRMAN:** Especially our
 23 significant others. I like what you've done.
 24 Since this rendering is up, I see just about

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1 all of the windows on this rendering are new,
2 part of the proposal; is that correct?

3 MR. HOINA: Yes, that's correct.

4 THE CHAIRMAN: Very nice.

5 MR. VILLAREALE: This is new, all of
6 these are new, new doorway here.

7 THE CHAIRMAN: The new doorway, that's
8 a covered walkway to the doorway?

9 MR. HOINA: Over there?

10 THE CHAIRMAN: Yes.

11 MR. HOINA: That's the existing
12 opening.

13 THE CHAIRMAN: Oh, is it really?

14 MR. HOINA: Well, it's a better
15 canopy, but an existing opening. Right now,
16 it's fabric.

17 MR. NEMECEK: Are these windows going
18 to continue to what would be I guess the second
19 floor on east front of the building?

20 MR. HOINA: They wrap the building.

21 MR. VILLAREALE: That's this rendering
22 here.

23 MR. CUNNINGHAM: Very nice.

24 MR. HOINA: It's a very large, bland
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1 brick wall today, and opening this up will
2 really get that second floor flooded with
3 light.

4 MR. CUNNINGHAM: Much nicer.

5 MR. HOINA: We think it's a big
6 improvement.

7 MR. NEMECEK: It's a big space. I
8 mean, I know the space very well.

9 MR. HOINA: It is.

10 MR. NEMECEK: I still think you're
11 going to require significant amounts of
12 artificial lighting, but --

13 MR. HOINA: We will. We will. But we
14 want to grab as much natural light as we can to
15 really make the space feel, you know,
16 environmentally friendly, so it feels like a
17 really comfortable space.

18 MR. NEMECEK: Tell me, because I guess
19 I'm not a hundred percent following you here,
20 the 90,000 square feet, which is 70,000 on the
21 second floor, that is occupying I guess the
22 entire southern portion of the second floor --

23 MR. HOINA: Men's department.

24 MR. NEMECEK: Yes, and the shoes and
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1 the make-up in the middle. I actually worked
2 at Lord & Taylor in the receiving department in
3 the 1980's when I was in college, so I know the
4 store very well. In fact, the southern part
5 was not part of Lord & Taylor at the time, it
6 was the --

7 MR. HOINA: The end, yes.

8 MR. NEMECEK: This 70,000 square feet,
9 putting aside the first floor, which is
10 primarily an access to the parking lot in the
11 back and putting aside the third floor piece,
12 which, you know, looks like it's certainly
13 not -- it's almost an incidental component --

14 MR. HOINA: It is.

15 MR. NEMECEK: How is this 70,000
16 square feet on the second floor intended to be
17 used? Who's going to occupy it; how is it
18 going to marketed; what's the plan?

19 MR. DAVIS: I think Jose would be best
20 situated to answer that.

21 MR. GONZALEZ: Yes, of course. So
22 that's going to be mainly the preliminary
23 driver of the layout for the office component.
24 We're still revising our plans on how we're

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1 going to divide it with the different setups
2 and layouts. Basically, we know where we're
3 going to have the fitness area, we know where
4 we're going to have the cafe area, and the
5 remainder of the space will be -- that is why
6 we don't like to call it like an office, a
7 traditional office, it's more like an office
8 and community hub because, you know, you're
9 going to have couches, you're going to have
10 areas that you could work. It doesn't need to
11 be like a table where you have your laptop,
12 right. We are still evaluating and analyzing
13 all of those components at this moment, but
14 we're there.

15 MR. NEMECEK: Is it conceived that
16 this is going to be a number of different
17 businesses all kind of cohabiting in the same
18 space, is it going to be a single business?

19 MR. VILLAREALE: This is intended to
20 be a single operator office space.
21 90,000 square feet will be occupied by this
22 proposed office use. We don't have a name for
23 you today just because it's in the process of
24 being branded. Hopefully, it's something we

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1 could share with you in the near future. This
 2 space, the 90,000 square feet, is going to be
 3 occupied by this single office user. It is an
 4 amenitized, active office space. As Jose had
 5 indicated, it's going to have different area
 6 where you can go set up to work, you move
 7 around, you can go to the cafe, you can go to
 8 the fitness center, but it's intended to be not
 9 your, you know, cubicle track or your box where
 10 you go to work, it's more of a modern office
 11 setup.

12 MR. NEMECEK: Because I was hearing --

13 MR. VILLAREALE: But it's a single

14 user.

15 MR. NEMECEK: I was hearing in the
 16 presentation, some of these newer concepts
 17 about different companies sharing space and
 18 actually working next to somebody who might be
 19 working for a different company all together.
 20 That's not the conception here.

21 MR. VILLAREALE: No, no, it is. It's
 22 one operator of the space, but it might be
 23 Diego from JMC and it might be Ron Hoina
 24 from --

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1 MR. CUNNINGHAM: So it's basically
 2 maybe of the blueprint that we work?

3 MR. GONZALEZ: We don't like to
 4 compare that.

5 MR. CUNNINGHAM: I happen to know a
 6 lot about it and know what the places look
 7 like. So as you were leading me down that road
 8 and painting a picture, it seemed like it may
 9 be going towards that.

10 MR. GONZALEZ: Exactly. Yes, to
 11 simply answer that question. To go back to the
 12 point before, it will be operated by us, the
 13 Hudson Bay Company, as I mentioned previously,
 14 but then the members can use it. It could be,
 15 you know, Diego, JMC, and any other, of course,
 16 to revitalize the actual shopping area around.

17 MR. CUNNINGHAM: Any intentions to do
 18 anything in Lead or any solar or anything like
 19 that in the space?

20 MR. HOINA: We haven't gotten that far
 21 into the technical aspect of it yet. We
 22 typically would consider that as we get into
 23 construction drawings.

24 MR. CANNING: I would offer that

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1 reusing the building is sort of a green aspect
 2 to it as well. We're not investing energy to
 3 knock it down and build something else.

4 MR. NEMECEK: So you've explain the
 5 office space. Now, the medical
 6 office/office/retail, the 47,000 on the north
 7 end of the building here, the 41,000, another
 8 15, 18, roughly I guess the other -- it's more
 9 than half the building, actually --

10 MR. VILLAREALE: 125,000.

11 MR. NEMECEK: Yes. -- Is allocated at
 12 the moment for these buckets; medical, office,
 13 retail, whatever. What's going to be done with
 14 that short term? It sounds to me like you have
 15 a much better sense of where you're going with
 16 the 90,000 in office space right now, and the
 17 other part of it is still being formulated.

18 How do you foresee that playing out and when?

19 MR. VILLAREALE: I was just going to
 20 say, at this point, you hit the nail on the
 21 head, you know, the 90,000 plus square feet,
 22 92,000 square feet, HBC/Street-Works
 23 Development, it's their affiliate, their
 24 company that will operate that office use. The

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

23 Again, we're reusing the existing
 24 building, reusing the parking areas, so we

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1 really do feel that it's really making the best
2 use of the property, and all of the uses that
3 are contemplated are permitted under your code
4 and work from a zoning standpoint. So we tried
5 to look at it really from the traffic
6 standpoint as a worst case scenario. That's
7 all.

8 MR. NEMECEK: I should think --

9 MR. GONZALEZ: Hi, everyone. Sorry, I
10 don't know what happened. I just rejoined
11 again.

12 MR. NEMECEK: I was just saying, it
13 strikes me -- and I'm certainly not a
14 developer -- that three of the main attributes
15 that this property has going for it is
16 location, and it just is a large amount of
17 space, and it does have very abundant parking
18 for whatever the use is. It was never a
19 problem getting a space at Lord & Taylor
20 because there just was so much parking there.
21 Yet, I think, Diego, you mentioned that even
22 with the 650 spaces it was not presently
23 conforming to the town code, nor will what you
24 envision putting in conform, it will just be a

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1 lower degree of non-conformity. What would be
2 required -- and I guess you would kind of have
3 to know whether you have medical offices or
4 retail or, you know, whatever, medical office,
5 regular office, retail, in order to calculate
6 out exactly what would be required. In a worse
7 case scenario, positing your 92,000 square feet
8 office space, what's the most amount of parking
9 that you would be required to have if you were
10 to fill the entire 215,000 square feet?

11 MR. DAVIS: I think Mr. Canning did
12 that analysis, right, Diego?

13 MR. VILLAREALE: It's looking at it
14 from a zoning standpoint, and, you know, the
15 retail is the more intensive parking
16 requirement at 1 per 150 square feet. So the
17 building itself under its existing condition
18 was considered a retail store, and when you
19 look at the code for the 215,000 square feet,
20 believe it or not, that would have required
21 over 1400 parking spaces. We know that's
22 steep. That's an excessive amount of parking
23 for any type of retail use.

24 If we looked at this entire building

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1 as an office use, it would require 1075 parking
2 spaces because your code requires 5 per
3 thousand or 1 per 200 square feet, which is
4 still extensive for an office use. Your code
5 doesn't distinguish between general office and
6 medical office, it still requires 1 per
7 200 square feet.

8 If we maintained the existing retail
9 for the entire building, it's 1434 spaces. If
10 the entire building was converted to office, it
11 would require 1,075 spaces. The fact that
12 we're converting 90,000 feet, takes that number
13 to right in between two.

14 MR. NEMECEK: Got it.

15 MR. VILLAREALE: It's never going to
16 be more than the 1434 required because that's
17 what it is today, but it won't be less than the
18 1075 because that's if you converted the entire
19 building.

20 MR. NEMECEK: And that's going to be
21 presumably an issue for the Zoning Board.

22 MR. DAVIS: Well, no.

23 MS. UHLE: No.

24 MR. VILLAREALE: No, because it's an

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1 existing non-conformity.

2 MR. NEMECEK: Okay.

3 MR. DAVIS: Under your code, it's
4 called a dimensional non-conformity parking.
5 As long as you don't increase it or certainly
6 if you're decreasing it, you don't need any
7 relief.

8 MR. NEMECEK: There is no way it can
9 actually increase, right, unless you added
10 space to it?

11 MR. VILLAREALE: Or you went to
12 another use that required more demand, but
13 that's not what's being proposed.

14 MR. NEMECEK: Okay. Okay.

15 MR. DAVIS: And that's if you didn't
16 offset such a use by, for example, putting more
17 office, it could offset the possibility of a
18 greater parking use.

19 MR. NEMECEK: Okay.

20 THE CHAIRMAN: Any more questions from
21 the board, guys?

22 MR. CUNNINGHAM: No, I'm good. Very
23 good presentation.

24 THE CHAIRMAN: Yes. It's encouraging.

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1 So, Margaret, we heard from their traffic
2 consultant from Kimley Horn. I guess our
3 consultant hasn't called in?
4 MS. UHLE: Phil is here.
5 THE CHAIRMAN: Oh, he is.
6 MS. UHLE: He's been here.
7 THE CHAIRMAN: I'm sorry, Mr. Grealy.
8 MR. GREALY: Good evening, everybody.
9 THE CHAIRMAN: Step right up.
10 MR. GREALY: We're anxiously awaiting
11 Mr. Canning's traffic report, traffic and
12 parking. Just a couple of items.

13 We had provided some early input in
14 terms of the scope of the study. I think the
15 direction that he is going with that is the
16 proper way to address this site. The medical
17 office use in terms of parking, as Diego
18 mentioned, is more intensive than a regular
19 office space. As they move forward with the
20 plans, I guess a couple of things relative to
21 traffic and parking, and some of this goes
22 back -- I remember shopping in this store back
23 in the 1960's. Most of time, I remember
24 parking in what I call the back or the east lot

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1 because of some of the complications up in the
2 front lot there. So a couple of things just to
3 think about, with the 90,000 square feet,
4 really the bulk of it being on that second
5 floor, and I don't know the exact number, but
6 you probably have about a hundred parking
7 spaces up in that front area off of 22 off of
8 White Plains Road, you know, and where the
9 driveway comes in between the Vernon Hills
10 Shopping Center, a couple of things just to
11 consider, that driveway right now is restricted
12 right turns in, right turns out, you are not
13 permitted to make left turns at that driveway,
14 so that means that people arriving from the
15 north -- thank you, Diego.

16 MR. VILLAREALE: I thought it might
17 help.

18 MR. GREALY: You have the signal to
19 the north at Swift Avenue, and the driveway
20 that serves that upper lot is really restricted
21 to right turns in, right turns out, so when
22 traffic wants to head back south, the majority
23 of that traffic in that lot basically cuts
24 through the Vernon Hills Shopping Center and

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1 comes out at the light at what used to be
2 Burnham at the driveway to the shopping center.
3 So in terms of circulation, and if you look at
4 the demand for that 90,000 square feet, you
5 probably have about a hundred parking spaces up
6 in this area, and even using a very generously
7 low parking ratio of around three to four
8 spaces per thousand square feet, you would need
9 probably about 300 parking spaces. So,
10 clearly, that access to the lower level, the
11 east parking area that Diego mentioned, you
12 know, the stair and the escalator access is
13 going to be important. In terms of traffic
14 arriving from the north, the logical way is to
15 make the left turn at the Old Wilmot Road
16 signal and come in the back access I'll call it
17 or the easterly side. So I think that's
18 important traffic patterns.

19 To jump back for a minute at the
20 driveway at Route 22, one of the things that
21 historically would go on at the driveway, even
22 though it's limited to right turns, right turns
23 out, the proximity of the first drive aisle as
24 you come in and out of that driveway, would

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1 tend to block up at times, you know, people
2 cutting across. So we would like to see the
3 applicant look at that a little bit. I know
4 they're changing some of the drop off patterns,
5 but, you know, to consider possibly looking at
6 a canoe island extending past that first bay.
7 If you have traffic that's looking for a
8 parking space and they're cutting from this lot
9 over to Vernon Hills at the same that somebody
10 is coming in the driveway off of 22, there is
11 not a lot of room to maneuver there. We would
12 like them to look at that. It's related to
13 really access and circulation. It's not the
14 traffic numbers versus the parking numbers on
15 the site. We could work more with their
16 engineer and traffic consultant on that. That
17 is a concern.

18 I think the use of the east lot and
19 the internal connectivity is going to be very
20 important. Once we get the study, we'll get
21 into some of the numbers and aspects in more
22 detail, but we have the opportunity to clean up
23 and maybe improve some of the circulation
24 items, especially at that driveway, and I think

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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

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1 sure that everything is functioning properly.

2 Once we get John's report, we will
3 focus in more detail, but I think it's
4 important for the applicant to at least look at
5 that driveway and understand the restrictions,
6 the left turn restrictions entering and exiting
7 that driveway.

8 THE CHAIRMAN: So as part of the study
9 that the applicant is showing, are we asking
10 them to look at the circulation through the
11 entire parking lot?

12 MR. GREALLY: I mean, primarily it's
13 really at the access points. I think they have
14 thought out -- at least in looking at the
15 plans, I just looked at them quickly today --
16 they've thought about the other parts of the
17 internal circulation, But I would say focus on
18 that driveway. Eventually, the driveway out
19 the east, Wilmot, the signalized driveway, the
20 proximity of the drive aisle closest to that --
21 Diego, if you could zoom in on that area.

22 MR. VILLAREALE: It actually would be
23 better here.

24 MR. GREALLY: That was good what you
25

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1 had there, actually.

2 MR. VILLAREALE: You want me to go
3 back?

4 MR. GREALLY: Yes, if you could go back
5 to that because the tree was a little clearer
6 on that one.

7 MR. VILLAREALE: This one?

8 MR. GREALLY: Yes. That's perfect.

9 The one thing here, this drive aisle, as you
10 come in off of Old Wilmot Road, that proximity
11 to the signalized intersection when you have
12 vehicles queuing exiting out of here, you know,
13 making a left out of that lot when traffic is
14 exiting or traffic is queued at the light, you
15 know, occasionally in the past was problematic,
16 but the traffic flow was a little different.
17 We would also like you to look at that area. I
18 think the grade differential there between that
19 and the other lot, at least as you get close to
20 that area, could work. We may want to, you
21 know, look at closing at least that first bay
22 off there, just so that when we have vehicles
23 stacking exiting at the signal, that we don't
24 end up with a conflict point there. Again,

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1 that may be something that we can, you know,
2 work through, and whether it gets done in this
3 first phase of re-occupancy, but I think it's
4 something that's important. We have the
5 opportunity to clean up and make these access
6 drives function as efficiently as possible. I
7 think the rest of the layout of the parking
8 area is what it is, and I think you will
9 re-stripe it as necessary. Any signing, I
10 think Diego will go through that. Again, we
11 would like to see a little focus right at the
12 main entry points, both at this driveway and at
13 the Route 22 driveway.

14 MR. TUDISCO: If I may, Mr. Chairman,
15 just to kind of offer something. As the
16 traffic prosecutor in town, I will tell you
17 that probably 25 to 30 percent of my tickets
18 that I'm enforcing in court are people going
19 directly from the Fresh Market parking area,
20 the north end of it, straight across the double
21 yellow line. It's a little bit of a slant
22 northward into that other lot. It's quite
23 dangerous into the Lord & Taylor, the north
24 entrance on 22 there. As a matter of fact,

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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.

16 THE CHAIRMAN: That's crazy. Okay.
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, so 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
19 down.

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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1 MS. UHLE: Mr. Castaldi?

2 MRS. CASTALDI: Can you hear me?

3 MS. UHLE: Yes.

4 MR. TUDISCO: Yes.

5 MRS. CASTALDI: Hello, I'm Mrs.
6 Castaldi, and I actually live at 18 Wildway.
7 I'm actually very concerned at the fact that
8 there's going to be these additional windows on
9 the back of where Lord & Taylor currently is,
10 given the fact that my home is right there and
11 there's not enough coverage. Would the
12 applicant consider putting some type of
13 shrubbery or trees there? If you're looking at
14 office occupancy, then you're looking at people
15 that may be working late into the night. I
16 would rather not have anyone looking into my
17 children's windows at night, that kind of
18 scares me.

19 MR. DAVIS: One thing we would note is
20 that our hours are probably going to be 7 to 7,
21 so there won't be people there late at night at
22 all.

23 MS. UHLE: One of the comments that I
24 was going to have at the end of this is, I

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1 think we would like the applicant to look at
2 providing additional landscaping. I don't know
3 what kind of opportunity there is in your
4 particular location, but I definitely think the
5 applicant needs to look at providing a
6 landscape plan of some sort. That's definitely
7 something that should be addressed.

8 MR. DAVIS: We're happy to do that for
9 the next meeting.

10 MR. NEMECEK: Mr. Davis, when you say
11 that the hours are going to be 7 to 7, do you
12 close up shop at 7, or those are the typical
13 hours?

14 MR. DAVIS: Essentially, as I
15 understand, and I'll let Jose speak to this,
16 the way in which this is run where it's a flex
17 office type of situation, you don't want people
18 coming in at all hours. It will be supervised.
19 There will be a front desk where people have to
20 check in and pay whatever fee for whatever plan
21 that they're using, but it's not a situation
22 where it's 24 hours a day. It's a limited use.
23 People should not be there, in typical
24 circumstances, at night.

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1 Jose, do you want to add anything.
 2 MR. GONZALEZ: You are a hundred
 3 percent correct, we are targeting 7 a.m. to 7
 4 p.m. The point from Mrs. Castaldi is really
 5 well made, and we will look into it, as well as
 6 Margaret's.

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

12 MR. DAVIS: Certainly.

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

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

17 MRS. CASTALDI: That was it on my end.

18 THE CHAIRMAN: Great. Thank you.

19 MRS. UHLE: Thank you.

20 MRS. CASTALDI: Thank you.

21 THE CHAIRMAN: Did any other hands pop
 22 up?

23 MR. TUDISCO: I am working on that
 24 now. If there are any other members of the

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

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

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

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

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

22 THE CHAIRMAN: Good point. Point
 23 taken. As I said, to continue moving forward,
 24 I'll make a few comments, and then I guess we

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1 could wrap it up.

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

6 MS. UHLE: A full Environmental
 7 Assessment Form.

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

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

19 MR. NEMECEK: Second.

20 THE CHAIRMAN: All in favor.
 21 (AYE)

22 THE CHAIRMAN: We've already said that
 23 the applicant will submit the traffic study,
 24 which our consultant will review. Kellard

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

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

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

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

20 MR. VILLAREALE: Understood and
 21 agreed.

22 THE CHAIRMAN: Thank you. The next
 23 one we discussed, we think that the members of
 24 board, the staff of the Building Department are

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1 going to do a site walk just to look around and
2 look at existing condition and see what there
3 is there that we can comment upon; landscaping,
4 facade. We're going to walk just to understand
5 what's there. We may find some conditions that
6 we would ask you to look at, evaluate and
7 remediate, modify, make a little bit nicer
8 after we do the walk.

10 MR. DAVIS: Understood.

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

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

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

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

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

12 MS. UHLE: Sooner rather than later.

13 MR. VILLAREALE: Exactly. That would
14 be helpful.

15 MS. UHLE: Okay.

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

19 MR. VILLAREALE: We will prepare that
20 landscaping plan addressing some of the
21 comments that we heard this evening.

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

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

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

4 MS. UHLE: Yes.

5 MR. NEMECEK: A week from today.

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

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

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

18 MR. CUNNINGHAM: No.

19 MR. NEMECEK: None here.

20 THE CHAIRMAN: That wraps it up.
21 Thank you for the renderings, thank you for the
22 nice presentation, and we're looking forward to
23 meeting with you again next week -- next month.
24 Next meeting is --

25 MR. DAVIS: Time flies.

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

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

6 MR. GONZALEZ: Thank you, everyone.
7 Be well.

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

12 MR. CUNNINGHAM: Second.

13 THE CHAIRMAN: All in favor.
14 (AYE)

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

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

19 MS. UHLE: Thank you.

20
21 (MEETING ADJOURNED)

22

23

24

25

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1
2
3 CERTIFICATION
4

5 STATE OF NEW YORK)
6) SS.
7 COUNTY OF WESTCHESTER)

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

12 That the above transcript was taken from
13 a video of the actual hearing. I was not
14 present for such hearing. The video was taken
15 and transcribed by me to the best of my
16 ability.

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

21 IN WITNESS WHEREOF, I have hereunto set
22 my hand this 30th day of June, 2021.

23
24 
25

DINA M. MORGAN
Court Reporter
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