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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING



BOARD MEMBERS IN ATTENDANCE:
ACTING CHAIRMAN PHILIP NEMECEK
JOSEPH RUBINO, MEMBER
MICHAEL FORTUNO, MEMBER
LAUREN GOODRIDGE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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

DINA M. MORGAN, REPORTER

1 EASTCHESTER PLANNING BOARD - 2/29/2024
2 minutes from the January 25th, 2024 Planning
3 Board meeting, which were circulated to the
4 board members and to the Planning Department.
5 I make a motion to approve those minutes,
6 subject to the I think it was three minor
7 revisions that I shared in my e-mail of
8 yesterday's date.
9 MS. GOODRIDGE: Second.
10 ACTING CHAIRMAN NEMECEK: All in
11 favor.
12 (AYE)
13 ACTING CHAIRMAN NEMECEK: We have two
14 administrative items today. We have a couple
15 of adjourned items. Among the adjourned items
16 that will not be heard at this meeting are
17 21-17, which is 15 Tuckahoe Avenue subdivision.
18 We have a public hearing in that, that has been
19 continued. It may be heard at our next
20 meeting -- oh, here he is.
21 MR. RUBINO: Here I am.
22 ACTING CHAIRMAN NEMECEK: I'm going to
23 reopen the roll call and ask whether Joseph
24 Rubino is here.
25 MR. RUBINO: Present.
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1 EASTCHESTER PLANNING BOARD - 2/29/2024
2
3 ACTING CHAIRMAN NEMECEK: Welcome,
4 everyone, to the town of Eastchester Planning
5 Board meeting of a very unique day on the
6 calendar, February 29th, 2024.
7 Let's rise for the Pledge of
8 Allegiance.
9 (Pledge of Allegiance.)
10 ACTING CHAIRMAN NEMECEK: All right.
11 Let's do the roll call. I'm Phil Nemecek, I'm
12 the Acting Chairman today in the absence of
13 James Bonanno, who will not be here today.
14 Although we believed Joseph Rubino would be
15 here today, he would be here and he is not, so
16 I'm going to mark him either tardy or just
17 plain absent.
18 Lauren Goodridge.
19 MS. GOODRIDGE: Present.
20 ACTING CHAIRMAN NEMECEK: Michael
21 Fortuno.
22 MR. FORTUNO: Present.
23 ACTING CHAIRMAN NEMECEK: Let's move
24 on to -- this is going to be a very, very short
25 meeting, so don't blink or you might miss it.
I'm going to make a motion to approve the
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1 EASTCHESTER PLANNING BOARD - 2/29/2024
2 ACTING CHAIRMAN NEMECEK: All right.
3 There we go.
4 So anyhow, we have an adjourned item,
5 21-17, 15 Tuckahoe Avenue subdivision. It may
6 or may not be heard at the next meeting, which
7 is just three weeks from today on March 21,
8 2024.
9 The other adjourned item is
10 Application 23-37, ArchCare, which is 265 White
11 Plains Road. It's the old convent building on
12 the Immaculate Conception property.
13 So those two items will not be heard
14 today. The two purely administrative items
15 that will be heard at today's hearing, today's
16 Planning Board meeting are, first, Application
17 23-30, which is 249 Main Street and 27 New
18 Street, and the second application that we will
19 ruminate over is Application 23-27, which is
20 360 White Plains Road. In both instances, our
21 function today is to vote on a declaration of
22 lead agency for the application.
23 So the first of the two applications,
24 23-30, which is 249 Main Street and 27 New
25 Street, is a preliminary site plan and
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1 EASTCHESTER PLANNING BOARD - 2/29/2024
2 architectural review for a proposed six story
3 building with 25 units consisting of 15, one
4 bedroom units, and 10, two bedroom units,
5 supported by 30 parking spaces.

6 This application previously appeared
7 before the Planning Board for a preliminary
8 review on October 26, 2023, and appeared before
9 the Zoning Board of Appeals on January 9th,
10 2024. The Planning Board issued a Notice of
11 Intent to be Lead Agency on January 25, 2024,
12 which was our last meeting.

13 So the 30 days -- the required 30 days
14 having now expired, I make a motion to
15 designate the Eastchester Planning Board as
16 lead agency for the review of Application
17 23-30, which is 249 Main Street and 27 New
18 Street, pursuant to the New York State
19 Environmental Quality Review Act or SEQRA.

20 MS. GOODRIDGE: Second.
21 ACTING CHAIRMAN NEMECEK: All in
22 favor.

23 (AYE)
24 ACTING CHAIRMAN NEMECEK: Done with
25 that one. So we'll move on to the second and

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1 EASTCHESTER PLANNING BOARD - 2/29/2024
2 23-27, 360 White Plains Road, pursuant to the
3 New York State Environmental Quality Review
4 Act, also known as SEQRA.

5 MS. GOODRIDGE: Second.
6 ACTING CHAIRMAN NEMECEK: All in
7 favor.

8 (AYE)
9 ACTING CHAIRMAN NEMECEK: All right.
10 So unless any of you has any exciting
11 information you want to share with us, I'm
12 going to make a motion to adjourn the
13 February 29th, 2024 Planning Board meeting, and
14 the next meeting will be on March 21, 2024.

15 MS. GOODRIDGE: Second.
16 ACTING CHAIRMAN NEMECEK: All in
17 favor.

18 (AYE)
19 ACTING CHAIRMAN NEMECEK: Thank you
20 very much. That was quick. I bet you our
21 normal Chairman wouldn't have gotten it done
22 this quickly.

23 Thank you, everyone. Have a wonderful
24 evening.
25 (Meeting adjourned.)

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1 EASTCHESTER PLANNING BOARD - 2/29/2024
2 final application, and again, the purpose is
3 exactly the same, it's a lead agency
4 declaration. The second application is
5 Application 23-27, 360 White Plains Road, and
6 this is a site plan approval for a proposed new
7 two story commercial building with basement to
8 be located behind an existing commercial
9 building in an area currently occupied by
10 surface parking.

11 This application previously appeared
12 before the Planning Board for a preliminary
13 review on September 28th, 2023, and appeared
14 before the Zoning Board of Appeals on
15 January 9th, 2024.

16 The Planning Board issued a Notice of
17 Intent to Be Lead Agency on January 25th, 2024,
18 and 30 days has since expired since that point.
19 There will be no public hearing today, and
20 there will presumably be a public hearing on
21 this one on March 21st at our Planning Board
22 meeting that day.

23 So with that said, I make a motion to
24 designate the Eastchester Planning Board as
25 lead agency for the review of Application

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1 EASTCHESTER PLANNING BOARD - 2/29/2024

2
3 C E R T I F I C A T I O N
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 4th day of March, 2024.

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24 
25 DINA M. MORGAN
Court Reporter
DINA M. MORGAN, REPORTER

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CORRECTION SHEET

PAGE

CORRECTION

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