

Eastchester Town Clerk  
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EASTCHESTER PLANNING BOARD - 1/26/23

X

ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECEK: We have two items that are on for today in this order:

The first will be Application 22-16, Ciao Restaurant, which is located at 5-7 JR Albanese Place.

The second item is Application 23-01, Patisserie, which is 455/453 White Plains Road.

There are several items -- or at least two items that have been adjourned. So if anyone here came for either of these two applications, or if any of the members of our sizable viewing audience at home have tuned in for these applications, they are not going to be heard today, and that is Application 21-17, which is 15 Tuckahoe Avenue subdivision, and the second application, again, that will not be heard, it's been adjourned to the February 23, 2023 meeting, is Application 23-02, which is 203 Beech Street subdivision.

So without any further delay, let's get to the two applications that are before us

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ACTING CHAIRMAN NEMECEK: Welcome to the January 26, 2023 town of Eastchester Planning Board meeting. Let's all rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRMAN NEMECEK: My name is Phil Nemecek. I'm the Acting Chairman this evening, in the absence of Jim Bonanno, who has indicated he will not be here. Mark Cunningham, another board member, is also not able to attend the meeting. So I will do an abbreviated roll call.

Anthony Giacobbe.

MR. GIACOBBE: Present.

ACTING CHAIRMAN NEMECEK: Louis Campana.

MR. CAMPANA: Present.

ACTING CHAIRMAN NEMECEK: I have indicated to Margaret, that I have reviewed the minutes of the December 1st, 2022 Planning Board meeting, and I have no revisions to that. So I make a motion to approve the minutes of the December 1st, 2022 Planning Board meeting.

MR. CAMPANA: Second.

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today, starting with Application 22-16, Ciao Restaurant, 5-7 JR Albanese Place. I see Tom Abillama and his colleague.

MR. ABILLAMA: Good evening. This is Tom Abillama. How are you? This is in regards to Ciao.

We went before the Planning Board a few months, and we revised the second floor on top with the roof. We can show you what else happens in here as far as the Architectural Review Board. Kasturi from my office, she's going to talk about the rest of the thing.

MS. MOHANTY: Good evening. I'm Kasturi Mohanty, I work with Tom Abillama Architects.

So we had come before you, like Tom said, a couple of months ago. We've added a system here called the Byart system, which is different from what we had before, and we've already gone before the ARB. We also are showing the comments that were made about matching the existing roof with the system, and also the entrance awning that was on the side to match with it, with the metal standing seam

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1 roof. The Byart system comes with a  
2 retractable roof, a ceiling, and the lighting  
3 is integrated within that ceiling, actually on  
4 the frame. The sides are Nana bifold wall  
5 system. So they all open up. So 188 days of  
6 the year, it's usable as open space open to the  
7 sky and to the walls. So it's a beautiful,  
8 sleek system that, you know, is manufactured  
9 with everything integrated in it, including the  
10 drainage, gutter system, and also structurally  
11 sound to take the snow load.

12 We also have an additional kitchen  
13 that was added in the back. So let me go to  
14 the plans. On the site plan, the additional  
15 kitchen is about 6 feet below the parking  
16 space, so we have to walk down to it. We have  
17 a floor drain there, which we only need one for  
18 the storm water. So two ADHD reservoir. This  
19 area is only for sink and work table and a  
20 preparation area that's been added on to the  
21 existing kitchen. It's about 240 square feet.  
22 The outside, it will match with the existing  
23 stucco that's already there. Then we have a  
24 metal railing here horizontally -- horizontal

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1 ralls.  
2 That's the existing the way it was  
3 designed by our office, and we're keeping all  
4 that as it is. Above, the wood trellis is  
5 being removed, and that's where we're adding  
6 the 511 square feet of covered space, which is  
7 going to be covered by the Byart metal  
8 structure. So that's our new proposed  
9 elevations. That's the surrounding.

10 MR. ABILLAMA: This is the --

11 MR. TUDISCO: Mr. Abillama, could you  
12 just pick up the microphone.

13 MR. ABILLAMA: Sure. This is the new  
14 system that we're working with right now.

15 ACTING CHAIRMAN NEMECEK: These are  
16 examples from other locations, is that what  
17 you're showing here in the photographs?

18 MR. ABILLAMA: The same thing, yes.  
19 These are just designs that we provided from  
20 other structures just to show how they can work  
21 for the roof, as well as the open windows. So  
22 this is the details that we come up from.

23 This is the NanaWall that shows the  
24 windows that can open up from the roof -- from

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1 the house -- from the building. Then I would  
2 like to show you also the -- in general, I'm  
3 going to show here the existing -- the building  
4 that we have, we're showing the new roof on top  
5 of the existing patio that will now be  
6 enclosed, and we have an area in the kitchen  
7 here in the back, and also we're doing some  
8 work around for the refuse area. We provide  
9 all the items that are required for the code  
10 for the parking, as well as landscaping we  
11 provided. That's what we have really in  
12 general.

13 We have Zef Delijavic, Mr. Delijavic  
14 here. If you ask him any questions also, you  
15 can tell us if you need him to talk.

16 MR. DELIJAVIC: You have the  
17 engineers, architects here. Do you want me to  
18 cook something?

19 ACTING CHAIRMAN NEMECEK: I do have a  
20 question. I believe Mr. Mohanty mentioned that  
21 the intention is to have this sort of open air  
22 roughly half the year.

23 MR. DELIJAVIC: Six months of the  
24 year, yes, roughly. I'm hoping for.

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1 ACTING CHAIRMAN NEMECEK: But it will  
2 be in use all year round one way or the other?

3 MR. DELIJAVIC: Yes.

4 ACTING CHAIRMAN NEMECEK: Okay. Right  
5 now, with the existing -- I think there's a  
6 pergola wooden structure --

7 MR. DELIJAVIC: Yes.

8 ACTING CHAIRMAN NEMECEK: What usage  
9 do you get from --

10 MR. DELIJAVIC: Probably I get a good  
11 40 days a year, to be honest with you.

12 ACTING CHAIRMAN NEMECEK: Okay.

13 MR. DELIJAVIC: Between rain, cold  
14 weather, and hot in the summer. The biggest  
15 problem I have, on busy nights if I sit people  
16 outside, it starts raining, there's no place to  
17 put them. Space wise, I have enough space  
18 inside, but people want to sit outside. That's  
19 the biggest problem I have.

20 ACTING CHAIRMAN NEMECEK: Okay. I  
21 don't have any further questions of you, but I  
22 do have some questions -- I'm trying to figure  
23 out exactly how this structure works. How the  
24 roof and the doors, the bifold wall system, how

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all of that works.

MR. DELIJAVIC: The bifold is

individual.

ACTING CHAIRMAN NEMECEK: I'll let Mr.

Abillama and Ms. Mohanty explain to me exactly

how it works, and, for example, you did mention

it will be able to bear -- like if snow were to

fall on it, it's not all going to crumble.

Explain the strength to me. Explain, you know,

how it's going to stand up to the very worst

weather we get here in the northeast, and how

you intend on transitioning from, let's call it

an outdoor usage, to an enclosed usage, and how

frequently you intend on doing that. How long

does it will take? Is it something you can do

overnight? Is it something you need a little

more time? Tell me about that.

MR. ABILLAMA: So the system works,

that we can open up every window with the

NanaWalls that we have, that can open up all

the way. Then the roof itself, we can move

everything back. Convertible it's called, a

convertible system, that can allow everything

to go all the way out and open up to the sky.

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Now, what we have also, when it's closed in

here, it can close for the whole snow that can

go up to more than 30 pounds as per the code

requires. If I understand, it can allow

60 pounds.

ACTING CHAIRMAN NEMECEK: Is it

retractable?

MR. ABILLAMA: Right.

ACTING CHAIRMAN NEMECEK: Does it fold

into like --

MS. MOHANTY: This is remote control.

Either you can louver it like that or you can

move it all the way back. It's like a

convertible. It just folds to one side.

MR. CAMPANA: Right. So it acts as a

protection from weather, and also a shading

element.

ACTING CHAIRMAN NEMECEK: Can that be

done instantaneously?

MR. ABILLAMA: Right. Within five

minutes.

ACTING CHAIRMAN NEMECEK: It's not an

involved operation. If it's a hot day, no risk

of any rain, but the sun is just beating down

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on your patrons, you can --

MR. ABILLAMA: Open on an angle the

louvers.

ACTING CHAIRMAN NEMECEK: Good. I

guess one of my main concerns was will it

support whatever our requirements are.

MS. UHLE: Snow load is always

examined as part of the plan review. So even

if you approved it, it wouldn't get a permit if

it didn't meet those requirements.

ACTING CHAIRMAN NEMECEK: All right.

Fair enough.

MR. CAMPANA: Mr. Abillama, can you go

to the floor plan. On A-3, it better clarifies

how this system I think would work in this

scenario. I don't know if you can zoom in with

the video or not.

ACTING CHAIRMAN NEMECEK: Gary can do

it. I know he can. Okay, I see.

MR. ABILLAMA: This is how the

windows, they open up on the side, and this is

how to open up everything that we have.

ACTING CHAIRMAN NEMECEK: As I

understand it, you were before the

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Architectural Review Board earlier this month

at the January 5th meeting?

MR. ABILLAMA: Yes. The change that

they required, as you probably know, the

original red color that we have in the roof,

that we kept it to remain as the gray that we

have in here.

ACTING CHAIRMAN NEMECEK: I think

that's a very positive change because I think

it looks far more integrated. I mean, as it

is, it's a different -- it's plainly distinct

from the balance of the building, and it's a

different feature, but at least by making it

the same shades as opposed to that stark

juxtaposition of a red roof, you know, I think

it integrates the building quite a bit more

significantly. I believe that was the only

condition under which it was referred to the

Planning Board, that you change the existing

red roof.

MR. ABILLAMA: Right.

ACTING CHAIRMAN NEMECEK: Tell me a

little bit more -- the kitchen area in the

back, what's -- is that an actual addition?

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1 Have you built out in the that area or do you  
 2 intend on building out?  
 3 MR. ABILLAMA: So what happened is  
 4 that the way the first floor comes in, it comes  
 5 in below the roof from the outside, and then  
 6 goes down about four and a half feet, really,  
 7 below. So we only have about 9 foot or 9 foot  
 8 6 high of the kitchen in here. Really, that's  
 9 all. What we have is on top. Then we have, as  
 10 we told you --  
 11 ACTING CHAIRMAN NEMECEK: My question  
 12 really is, are you building out new space in  
 13 the kitchen, or just providing a new access to  
 14 it?  
 15 (Speaking from the audience.)  
 16 MR. ABILLAMA: If you look here --  
 17 ACTING CHAIRMAN NEMECEK: New space  
 18 with a new access in the back?  
 19 MR. ABILLAMA: Yes.  
 20 ACTING CHAIRMAN NEMECEK: I see in the  
 21 illustration, I guess it's in the bottom  
 22 left-hand corner, the steps going down. So  
 23 that's clear. Okay. Got it.  
 24 All right, I don't have any further  
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1 questions on this. I think, as presented this  
 2 evening, I think it's addressed the issues that  
 3 the ARB had, and you've answered my questions  
 4 regarding, in particular, the new structure,  
 5 which is, I think, the center piece of this  
 6 renovation, and I think it looks pretty nice.  
 7 MR. TUDISCO: Mr. Chairman, did you  
 8 want to review the samples I guess they have?  
 9 ACTING CHAIRMAN NEMECEK: Sure. I  
 10 think we would be very happy to do that. Do  
 11 you have a sample of the roof, the new roofing?  
 12 MR. ABILLAMA: This black one here,  
 13 charcoal color.  
 14 MS. UHLE: Before you go to the public  
 15 hearing, could I just make one comment?  
 16 ACTING CHAIRMAN NEMECEK: Sure.  
 17 MS. UHLE: With regard to the awning,  
 18 the entrance awning that you're also showing as  
 19 a standing seam roof, actually, awnings, even  
 20 part of a Planning Board application, still  
 21 require review and approval by the Sign  
 22 Committee. That's much more Informal. We can  
 23 kind of integrate it. Technically, the metal  
 24 awnings aren't permitted, but they may like it  
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1 under these circumstances. So I just wanted to  
 2 give you a heads up about that.  
 3 MR. ABILLAMA: Thank you.  
 4 MR. CAMPANA: That's the one over the  
 5 side entrance?  
 6 MS. UHLE: Yes.  
 7 ACTING CHAIRMAN NEMECEK: I make a  
 8 motion to open the public hearing on  
 9 Application --  
 10 MR. TUDISCO: I think it's open.  
 11 ACTING CHAIRMAN NEMECEK: I thought we  
 12 only had a --  
 13 MS. UHLE: Last time, it was  
 14 preliminary, yes.  
 15 ACTING CHAIRMAN NEMECEK: So I make a  
 16 motion to open up the public hearing for  
 17 Application 22-16, Ciao Restaurant, 5-7 JR  
 18 Albanese Place.  
 19 MR. CAMPANA: Second.  
 20 ACTING CHAIRMAN NEMECEK: All in  
 21 favor.  
 22 (AYE)  
 23 ACTING CHAIRMAN NEMECEK: Any member  
 24 of the public here to speak of this, on this?  
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1 Unnamed member of public praises it.  
 2 With no members of the public willing to step  
 3 up to the mic and praise it, I make a motion to  
 4 close the public hearing on Application 22-16,  
 5 Ciao Restaurant.  
 6 MR. CAMPANA: Second.  
 7 ACTING CHAIRMAN NEMECEK: All in  
 8 favor.  
 9 (AYE)  
 10 ACTING CHAIRMAN NEMECEK: Any further  
 11 questions from my colleagues here?  
 12 MR. GIACOBBE: I think you're going to  
 13 get a lot of people looking up, like, how does  
 14 this work? They're going to want to put this  
 15 in their backyards. It's a good idea.  
 16 ACTING CHAIRMAN NEMECEK: I make a  
 17 motion to approve --  
 18 MS. UHLE: You have to adopt a  
 19 Negative Declaration.  
 20 ACTING CHAIRMAN NEMECEK: That's  
 21 right. Okay. I make a motion to adopt a  
 22 Negative Declaration for Application 22-16,  
 23 Ciao Restaurant, 5-7 JR Albanese Place.  
 24 MR. CAMPANA: Second.  
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ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECEK: And now, I make a motion to approve Application 22-16, Ciao Restaurant, 5-7 JR Albanese Place, subject to the conditions that -- I think we already have this -- the red shingle roof is being replaced by the French gray standing seam roof, and, as Margaret mentioned, the proposed awning has to be reviewed and approved by the Town's Sign Review Committee. So subject to those conditions, I make a motion it approve this application.

MR. CAMPANA: Second.

ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECEK: Very good. Thank you.

MR. ABILLAMA: Thank you.

MR. CAMPANA: Congratulations.

MR. GIACOBBE: Best of luck.

MR. CAMPANA: Take care.

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ACTING CHAIRMAN NEMECEK: Next, we have Application 23-01, Patisserie, 455/453 White Plains Road.

MS. UHLE: We need you to speak into the microphone. We have a stenographer.

MR. TUDISCO: You can bring it around here.

MR. COSTA: George Paider is the architect for the project. I'm Angelo Costa, Costa Architecture and Engineering. It's my office. He's the project architect on this project.

So I think this has been looked at before, not at a public hearing, but what we are here for is for a special permit because the maximum allowable square footage for this type is 1800 square feet in an RB district, residential B -- residential --

MS. UHLE: Retail business.

MR. COSTA: Retail business district. So it's maxed out at 1800 square feet. This is larger than that. There's about almost twice that amount. Because of that, we need a special permit because of its size.

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The space was originally occupied by a music education studio, and that use had a requirement for 89 parking spaces, and that got a variance to accept the 14 that were existing back in May of 2018. We are substantially reducing the demand. There was a lot of people who would have children there doing music education, and cars would be pulling up and leaving. This is going to be a patisserie bakery, Kosher bakery. The baking is basically done off premises in a facility in New Jersey, and they will be brining in fresh, really fine pastries every day, and unloading at the back of the property through the parking lot in the back. There the products are assembled in the lower level and parts of the facility that are setting up the pastries, and then there's a service area and a small sitting area.

So that's, in essence, what's happening. We have the full zoning analysis here. There is total parking spaces where there's a variance required, but that was what was granted in May, and we basically cut in half what that was done for the previous use.

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The only other reason why we're here is for the special permit because this particular use is limited by the district to 1800 square feet, and we're more like 35, 37. Total, 3861 for the building coverage, and we're basically in that entire section.

We can go through the basic layout. You can see where we are. We're right on White Plains Road and Crest. There's right now a -- it's labeled as a one way entrance into the parking lot here, and that was because there was traffic from the previous users where the parents would be coming up to the pick up the kids, and they had to get off the road, go to the back, and then when they came out, it's a one way ticket this way, and they would basically have to exit through turning into what's really a residential community behind it. That could be changed. We talked about that with the owner, the tenant, so that this could be turned into just the other way around. This is a one way street going this way. Rather than having the people back up onto this street to pick up their children, they made

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1 this the turn. What we might do, and I have no  
2 problem in doing, is making this the entrance  
3 into the parking in the back and this the way  
4 out, which solves that problem, and they're not  
5 going to have that kind of traffic problem.

6 There's also across the street the  
7 public parking lot here, which is literally a  
8 block and a half away. So it's very easy to  
9 come in there. It's just short term. People,  
10 coffee, pastries, and leaving. It's not that  
11 large crowd. Nobody is hanging out and  
12 partying there all night kind of thing. It's a  
13 Kosher bakery. That's really what's happening.

14 There's no plan changes to the outside  
15 of the building, other than putting up a sign,  
16 non-illuminated sign. As you could see,  
17 there's a food prep area down in the basement.  
18 They could come in through the back of the  
19 property, go down to the basement, do the food  
20 prep in here and in here. Large walk-in  
21 coolers and freezers. This is where the food  
22 prep area is. There will be two people down  
23 there. Then, of course, they could come  
24 upstairs, do the service for the general public

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1 for the bakery out in the front, and a little  
2 sitting area here for coffee and pastries on  
3 the other half of the property. That's it.

4 There's no changes to the structure on  
5 the outside. No one is painting, nobody is  
6 changing windows, nobody is changing doors, non  
7 of the entrances are changing. We are --  
8 correct me if I'm wrong -- we're adding a  
9 stair, this stair, so that we could have that  
10 back entrance -- so that they can come in and  
11 get into the basement from the outside they  
12 could go down into the new staircase. So this  
13 staircase is being put in. This is existing.  
14 None of the other front of the building is  
15 being modified. That's the scope.

16 No changes to the elevations other  
17 than the signage. Although the owner owns two  
18 or three other places that we're working, the  
19 name was changed slightly, so it's not  
20 franchise. It's all custom made and different.  
21 The menu is different, and the name is  
22 different. So it's unique. No changes. This  
23 is the existing building on the outside. No  
24 changes to the outside whatsoever. Nothing

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1 really to show, nothing to say. Building, no  
2 changes to the outside.

3 The only thing we might be changing,  
4 which is what I'm recommending, is change in  
5 direction of the pattern of traffic, which I  
6 think will be much better.

7 **ACTING CHAIRMAN NEMECEK:** I used to  
8 bring both my daughters to the Crestwood Music  
9 Center both before the substantial renovation  
10 to the building and after, and I could tell  
11 you, that is a very tight alley, and you better  
12 decide one way or the other.

13 **MR. TUDISCO:** Mr. Chairman, do we have  
14 to address if they reroute the traffic there,  
15 if the ongoing concern is going to be  
16 deliveries on a daily basis, do we have to kind  
17 of look at that a truck can get in and out of  
18 there, especially with that tight alley if it's  
19 rerouted?

20 **ACTING CHAIRMAN NEMECEK:** I don't  
21 think a truck is going down that alley. I  
22 don't think a truck needs to go down that  
23 alley. I would assume that a truck would be  
24 able to just back out. I don't know if that's

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1 a consideration.

2 **MS. UHLE:** There is a loading area on  
3 the site; correct?

4 **MR. COSTA:** Yes. In the back, there's  
5 parking here, parking there. There's a little  
6 bit of a loading area here.

7 **ACTING CHAIRMAN NEMECEK:** What type of  
8 vehicle would be delivering goods here; is it a  
9 van?

10 **MR. COSTA:** Van type size. We're not  
11 talking large trucks. It's not Dunkin' Donuts  
12 here. This is custom, on demand bakery. So  
13 they're going to bring fresh stuff in every  
14 morning and pack it in. It's mostly supplies  
15 because they make it fresh downstairs or they  
16 put it together downstairs, you know, stuff it,  
17 add the creams, things like that. A lot of  
18 those products are going to be already in the  
19 freezers and refrigerators in the cellar.

20 **ACTING CHAIRMAN NEMECEK:** Tell me --  
21 again, I'm familiar with the structure from  
22 when it was a music center, and I guess there's  
23 a barber shop on the south side of the  
24 structure. That's going to remain there, and

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 2 this is going to be on the north side of the  
 3 structure?  
 4 MR. COSTA: Yes, this is north.  
 5 ACTING CHAIRMAN NEMECEK: And does it  
 6 take up sort of the northern, let's say, two  
 7 thirds of the structure?  
 8 MR. COSTA: The whole building. These  
 9 are really two separate buildings. It looks  
 10 like one. It goes out.  
 11 ACTING CHAIRMAN NEMECEK: Yes, the  
 12 barber shop is further to the left. What  
 13 you're showing us, the food preparation is in  
 14 the basement?  
 15 MR. COSTA: Right.  
 16 ACTING CHAIRMAN NEMECEK: Okay. I  
 17 can't say I ever was in the basement, but I was  
 18 on first floor, and I know that there is also a  
 19 second floor. It's very visible. What is  
 20 going to be on the second floor? Is that going  
 21 to be accessible from the --  
 22 SPEAKER: Not from this space.  
 23 ACTING CHAIRMAN NEMECEK: Not from  
 24 this.  
 25 SPEAKER: There's a stair here and a  
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 2 lobby here. No access from the bakery.  
 3 ACTING CHAIRMAN NEMECEK: No access  
 4 from the bakery. Okay. The stair that's on  
 5 the far right, is that a stair going down?  
 6 SPEAKER: This is going up to the  
 7 second floor. That's what there now.  
 8 MR. COSTA: As their exit. Their  
 9 required second exit.  
 10 MR. CAMPANA: I notice in the basement  
 11 that you have a garbage storage room,  
 12 refrigerated storage room. What are the plans  
 13 for garbage pickup?  
 14 MR. COSTA: Right. So garbage will be  
 15 picked up on a regular basis.  
 16 ACTING CHAIRMAN NEMECEK: So Monday,  
 17 Wednesday, Friday?  
 18 MR. COSTA: Private carting. Every  
 19 time the guy drops things off, he can pick  
 20 things up.  
 21 MR. CAMPANA: Okay.  
 22 MS. UHLE: Again, the garbage will be  
 23 kept inside until it's picked up.  
 24 MR. COSTA: Correct.  
 25 MS. UHLE: Thank you.  
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1 EASTCHESTER PLANNING BOARD - 1/26/23  
 2 MR. COSTA: All trash will be stored  
 3 in the refrigerated trash storage room in the  
 4 cellar until it's ready to be picked up.  
 5 MS. UHLE: Again, the Planning Board  
 6 has heard that a lot, but that has become a big  
 7 issues with restaurants and commercial  
 8 properties with the dumpsters outside and just  
 9 having maintenance issues.  
 10 MR. COSTA: So we have a refrigerated  
 11 garbage story area.  
 12 ACTING CHAIRMAN NEMECEK: Anything  
 13 with food, we definitely don't want problems  
 14 with unwelcome visitors.  
 15 MR. COSTA: Up here you get raccoons.  
 16 ACTING CHAIRMAN NEMECEK: They're  
 17 unwelcome as well.  
 18 MR. COSTA: I had one as a pet.  
 19 ACTING CHAIRMAN NEMECEK: They belong  
 20 in our sewers, not our dumpsters.  
 21 MR. COSTA: There really is nothing of  
 22 any great concern here. Like I said, we've  
 23 reduced the traffic, if anything. It's a  
 24 service. Retail. The actual portion being  
 25 serviced for the eating area is not large, and  
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 2 this is mostly, you know, daily traffic or  
 3 short term traffic.  
 4 ACTING CHAIRMAN NEMECEK: Is the  
 5 parking -- the parking area in the back, is  
 6 that shared with the barber shop?  
 7 MR. COSTA: Barber shop.  
 8 ACTING CHAIRMAN NEMECEK: That's free  
 9 parking. You go across the street and it's  
 10 metered parking. Most people, like myself,  
 11 prefer free to metered. So I would  
 12 think that -- you know, but obviously if  
 13 there's nothing available in the free area,  
 14 metered is the next best choice. But there is  
 15 pretty abundant parking.  
 16 MR. COSTA: Especially if you're just  
 17 going in for a quick cup of coffee and a nice  
 18 piece of pastry.  
 19 MR. GIACOBBE: What about the hours of  
 20 operation?  
 21 SPEAKER: I believe it's from 8 to 8.  
 22 MR. GIACOBBE: Oh, wow.  
 23 ACTING CHAIRMAN NEMECEK: 8 to 8. And  
 24 what days of the week?  
 25 MR. COSTA: Only closed on Saturday?  
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EASTCHESTER PLANNING BOARD - 1/26/23

1 SPEAKER: Sunday through Friday,  
 2 closed on Saturdays. Fridays closed by sundown  
 3 to observe the Sabbath, and closed the Jewish  
 4 holidays.  
 5 ACTING CHAIRMAN NEMECEK: The major  
 6 ones or all of them? All right.  
 7 MR. CAMPANA: I don't have any further  
 8 questions.  
 9 ACTING CHAIRMAN NEMECEK: Let's make a  
 10 motion --  
 11 MR. GIACOBBE: I have no further  
 12 questions.  
 13 ACTING CHAIRMAN NEMECEK: I make a  
 14 motion to open the public hearing on  
 15 Application 23-01, Patisserie, 455/453 White  
 16 Plains Road.  
 17 MR. CAMPANA: Second.  
 18 ACTING CHAIRMAN NEMECEK: All in  
 19 favor.  
 20 (AYE)  
 21 ACTING CHAIRMAN NEMECEK: Members of  
 22 the public, here's your opportunity.  
 23 MR. COSTA: You better not object to  
 24 your own project.  
 25

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1 favor.  
 2 (AYE)  
 3 MR. COSTA: Thank you.  
 4 MR. GIACOBBE: Good luck.  
 5 ACTING CHAIRMAN NEMECEK: Good luck.  
 6 Thank you.  
 7 MR. CAMPANA: Congratulations.  
 8 ACTING CHAIRMAN NEMECEK: Our final  
 9 order of business here, I make a motion to  
 10 close the January 26, 2023 town of Eastchester  
 11 Planning Board meeting.  
 12 MR. GIACOBBE: Second.  
 13 ACTING CHAIRMAN NEMECEK: All in  
 14 favor.  
 15 (AYE)  
 16 ACTING CHAIRMAN NEMECEK: Thank you.  
 17  
 18 (Meeting adjourned.)  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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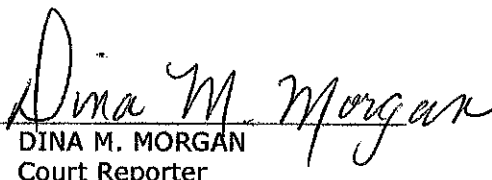
1 (No comments.)  
 2 ACTING CHAIRMAN NEMECEK: Not hearing  
 3 anyone, I make a motion to close the public  
 4 hearing on Application 23-01, Patisserie,  
 5 455/453 White Plains Road.  
 6 MR. CAMPANA: Second.  
 7 ACTING CHAIRMAN NEMECEK: All in  
 8 favor.  
 9 (AYE)  
 10 ACTING CHAIRMAN NEMECEK: I think it  
 11 looks like a very well conceived plan. It  
 12 looks like you've addressed pretty much --  
 13 anticipated most of our concerns. I like the  
 14 fact that you have the refrigerated garbage  
 15 area, which, you know, again, is a plus here.  
 16 MS. UHLE: And the pastries will be  
 17 nice too.  
 18 ACTING CHAIRMAN NEMECEK: Yes. I'll  
 19 be the judge of that.  
 20 So under the circumstances, I make a  
 21 motion to approve Application 23-01,  
 22 Patisserie, 455/453 White Plains Road.  
 23 MR. CAMPANA: Second.  
 24 ACTING CHAIRMAN NEMECEK: All in  
 25

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EASTCHESTER PLANNING BOARD - 1/26/23  
CERTIFICATION

1 STATE OF NEW YORK )  
 2 ) SS.  
 3 COUNTY OF WESTCHESTER)  
 4  
 5 I, DINA M. MORGAN, Court Reporter and  
 6 Notary Public within and for the County of  
 7 Westchester, State of New York, do hereby  
 8 certify:  
 9 That the above transcript was taken from  
 10 a video of the actual hearing. I was not  
 11 present for such hearing. The video was taken  
 12 and transcribed by me to the best of my  
 13 ability.  
 14 And, I further certify that I am not  
 15 related to any of the parties to this action by  
 16 blood or marriage, and that I am in no way  
 17 interested in the outcome of this matter.  
 18 IN WITNESS WHEREOF, I have hereunto set  
 19 my hand this 2nd day of February, 2023.  
 20  
 21  
 22  
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 24  
 25

DINA M. MORGAN, REPORTER



DINA M. MORGAN  
Court Reporter



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CORRECTION SHEET

PAGE                      CORRECTION

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