

Eastchester Town Clerk
JUN 15 22 AM 10:40

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
MAY 26, 2022

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
PHILIP NEMECEK, MEMBER
LOUIS CAMPANA, MEMBER
ANTHONY GIACOBBE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR

TOWN OF EASTCHESTER
Building and Planning Department
Dina M. Morgan, Reporter
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you're --

THE CHAIRMAN: If you could also grab the mic, swing it around here, and just sort of point to the pictures and tell us what you're thinking.

MR. CLIFFORD: Basically on the side of the building, we just want to put a small outdoor area here. We had it during Covid for two years, and then obviously the Covid permit is not available anymore, so we just want to extend it.

This is on our property line. It's not really interfering with the street, so we don't really think it's going to be much of a hindrance to the town or anyone around us.

THE CHAIRMAN: What's presently being done there to the sidewalk?

MR. CLIFFORD: Say that again.

THE CHAIRMAN: The one -- go right. The pictures, there's -- what's that picture?

MR. CLIFFORD: Here?

THE CHAIRMAN: I know what that one is. What's the one below it?

MR. CLIFFORD: This one here?

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THE CHAIRMAN: Good evening. This is the town of Eastchester Planning Board meeting of May 26, 2022. If everyone would rise for the Pledge of Allegiance, please.

(Pledge of Allegiance.)

THE CHAIRMAN: I'm going to do the roll call. Mr. Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mr. Louis Campana.

MR. CAMPANA: Present.

THE CHAIRMAN: Anthony Giacobbe.

MR. GIACOBBE: Present.

THE CHAIRMAN: Jim Bonanno is here. Mark Cunningham is in transit we've been told. We're going to start without him, and then he's just going to jump in when he gets here.

The first application is 22-20, Jack's Bar and Restaurant, 219 Main.

MR. CLIFFORD: Hi. I'm Shane Clifford, I'm the owner of Jack's Bar and Restaurant. Unfortunately, our architect couldn't be here today, so I'll answer whatever questions you have to the best of my ability.

MR. NEMECEK: Tell us what it is that

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THE CHAIRMAN: Yes.

MR. CLIFFORD: That is our property there. That's where we want to put the outdoor seating. I actually have better pictures behind me if you want me to pass them up.

THE CHAIRMAN: No, that's fine. That's the general condition of the sidewalk right now.

MS. UHLE: I did ask them to provide some better pictures, so I think that might be helpful if you could at least give them to us.

MR. CLIFFORD: Yes.

MR. CAMPANA: The gravel surface, is that going to stay or are you planning on replacing that with a different surface?

MR. CLIFFORD: Concrete.

MS. UHLE: Although I think when we spoke to you the other day, if you do concrete, that will require a storm water management facility like a dry well. One thing that we discussed, I think, was potentially a wood deck over the gravel, which then you would not be required to install any storm water facilities.

So you may want to think about that in terms of

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2 the cost and how big the Cultec chamber has to
3 be.

4 MR. CLIFFORD: Whatever you want us to
5 do, we will definitely do. But we did speak
6 to -- hold on -- we spoke to the Highway
7 Department, and they said the storm drains were
8 fine for the water flow off.

9 MS. UHLE: Okay. They did not have a
10 problem with you doing that?

11 MR. CLIFFORD: No. But a decking we
12 could do also. I think a decking might even
13 look nicer.

14 MS. UHLE: The problem with tying into
15 the town storm drains is, that our Zoning Law
16 requires that the storm water be retained on
17 site. So I'm not sure that the Highway
18 Department -- they have the authority to do
19 that for overflow, etcetera, but to accommodate
20 your drainage, we would have to discuss that
21 with him.

22 MR. CLIFFORD: So if we did the
23 decking, what we do is we dig down and we keep
24 the decking flush. So it would be as is
25 basically right now.

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2 MS. UHLE: I will have to say, I think
3 years ago -- it was quite a few years ago -- I
4 think it was Casa Brusco that got an approval
5 for outdoor dining. They never installed it,
6 but they proposed wood decking at that time,
7 and it was approved by this board.

8 MR. CLIFFORD: Okay. It was in the
9 same location as this?

10 MS. UHLE: Yes, it was proposed in the
11 same location. They just never installed it.
12 The board can tell you what they would prefer.
13 My point, it's not really a preference, it's
14 whether you understand you would have to
15 install storm drainage facilities, and that,
16 you know, there's a cost and a size concern.

17 MR. CLIFFORD: That is if we did the
18 concrete?

19 MS. UHLE: If you did the concrete.
20 If you did decking with just a gravel base
21 under it, then you don't have to.

22 MR. CLIFFORD: That wouldn't be a
23 problem for us.

24 MR. NEMECEK: I think there's
25 actually -- as you suggested -- it might look

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2 better with the wood. It's a little bit more
3 welcoming and doesn't get quite as hot. A
4 little softer on the feet.

5 MS. UHLE: Would you mind just fixing
6 that drawing?

7 MR. NEMECEK: We just dealt with an
8 application last month from Haiku, I think it
9 was, it was the same issue, that they had had
10 outdoor seating for the last two years during
11 Covid -- thankfully we're kind of putting Covid
12 in the rear view mirror, even as it continues
13 to persist -- but I understand people have
14 gotten used to outdoor seating and like it.
15 Can you answer this question, though, for me:
16 You used this area for outdoor seating the last
17 two years?

18 MR. CLIFFORD: Yes.

19 MR. NEMECEK: Did you have any issues
20 at all with respect to --

21 MR. CLIFFORD: No. No complaints, no
22 noise complaints, no anything.

23 MR. NEMECEK: All right. Margaret, is
24 that true?

25 MS. UHLE: Absolutely. We never

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2 received any complaints.

3 MR. NEMECEK: Okay. Good.

4 MR. GIACOBBE: Do you plan on doing
5 tables and chairs or picnic tables like this?

6 MR. CLIFFORD: It will be tables and
7 chairs, yes. High top tables. These here.

8 MS. UHLE: That's why the photographs
9 are a little confusing because they show picnic
10 tables. So that's existing conditions. Now
11 you're proposing these -- did you say high top
12 tables?

13 MR. CLIFFORD: We only opened during
14 Covid, so basically what we used here was the
15 cheapest tables. We used picnic benches.

16 THE CHAIRMAN: I think when this moves
17 forward, the tables and their layout will be
18 correct, and the Building Department will
19 review it to make sure and the Fire Department
20 will review it?

21 MS. UHLE: Yes. Even with Covid when
22 we were issuing the temporary permits, the
23 Building Inspector and the Fire Inspector went
24 out to ensure that the tables were spaced
25 properly, that doors weren't blocked. Again,

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1 in this area, it's a pretty limited area, so
2 there's a couple of places you can't put a
3 table because it would block an egress door.
4 It's pretty simple. Honestly, you just go out
5 and look at.

6 MR. CLIFFORD: During Covid, you had
7 to deal with the six feet apart as well.

8 MS. UHLE: That was tough too, yes.

9 THE CHAIRMAN: Right. You won't have
10 to deal with that.

11 MR. NEMECEK: These are all going to
12 be tables and chairs that will go into the
13 restaurant or some other storage facility for
14 the evening?

15 MR. CLIFFORD: Yes. Right behind here
16 we have a storage facility for everything. We
17 already moved a wood shed from there so we can
18 put them there at nighttime.

19 THE CHAIRMAN: Hey, Gary, can you zoom
20 in on the tables. The layout on the upper
21 left.

22 MS. UHLE: At the detail. Gary, it's
23 the detail of the table on the bottom right
24 corner of the drawing.

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1 THE CHAIRMAN: I wanted to just see
2 how the tables were laid out first.

3 MS. UHLE: In all honesty, that's not
4 a realistic plan. I think the architect was
5 hurrying to just get something out there.

6 Then the planters are going to be at
7 the perimeter?

8 MR. CLIFFORD: Yes, to separate the
9 sidewalk from us basically.

10 MR. NEMECEK: We're not talking about
11 having umbrellas or awnings or anything like
12 that; right?

13 MR. CLIFFORD: We would probably use
14 umbrellas, yes. But if we didn't have to or
15 were told we didn't, we won't.

16 MS. UHLE: You're permitted to have
17 umbrellas. I think if you do that, you should
18 at least run a color sample by me, and I might
19 just have the sign committee look at.

20 MR. CLIFFORD: By law now in New York,
21 you can't use beer company umbrellas anymore or
22 anything. So whatever you would be buying,
23 would be a lot nicer than, say, a cheap Stella
24 umbrella that you see. They changed the law

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1 recently. You can't have brand as umbrellas in
2 the state of New York anymore.

3 MS. UHLE: Yes.

4 THE CHAIRMAN: Okay. I think we
5 understand what's going on here; right?

6 MR. NEMECEK: This is just an
7 initial -- we're not voting on this?

8 MS. UHLE: Unless you want to have
9 them come back in June, this you would be
10 actually approving. I don't know whether you
11 want to approve it -- I mean --

12 THE CHAIRMAN: We're trying to get
13 them open.

14 MS. UHLE: I think the conditions
15 would be that they do the wood deck; the tables
16 and chairs, the spacing is approved by the Fire
17 Department and the Building Department; if
18 there are any proposed umbrellas, that you --
19 definitely no advertisements. I can tell you
20 already what the sign committee or the
21 Architectural -- you're not required to go to
22 the Architectural Review Board, but if you
23 were, they don't want anything too bright. I
24 don't know what your color scheme is on the

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1 front, but like a burgundy or a blue or
2 something like that.

3 MR. CAMPANA: The tile roof, if you
4 could match that.

5 MS. UHLE: Yes, something to match the
6 tile roof, that would be nice.

7 MR. CLIFFORD: It would be a very
8 neutral color. The building looks neutral.

9 MS. UHLE: Yes. Again, it's your
10 comfort level. There's a lot of kind of loose
11 ends, but on the other hand, it's not rocket
12 science either.

13 THE CHAIRMAN: I think the intent is
14 to apply to this and allow you to continue such
15 that we don't have to have you back over and
16 over.

17 MR. NEMECEK: It doesn't do you much
18 good if we approve this in late September. I'm
19 okay with the conditions Margaret said.

20 MS. UHLE: They've been very
21 cooperative. I think if there was something I
22 was concerned about, I think they would be
23 responsive to that. But again, I think I --

24 MR. CLIFFORD: Your main query would

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1 be the concrete and the decking; right?

2 MS. UHLE: Say that again.

3 MR. CLIFFORD: Your main objection
4 would be between the concrete and the decking;
5 right?

6 MS. UHLE: No. The board, do you
7 think you prefer the decking? Would you like
8 to make that a condition? I think it makes it
9 look a lot classier.

10 THE CHAIRMAN: We need to know if they
11 could go with concrete. Is that really an
12 option or are we going to say code requires?

13 MS. UHLE: Well, again, the code
14 requires that you do retain the water, and
15 everybody is required to do that. As much as I
16 appreciate the Highway Superintendent saying he
17 wouldn't have a problem with it, he does not
18 have the authority to essentially grant a
19 variance from the Zoning Law. The concrete
20 would be fine if they prefer that and if they
21 could fit a dry well in there. If they want to
22 go to the expense of installing a dry well and
23 if they can fit it, that's fine. If they
24 don't, Jay and I just recommended the decking

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1 as an alternative that you would not have to
2 condition. So do you want it to be there
3 preference as long as they comply with the law
4 or do you want to --

5 MR. NEMECEK: Mr. Clifford, do you
6 have a preference? We don't want to tell you,
7 well, I like the wood, so you have to do wood.
8 Do you have a preference knowing that the
9 concrete is going to require a dry well
10 installation.

11 MR. CLIFFORD: If that's what's needed
12 with the concrete, I would prefer to do the
13 decking because it would be faster and easier.

14 MS. UHLE: I actually think you can
15 require the wood if you think that would look
16 better.

17 MR. NEMECEK: I think it would, but my
18 own opinion. I defer to others as well.
19 That's just one person's opinion. Because
20 speed is important for you and you could make
21 that decision right here on the spot; right?

22 MR. CLIFFORD: Yes.

23 MR. NEMECEK: If we give you an
24 approval for the wood decking, you'll do the

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1 wood decking, that's fine by me.

2 THE CHAIRMAN: Just to decide about
3 the wood, our zoning allows sidewalks to be
4 wood deck?

5 MS. UHLE: That's not a sidewalk.
6 It's adjacent to the sidewalk. That's their
7 private property. That was landscaped
8 previously, so there were shrubs and bushes in
9 there. Then the previous approval, again many
10 years ago, they proposed wood decking. Right
11 now, it's just gravel.

12 MR. CAMPANA: Another solution could
13 possibly be stepping stones and gravel, but I
14 don't know if that would then be considered
15 impervious.

16 MS. UHLE: The stepping stones would.
17 Also, if you're thinking about it, you're
18 putting tables and people are walking and
19 they're in heels.

20 MR. CLIFFORD: Yes. It's way more
21 trouble for somebody slipping and falling if
22 you put the stones in.

23 MS. UHLE: To me, the decking looks
24 more clean and finished and not temporary, like

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1 people are putting tables out in the parking
2 lots or whatever. To me, it's a better look.

3 THE CHAIRMAN: I think the board
4 prefers wood. It's your application, so you
5 could do as you wish, but --

6 MR. CAMPANA: Or Trex.

7 MS. UHLE: I think when you say wood,
8 I'm meaning Trex. But again --

9 MR. CLIFFORD: That's my partner
10 there, he's going to build it, and he's saying
11 wood.

12 MS. UHLE: I think you should be
13 clear, that's the whole reason they're here,
14 for site plan approval, so to say, well, it's
15 whatever you want --

16 MR. NEMECEK: If the applicant is
17 saying he prefers wood, I prefer wood, I say we
18 make wood a requirement, assuming nobody else
19 has an objection.

20 MS. UHLE: Anything that appears to
21 look like wood.

22 MR. CAMPANA: I think that's a good
23 approach. The one thing that I would suggest
24 is, if it were to be wood, which I think it

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1 will be, it should probably be constructed in a
2 way where it could be lifted so the other side
3 could be cleaned, especially with people
4 eating, so on and so forth.

5 MR. CLIFFORD: I get what you're
6 saying, yes, with food falling through.

7 MR. CAMPANA: Right, through the
8 little spaces.

9 THE CHAIRMAN: So we've got the
10 conditions that you went through previously,
11 we're agreeing it's a wood deck, and then do we
12 have to go through the special permit?

13 MS. UHLE: I actually read them all.
14 For the outdoor dining, they comply with all
15 the requirements. They did provide a written
16 section to me.

17 So what you should do is if they
18 approve it tonight, which it sounds like they
19 are, just get a plan to me to review first
20 before you submit a more formal application for
21 a building permit. Not that there's much for a
22 building permit there, just for the deck I
23 guess. Just submit a plan to me before you
24 start constructing anything.

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1 MR. CLIFFORD: Yes.

2 MS. UHLE: Okay.

3 THE CHAIRMAN: I think we're good up
4 here. We have to do a public hearing and take
5 comments from the public, if there are any, so
6 just stand by.

7 I make a motion to open the public
8 hearing on Application 22-20, Jack's Bar and
9 Restaurant, 219 Main.

10 MR. NEMECEK: Second.

11 THE CHAIRMAN: All in favor.

12 (AYE)

13 (No comments.)

14 THE CHAIRMAN: No comments. So then
15 motion to close the public hearing on the same
16 application, 22-20, Jack's Bar and Restaurant.

17 MR. NEMECEK: Second.

18 THE CHAIRMAN: All in favor.

19 (AYE)

20 THE CHAIRMAN: Subject to the
21 conditions Margaret said previously, I think
22 we're good. So then I make a motion to approve
23 this application, 22-20, Jack's Bar and
24 Restaurant.

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1 MR. NEMECEK: Second.

2 THE CHAIRMAN: All in favor.

3 (AYE)

4 MR. CLIFFORD: Cheers.

5 MR. NEMECEK: Good luck.

6 MR. CLIFFORD: Thank you.

7 MR. GIACOBBE: Good luck.

8 THE CHAIRMAN: The next application is
9 22-17, 16 Greystone Circle.

10 MR. MAIORANO: Good evening, Board.
11 My name is Adamo Maiorano from Community Design
12 and Engineering. On behalf of the applicants,
13 we are proposing a new residence at 16
14 Greystone Circle.

15 This project was part of a subdivision
16 that was before you last year known as 20
17 Greystone Circle -- it's off? Hello. Okay,
18 that's better. Sorry.

19 MR. NEMECEK: You were just being soft
20 spoken.

21 MR. MAIORANO: Again, it was part of a
22 subdivision last year. It's situated in an
23 R-10 zoning district. So 20 Greystone Circle
24 is to the right, our residence is in the

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1 middle, and to the left is 10 Greystone Circle.

2 Basically, the property slopes -- as you
3 continue up Greystone Circle, it slopes from
4 the beginning of the property towards the end,
5 and as well as from front to back.

6 MR. NEMECEK: Slopes which way?
7 Slopes up or slopes down?

8 MR. MAIORANO: Slopes down as you go
9 to the rear of the property. But as you
10 continue up Greystone Circle, it slopes up. So
11 basically to, you know, gain -- to take
12 advantage of the topography, we situated the
13 driveway on the left side of the property at
14 the lower elevation. It's a two car attached
15 garage. The rear of the residence will have a
16 walk out from the basement, and then a deck at
17 the first floor level. To better, I guess,
18 flatten the grade in the area in the rear yard,
19 we are proposing just a 3 foot high retaining
20 wall around the rear of the residence. It's an
21 interlocking stone wall. Then basically right
22 adjacent to the proposed wood deck, there's an
23 existing stone retaining wall that we're going
24 to continue that stone wall just underneath the

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1 deck just to create a little bit of a platform
2 and to hold the grade from the rest of the rear
3 yard.

4 So basically the elevations and
5 finishes throughout the home, they're very
6 common throughout the neighborhood. There's
7 going to be HardiePlank siding. There's a
8 mixture of shake siding in the front and lap
9 siding, and the rest of the house will have
10 regular lap siding on the sides and the rear.
11 There will be a real thin stone veneer on the
12 front porch, and then a water table flanking
13 both sides of the garage. The windows are
14 Andersen 400 series windows, they're in a black
15 color. The siding is a gray slate, so it's
16 sort of a mid-tone gray color. Then the
17 asphalt architectural shingle roof is in a
18 charcoal color as well just to tie it in. The
19 windows and the front door and garage door are
20 in a black finish. The rest of the elevations,
21 as well as the chimney will be a stone veneer
22 as well, to match the front.

23 The front street-scape, just to see
24 what it looks like with the neighboring

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1 residences, again, this is 20 Greystone Circle,
2 picks up some ideas with the style of the front
3 portico. We have similar aesthetics going on
4 with our proposed residence, and then the house
5 to the left is sort of a center hall colonial
6 home, but again, that sort of same consistency
7 with the double garage on the left side.

8 Obviously, it's a new residence, so
9 there is a complete new landscape plan done by
10 Bob Tramontano. Your basic planting along the
11 property lines, some flowering bushes and
12 whatnot in the front, and then also concealing
13 the AC units. They're tucked away on the left
14 side of the property right behind the proposed
15 garage. They're sort of at a lower elevation,
16 so you can't really see them from the street or
17 anything.

18 This is, again, just a rendering of
19 what the finished product would look like.

20 In regards to the site, obviously the
21 Town Engineer had come out and witnessed deep
22 hole tests and percolation tests for suitable
23 soils for on-site storm water mitigation. I'll
24 go back to the site plan. Basically, they'll

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1 be storm water units in the front yard and rear
2 yard. Any of the existing impervious surfaces
3 are going to be removed, and all of the
4 proposed surfaces will be captured on site. We
5 did receive comments from Kellard Sessions
6 today, and they're very minor conditions that
7 we'll continue to adhere with the Town
8 Engineer.

9 MR. CAMPANA: How many dry wells?

10 MR. MAIORANO: What's that?

11 MR. CAMPANA: How many dry wells?

12 MR. MAIORANO: Obviously, we designed
13 for a hundred year storm. When you don't have
14 the most favorable percolation tests, then we
15 have to, you know, add as much as possible.
16 They're shallow units too, so a little bit
17 smaller than the normal units, so there's a
18 little bit more than what typically the bigger
19 units capacity can hold.

20 MR. NEMECEK: Do you use the shallow
21 units because of the nature of the soil?

22 MR. MAIORANO: Exactly, yes. Clay or
23 whatnot. If that's the case then --

24 MR. NEMECEK: You can't put them down

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1 that deep.

2 MR. MAIORANO: We have to have a
3 certain separation from water.

4 MR. NEMECEK: Yes, that makes sense.

5 THE CHAIRMAN: It's very handsome. I
6 like it. I don't have any questions.

7 MR. NEMECEK: Show me again where the
8 retaining wall in the back is going to be.

9 MR. MAIORANO: Sure. So this dark
10 sort of grayed out space are the retaining
11 walls. Again, they're just three foot in
12 height. Also, to the left of the driveway, in
13 order to create a, you know, flat grade there,
14 there's a retaining wall there and that steps
15 to the rear yard.

16 MR. NEMECEK: Basically, it goes
17 around almost the entire property line from the
18 rear?

19 MR. MAIORANO: Exactly.

20 MR. NEMECEK: Okay.

21 MR. MAIORANO: So what happens is when
22 you walk out, this patio area is in the
23 basement level, so when you walk out the
24 basement level, you have a flat, you know, sort

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of rear yard area. You could also walk down the deck, down the portion of the existing stone wall that will modified to get to that level. Same sort of concept is happening to the house to the right. They have different levels because the site slopes from the front to the back.

MR. NEMECEK: Is there any screening -- any plantings that are screening the house here from the houses --

MR. MAIORANO: Sure. This is the proposed evergreen screening, actually, on that side, and then also down a level of the retaining wall. Here, there's existing cedars that are remaining.

THE CHAIRMAN: That is the landscape plan?

MR. MAIORANO: This is the landscape plan, yes. It should be in there.

MR. GIACOBBE: That's a one car or two car garage?

MR. MAIORANO: Two car garage.

MR. GIACOBBE: It's one big --

MR. MAIORANO: It's a 16 foot door.

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THE CHAIRMAN: Okay. No more comments from here. I make a motion to open the public hearing to Application 22-17, 16 Greystone Circle.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: So I make a motion to close the same public hearing on the same application, 22-17, 16 Greystone.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: So what are our conditions then? Our engineers looked at the storm water and made comments?

MS. UHLE: Yes. He still has some outstanding comments, but as Adamo said they were very minor, and Joe said he felt it was appropriate to approve it subject to these conditions.

So the two conditions would be the same that you always impose for new

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construction. One, is that the engineering plans are subject to final review and approval by Kellard Sessions, our Town Engineer, and that prior to the issuance of a CO, we need a letter from the landscape architect indicating that the plants that have been installed are in accordance with the approved landscape plan.

THE CHAIRMAN: So subject to those conditions, unless there's other comments from us, I make a motion to approve Application 22-17, 16 Greystone Circle.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

THE CHAIRMAN: Thank you.

MR. MAIORANO: Thank you very much.

THE CHAIRMAN: Did we give you back your samples?

MS. UHLE: I have those here.

THE CHAIRMAN: Thank you. Have a nice summer, if we don't see you again. Goodnight.

Next application is 22-21, Westchester Meat Market, 1 Mill Road.

MR. FERNANDEZ: Good evening,

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Chairman, Board Members. My name Joe Fernandez, I'm an architect, 575 White Plains Road, Eastchester, New York.

We're proposing a meat market with a cook line and some interior seating at the old 3D Cleaners. They'll be no enlargement to the existing facilities. They're going to essentially sell aged beef, and also be able to provide a short type of a menu based on meats that I guess they have ready.

The application will be a total new fit out. Majority of the space will be an open kitchen for the butchers, and for housing of meat, they'll be a walk-in box that will be adjacent to the rear entrance.

This is the front, Mill Road, and the rear parking area, and the library and municipal parking in the back. You can walk down the street. I mean, I always came in here to the cleaners. So this area here is essentially the open area, which will be for the butchers with display counters, grab and goes, a rear counter, front counter, more displays. They'll have their machinery.

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1 They'll be able to do there butchering. They
2 have a wash area. There's a short cook line
3 here in the center. The walk-in box, we're
4 planning on having a glass panel so you could
5 kind of see the meats that are there for sale,
6 two A.D.A. bathrooms, and small accessory
7 offices.

8 Essentially, we're here for that
9 special use approval of the restaurant/cook
10 line. That's really it.

11 MR. NEMECEK: Where is the seating?

12 MR. FERNANDEZ: There's a little bit
13 of seating here in the front. We just show a
14 couple in the window at this point. I think it
15 would be nice to be able to sit and just kind
16 of look out at traffic. There is some
17 greenery, you could see on some of the other
18 photos we have. All of those boxes we have are
19 on this particular building's property. We
20 investigated that and found that out to be
21 true. So it's kind of a nice little spot to
22 kind of relax for a few minutes, maybe grab a
23 quick sandwich or something.

24 MR. NEMECEK: What are the
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1 contemplated hours of operation?

2 MR. FERNANDEZ: I believe it's -- let
3 me just ask. 9 to 6. I'm sorry, I should have
4 known that.

5 MS. UHLE: The special permit says 8
6 to 7.

7 MR. FERNANDEZ: 8 to 7, that's what we
8 meant to say.

9 MR. NEMECEK: Is that seven days a
10 week?

11 MR. FERNANDEZ: Six days a week.

12 MR. CAMPANA: What's on the menu?

13 MR. FERNANDEZ: So, you know, they're
14 going to have all kinds of aged beef and
15 poultry and different things like that. I
16 think it's going to be whatever that special is
17 for the week. It will definitely be something
18 either grilled or broiled or something. We
19 have a 12 foot cook line essentially.

20 MR. NEMECEK: Not a good spot for
21 vegans.

22 MR. FERNANDEZ: Only if no one is
23 watching. Sorry, Margaret.

24 THE CHAIRMAN: As far as garbage
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1 collection, it's in the back?

2 MR. FERNANDEZ: It's in the same place
3 it was for the dry cleaner, which was around
4 the back on the side they have two it looks
5 like three yard containers. Now, that could
6 potentially change to a more hybrid type
7 container -- that wasn't discussed yet -- for
8 pickups, and they could have multiple pickups
9 based on their usage.

10 MS. UHLE: I just want to say that in
11 the past, we have had trouble with certain --
12 not with this particular site, but there was a
13 dry cleaner in that particular space -- in a
14 number of the shopping centers that have food
15 service related businesses, we have had quite a
16 few problems with the dumpsters not being
17 carted away or, you know, the waste not being
18 carted away often enough, with the dumpsters
19 not closing securely enough, with having
20 rodents, and that kind of thing. Maybe you can
21 provide us much more specific information about
22 the type of dumpster because it's going to, I'm
23 assuming shared with the pizza parlor now too.
24 Is it shared with the pizza place in terms of

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1 the dumpster?

2 MR. FERNANDEZ: I believe so, yes.
3 Yes.

4 MS. UHLE: Okay. So again, you're
5 adding almost 50 percent of gross floor area,
6 and now you're going to have some food waste
7 and things. So just be very clear about what's
8 being proposed there and how often pick ups
9 will be.

10 You may want to have a condition that
11 we have some authority -- one of the things
12 that we've had in the past where we've had
13 difficulty with dumpsters with food service
14 related is, it becomes very hard for us to
15 require that they have additional pick ups and
16 we're on top of them constantly. I would
17 rather make sure that issue is resolved ahead
18 of time.

19 MR. TUDISCO: Mr. Chairman, just to
20 add to that, in addition to the appropriate
21 amount of pick ups that the sanitation company
22 is doing, also the size of the dumpsters
23 themselves can be factored into how often they
24 have to be picked up. We've had situations in

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the past where the dumpsters were too small and so they weren't able to close properly, and that necessitated additional pickups, and there were a lot of enforcement issues.

MR. FERNANDEZ: The existing containers that are there I believe are three yard containers, and that's a fairly good size container. Even when 3D was there with cardboard and other debris that they had, it kind of worked out. My particular client is also a restaurant owner here in town from Sea Grill, so, I mean, I don't see that ever going to be an issue. Whatever the pick ups that are require, obviously he'll comply. He's going to keep a nice, clean place, just like his restaurant.

THE CHAIRMAN: Do you coordinate with the pizzeria? It's unusual that you'd share; right?

MR. FERNANDEZ: I think there are two separate dumpsters there. There are two of them. They're side by side, but they're in the same location.

THE CHAIRMAN: One is theirs, one is

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yours. As of now, you haven't figured out if yours is big enough or suitable for your business, theirs remains as is.

MR. FERNANDEZ: Right.

MR. NEMECEK: Will you be using the same company so that you don't have two separate companies coming in, carting companies?

MR. FERNANDEZ: I would think so, and I think that they're the company also that operates for the restaurant as well.

THE CHAIRMAN: That's a good idea, if possible.

MR. TUDISCO: One of the things in terms of an enforcement issue potentially that's out there, we've had situations in the past where multiple store owners that were adjacent to each other were sharing the same dumpster and the same pick up service, and it became almost unenforceable where one person says, well, my people clean up back there or that's not our garbage. I don't know if you could build a condition in there that there's some type of waste management plan or each

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individual store owner is responsible for their own separate dumpsters or pick up or something. In terms of planning ahead, that was an issue.

MR. NEMECEK: They have their own separate dumpsters, which is fine. I'm just thinking of neighbors who would be subjected to multiple pick ups if you're not coordinating.

MS. UHLE: Well, I think that you could ask for additional information with regard to -- in this case, one of the tenants owns the building under any circumstances, so it should be easy to coordinate with the owner of the building with regard to, you know, who they use for pick ups, whether the -- your client would know whether the dumpster is appropriately sized. I think you just need to provide more detailed information about that because that is always a concern. I know your client wants it to operate successfully as well.

MR. NEMECEK: I used 3D Cleaners all the time when it was in operation, and I know that parking area that you're talking about in the rear, I guess it worked for people just

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running in and grabbing their --

MR. FERNANDEZ: If you could get a spot.

MR. NEMECEK: If you could get a spot. But there was always the risk, of course, that you would be blocked in by someone in back of you. I'm assuming that's not going to be used as an active parking area; right?

MR. FERNANDEZ: No. Right now, the owner is using it for his employees, but we don't plan on using any of that. We have the municipal, the street.

MR. NEMECEK: Okay. Parking is definitely going to be an issue.

MS. UHLE: This is before you for preliminary review. It will be referred to the Zoning Board. The area variance sounds so exaggerated, which I know the client is a little bit concerned about. That dry cleaner was there for decades and decades, and that only required like six parking spaces. So any use other than a dry cleaner that goes in that space, is going to require a variance only because it's increasing the parking demand for

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zoning compliance purposes. It sounds pretty extreme, but there is that library parking lot, there is the street parking.

THE CHAIRMAN: Right, but the applicant is aware of the parking situation, as was the dry cleaner.

MR. FERNANDEZ: Not to talk so much about the parking because that's really not for you guys, but, I mean, majority of this area is going to be for two to three people tops. I mean, the cleaners had I believe five people working there all shifts, but I don't see it as an issue. I've gone there for most of my life to go to that cleaners with Tony there, and --

THE CHAIRMAN: I would think the trip duration for the cleaners is far less than it will be for your establishment.

MR. FERNANDEZ: I would think that the market might be a little longer, but again, I don't think you're going to get -- I mean, people need cleaning more than they need to pick up aged beef.

MR. NEMECEK: The quantity might be greater, but the duration of the stay might be

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shorter. But maybe not.

THE CHAIRMAN: As you said, that's up to the Zoning Board. I like the idea. I don't have any questions.

It's a public hearing, so again, make a motion to open the public hearing on this application, 22-21, Westchester Meat Market, 1 Mill Road.

MR. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

(No comments.)

THE CHAIRMAN: Are we okay? I'm sort of thinking we are ready to refer this to the ZBA so we could close this.

MS. UHLE: You still have to leave it open, but you can refer it to the ZBA.

THE CHAIRMAN: Right. If we have any other questions or comments? I'm okay with letting the ZBA make their determination. I don't want to get involved in it.

MR. CAMPANA: Likewise.

MS. UHLE: Do that, and then we'll talk about the potential meeting in July.

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THE CHAIRMAN: Yes, sure. Let's finish. I'll make the motion to refer this application to the ZBA for consideration of the area variance.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(AYE)

MR. FERNANDEZ: Thank you very much.

THE CHAIRMAN: Don't go yet. So now what we're trying to do, Margaret, is put forth -- maybe it's discussed with you -- get this in front of the ZBA such that they can receive it this month, come back in July, make a determination, and I don't know if we got it on this board --

MS. UHLE: Say that again.

THE CHAIRMAN: Did we get any comments on coming for a special meeting?

MS. UHLE: No, because I sent that e-mail out so late. So I think we're going to ask people now. So --

MR. NEMECEK: Margaret, I did tell you I could make that meeting. Come on.

MS. UHLE: One person. I need to give

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him credit. I believe you did last year as well. It's pretty common that you, under certain circumstances, have a special meeting just to wrap up old business, and that's because in this particular case if they get the ZBA approval, the earliest that would be would be in July, and then you don't meet in September, so the applicant loses July and August and most of September. Which is why in the past you've had a special meeting in July just to wrap up old business, not for things that are being referred to other boards and not for new business. I believe this would be the only application on that agenda. I believe we would be able to do it remotely. I'm assuming that the law will still permit that. Also, you wouldn't be tied to the typical Planning Board date. We would have some flexibility with the date. By the June meeting, we would have to notice and publish the date of that meeting, and I would have to notice it properly. So we would have some flexibility of when that would occur.

THE CHAIRMAN: As far as the four of
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us, I'm okay with having a quick meeting in July to get this moving. Are you guys?

MR. NEMECEK: Yes.

MR. GIACOBBE: Yes.

MR. CAMPANA: Yes.

THE CHAIRMAN: So I imagine if Mark isn't, the four of us will make ourselves available.

MR. NEMECEK: I don't think Cunningham is going to be available on that day.

MS. UHLE: So I will coordinate with the board members what their available is, and then we'll let you know that.

MR. FERNANDEZ: And then we'll notice it?

MS. UHLE: No, you don't have to notice it because it will just be carried on the July agenda. As long as I notice the date of the July meeting -- did you notice this one?

MR. FERNANDEZ: Yes.

MS. UHLE: Yes. As long as you noticed this one and as long I note -- it will be listed as adjourned for the June meeting, and then it will be adjourned to the July

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meeting on that agenda. So no, you don't need to notice it. I just will take care of that.

MR. FERNANDEZ: Thank you so much.

THE CHAIRMAN: So the public hearing stays open, and we'll talk to you in July.

MR. NEMECEK: Good luck at the ZBA.

THE CHAIRMAN: First you have to go to the ZBA. Thank you.

The next and last application is 22-16, Ciao Restaurant, Albanese Place.

MR. ABILLAMA: Good evening. My name is Tom Abillama, architect for the applicant. This project is in regards to the Ciao Restaurant. It's an existing restaurant that we all know about it.

The building is in regards to two items on the building, the kitchen and the back for 240 square feet, and on top of the roof with 540 square feet of roof top unit that's existing, that we're adding another roof on top of it over the existing pergola. So the total is the 240 square feet and 411 square feet together.

Also what happens is, that by adding

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those two items, it (inaudible) create one more parking in the back. The existing they have 29 parking spaces, and by adding another handicapped area in the parking for an aisle, we lost the aisle, so that will require zoning for the parking itself.

SPEAKER: In the proposed, we have 28 spaces because we had to add two handicapped spaces.

MR. ABILLAMA: Also what happened is, that the parking itself -- I mean the unit on top of the roof, roof top unit, right now it's at 1 foot 5 inches away from the existing parking -- I mean -- sorry -- so now we ended up having zoning for it. So the two zoning items are the parking, as well as the building itself on the second floor.

SPEAKER: Our front yard, the existing front yard, permitted is 10 feet, and initially when Tom had designed the existing structure eight years ago, it was an open gap and just a covered entrance. Now that we're covering the top, we have to go to zoning.

THE CHAIRMAN: Right. I understand.

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Thanks.

SPEAKER: The other calculation is with the existing 29, we only have 28 spaces.

MS. UHLE: I just want to clarify that. When you expand the building, then you're required to provide parking for the entire building. So even though you had existing 29, you lost one space because you created the access aisle for the handicapped parking, so you have 28, but you're really required to have 43. It's sort of similar to the other application that we just heard. So the variance is to allow 28 spaces where 43 are required.

MR. NEMECEK: What was the requirement before the contemplated addition here?

MS. UHLE: That's a good question. So the addition --

MR. NEMECEK: It received a variance before?

MS. UHLE: No. It was non-conforming before. Even if it had received a variance before -- this is interesting, it's come up kind of recently with my land use council --

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1 the use variance still goes back to the
2 beginning again.

3 MR. NEMECEK: I understand that. Just
4 for our own --

5 MS. UHLE: What the increase would be.
6 That's a good question. I can't do math in my
7 head anymore, so I'm doing it on the
8 calculator.

9 THE CHAIRMAN: You could keep going.

10 MS. UHLE: So the addition would
11 require five parking spaces. So that's all
12 they're increasing the demand, by five parking
13 spaces.

14 MR. NEMECEK: Got it.

15 MR. ABILLAMA: So right now we're just
16 showing a general schematic design for the
17 existing building right now. On the first
18 floor, we're showing the amount of seats that
19 we have in the dining. This here is really the
20 proposed kitchen that we're adding to the
21 existing kitchen that we have that has an
22 existing fireplace and pizza, as well as some
23 kitchen in the back. That is needed to add
24 this area here for the kitchen. It goes down

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1 below the level of the parking and reaches by
2 six, seven steps to go up, and then we also
3 revised the area for the refuse next to it. I
4 can show you. What shows the area here right
5 next to the parking to be. Also, what we're
6 doing on the second floor, to propose an indoor
7 dining on the roof over the existing pergola
8 that was there. So the same number of the
9 seats that we are provided before is related
10 again also.

11 THE CHAIRMAN: It's the same layout
12 that exists?

13 SPEAKER: Same thing.

14 THE CHAIRMAN: Got it.

15 MR. ABILLAMA: This is the kitchen
16 that we showed. It has the details in it. We
17 showed some lighting also in there. This is
18 the idea for the existing pergola with a raised
19 roof on top of it if that's allowed.

20 This is the old design that we
21 provided eight years ago for the place. This
22 is what the proposed design that we're working
23 on later on to get to the Architectural Review
24 Board showing the windows in the front and --

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1 SPEAKER: Open glass.

2 MR. ABILLAMA: Right. So really it's
3 a very simple design, except we're having a
4 roof on top.

5 MS. UHLE: Tom, can you just clarify
6 something for me because you're kind of
7 confusing me? You keep saying you're putting a
8 roof on top of the pergola; are you removing
9 the pergola?

10 SPEAKER: Yes.

11 MS. UHLE: So you're actually just
12 enclosing the space. You're not putting a roof
13 over the pergola, the pergola is being removed
14 and you're creating an enclosed space. I just
15 want to clarify that. It sounds like you're
16 putting a roof over the pergola, but that's not
17 what you're doing.

18 MR. ABILLAMA: That's right.

19 THE CHAIRMAN: So explain what the
20 materials are for the addition. I understand
21 it's glass.

22 MR. ABILLAMA: It's really a regular
23 roof on top with --

24 SPEAKER: Asphalt to match the

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1 existing that's there.

2 MR. ABILLAMA: The windows really are
3 just with wood.

4 THE CHAIRMAN: They're just French
5 door open doors?

6 MR. ABILLAMA: Yes.

7 MS. UHLE: And you're keeping the
8 railings there?

9 MR. ABILLAMA: Yes.

10 THE CHAIRMAN: Those are the existing?

11 MR. ABILLAMA: Yes.

12 THE CHAIRMAN: Got it. The panels at
13 the top, it's all the same clear glass? From
14 the rendering, I really can't tell.

15 MR. ABILLAMA: I'm sorry.

16 THE CHAIRMAN: I can't tell from the
17 rendering if all the glass is the same or if
18 the ones above are fritted or something. They
19 look like they are, but they're not. Just go
20 to the elevation, the rendering there.

21 MR. CAMPANA: The transom.

22 THE CHAIRMAN: The transom, right.

23 MR. GIACOBBE: The small windows on
24 top.

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1 THE CHAIRMAN: Those are the same
2 glass as the doors?

3 MR. ABILLAMA: A transom, yes.

4 THE CHAIRMAN: They're reflecting the
5 light from the sky and they look blue, but none
6 of them are. Okay.

7 MR. ABILLAMA: This is the existing
8 building right now that we have here. This is
9 the back of the building at Ciao. This is all
10 the other buildings all around here.

11 MR. NEMECEK: So the main change here
12 is changing that outdoor area, which I recall
13 approving, like you said, eight years ago. I
14 remember when you came before us back then. At
15 the time it was to have available this
16 additional outdoor seating. So now you want to
17 enclose that.

18 MR. ABILLAMA: Right, because now they
19 found out that they can't use the place half of
20 the year, so they decided to see if they could
21 enclose it. In the meantime, they can open the
22 windows as much as they can.

23 MR. NEMECEK: Okay.

24 MR. CAMPANA: Tom, what's the height
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1 of the NanaWall doors?

2 SPEAKER: The height of these doors.

3 MR. ABILLAMA: These are 10 feet.

4 MR. CAMPANA: And then the transom is,
5 what, another 24 inches?

6 SPEAKER: The transom and the glass
7 doors overall it's ten feet.

8 MR. GIACOBBE: Is the new roof line
9 going to be higher than the existing building
10 or same height?

11 MR. ABILLAMA: Really, if you could
12 see, the roof right now that we have, this is
13 related to it.

14 MR. NEMECEK: Slightly higher.

15 MR. GIACOBBE: How high are the
16 ceilings then?

17 MR. ABILLAMA: About three and a half
18 feet higher then -- so our total is 26 foot 9
19 to the roof. It's only two levels, two
20 stories.

21 SPEAKER: To the ridge it's 25 feet.

22 THE CHAIRMAN: But inside your
23 addition, you're going to be open to above,
24 you're not going to put a ceiling; right?

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1 You're going to see the structure above?

2 MR. ABILLAMA: Yes.

3 MR. NEMECEK: In the proposed
4 addition, in other words, it's not going to
5 have a ceiling, you'll see whatever the
6 structure is; is that correct?

7 MR. CAMPANA: It will be insulation, I
8 guess.

9 SPEAKER: Are we having to put a
10 ceiling or will it just be the roof?

11 MR. ABILLAMA: Yes, it's going to be
12 above.

13 SPEAKER: So you will see a ceiling?

14 MR. CAMPANA: A raised ceiling?

15 MR. ABILLAMA: Yes. Open.

16 THE CHAIRMAN: Open. It should be.
17 It's a big space. Very nice. Okay, so, I have
18 a comment. The work you do is very good, and I
19 do like it, but I'm not sure if it really
20 matches everything else, the glass, right. I'm
21 not an architect, that's just my opinion. It
22 looks like it stands out on that corner. I
23 know the corner well, and I've been there many
24 times, but I know if it were to look like that,

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1 it's going to be -- the first thing you're

2 going to see is that. I don't know what we
3 could do, if that's important, if that's what
4 you're a looking for.

5 MS. UHLE: I think the ARB will likely
6 have a lot of comments about it sort of similar
7 to what the Chairman is saying with regard to
8 the consistency with the character of the
9 existing architecture, sort of the scale and
10 the massing of it. I think the ARB will look
11 at it very closely.

12 MR. ABILLAMA: We thought about either
13 covering with a straight roof on top
14 or coming -- I think this is the best situation
15 right now, to have a roof with an angle on top
16 of it. It's a little bit high, but we're going
17 to keep it 10 feet on the side to allow people
18 to be there. Look, we're still working on it.

19 MR. TUDISCO: My question is, based
20 upon the comments, if the, I guess, structure,
21 the perimeter of the box was the same stucco
22 that the rest of the building is, it might look
23 like it conforms more; is that what you're
24 saying?

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1 THE CHAIRMAN: I'm playing architect,
2 as are all of us. That might be his intent.

3 MR. CAMPANA: I think that material
4 choice is okay because it does match the trim
5 around the building, but perhaps it's a height
6 thing maybe. The eave matches the height of
7 the eave of the main building.

8 MS. UHLE: To me, it's kind of boxy.
9 You have the gable roofs on the side, and then
10 it's a different type of roof there. One of
11 the problems you run into is, if you make too
12 many recommendations with regard to the
13 architecture, then the ARB goes in a completely
14 different direction. I would definitely defer
15 to them. I think they will be concerned about
16 the -- again, not so much the glass because I
17 think people enjoy being in an area that's open
18 and light and glass like that, but I think it's
19 more going to be the massing and scale of it.
20 I don't know how you get around that when you
21 have a particular area you want to enclose. I
22 think they're going to look at that in a lot of
23 detail.

24 MR. ABILLAMA: It's going to get
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1 better, too, as we finish it.

2 MR. NEMECEK: I could definitely
3 appreciate, you know, the reason that you
4 first -- that the applicant first came to us
5 eight years ago, to create this outdoor space.
6 By using glass, especially with the doors that
7 can open up, you're preserving some piece of
8 that, while also making it weatherproof
9 basically so you can use it. So I understand
10 the purpose behind it, but, as I said, I would
11 definitely defer to our hardworking
12 Architectural Review Board for their thoughts
13 and maybe ideas as to how to make this -- how
14 to maximize its aesthetics, while still
15 maintaining the functionality.

16 THE CHAIRMAN: Is the terrace space
17 outside the doors going to be usable once the
18 doors are open?

19 MR. ABILLAMA: Yes.

20 THE CHAIRMAN: So you could step out
21 and step up to the railing?

22 MR. ABILLAMA: Yes.

23 THE CHAIRMAN: About how many inches?

24 MR. ABILLAMA: About three and a half
25

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1 feet.

2 THE CHAIRMAN: I'm sorry.

3 MR. ABILLAMA: Which ones?

4 MR. CAMPANA: I think it's really
5 there for guardrail purposes.

6 THE CHAIRMAN: So get air for the most
7 part. I'm good.

8 If there are no more comments from us,
9 this is a public hearing, Margaret?

10 MS. UHLE: No, this is preliminary
11 review. So the only thing that I did mention,
12 there was some confusion with communication
13 between me and the applicant, so just when the
14 applicant returns -- and this is perfectly
15 appropriate because it's not a public hearing
16 now under any circumstances -- we do need you
17 to provide written responses to the special
18 permit requirements. Those are almost like --
19 Mr. King and I have to review those. If an
20 applicant doesn't meet those, then you require
21 variances from those special permit
22 requirements. It's just a way to help facility
23 the review of the application for everybody.
24 So you understand that when you come back.

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1 MR. ABILLAMA: I would like to mention
2 to you that the special permit that we had that
3 we provided in here, almost -- we're going to
4 provide it -- provides almost everything that
5 we have in here related, with a couple of items
6 with hours of operation, which we'll know what
7 it is when it comes in. Everything else with
8 the landscaping, lighting, and the
9 architecture, which we'll end up into it, but
10 all these items that are bringing the special
11 permit, which we're going to provide it to you
12 the next time, will be provided.

13 MR. NEMECEK: Sure. Yes. I think
14 that's Margaret's point, it has to be a written
15 statement that can be part of the record, so to
16 speak, that we can all evaluate. This way
17 we're not trying to remember what was said at
18 one meeting.

19 MS. UHLE: Exactly. Or you're not
20 overlooking something. Also, honestly, years
21 ago when restaurants were approved, applicants
22 often didn't realize that they had to meet
23 those requirements. I mean, part of the reason
24 to make them restate them is so that they
25

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1 understand there are certain restrictions and
2 limitations. Like you said, it's part of the
3 record.

4 MR. NEMECEK: In my profession, I'm
5 quite aware of that.

6 THE CHAIRMAN: So then if there are no
7 more comments from here, we're going to --

8 MR. ABILLAMA: We have to go to
9 Zoning?

10 MS. UHLE: Yes. So you would be
11 referred to the Zoning Board for the June
12 meeting. They will not make a determination
13 until July. This would be best case scenario.
14 They do have a special meeting for Resolutions
15 only, so they would meet to vote on the
16 applications in July. Then you would go to the
17 Architectural Review Board in September.
18 Again, best case scenario, if the Architectural
19 Review Board did not have you come back, you
20 would be back to the Planning Board at the end
21 of September.

22 MR. ABILLAMA: I understand.

23 THE CHAIRMAN: It's a process. You
24 know it. So then to get you going, I make a

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1 motion to refer the application to the ZBA for
2 consideration of the area variances.

3 MR. NEMECEK: Second.

4 THE CHAIRMAN: All in favor.

5 (AYE)

6 MR. ABILLAMA: Thank you very much.

7 THE CHAIRMAN: Thank you. Very nice.
8 Thank you. Have a nice evening. Have a nice
9 summer.

10 MS. UHLE: We also have the minutes to
11 approve.

12 THE CHAIRMAN: Subject to Phil's
13 corrections.

14 MR. NEMECEK: Very significant
15 correction, right, Jim.

16 THE CHAIRMAN: I make a motion to
17 approve the minutes of April 28, 2022, with the
18 subject corrections pointed out by Mr. Nemecek.

19 MR. NEMECEK: Second.

20 THE CHAIRMAN: All in favor.

21 (AYE)

22 THE CHAIRMAN: I make a motion to
23 close the town of Eastchester Planning Board
24 meeting of Thursday, May 26, 2022.

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1 MR. NEMECEK: Second.

2 THE CHAIRMAN: All in favor.

3 (AYE)

4 MS. UHLE: Thank you, everybody.

5 (MEETING ADJOURNED.)

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

1 STATE OF NEW YORK)
2) SS.

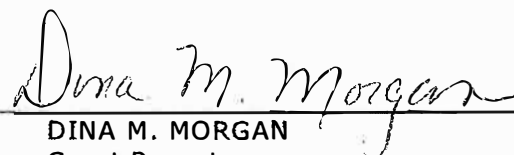
3 COUNTY OF WESTCHESTER)

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

8 That the above transcript was taken from
9 a video of the actual hearing. I was not
10 present for such hearing. The video was taken
11 and transcribed by me to the best of my
12 ability.

13 And, I further certify that I am not
14 related to any of the parties to this action by
15 blood or marriage, and that I am in no way
16 interested in the outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto set
18 my hand this 15th day of June, 2022.

19 
20 DINA M. MORGAN
21 Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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