

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
JUNE 23, 2022

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

BOARD MEMBERS IN ATTENDANCE:

PHILIP NEMECEK, MEMBER
MARK CUNNINGHAM, MEMBER
ANTHONY GIACOBBE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

DINA M. MORGAN, REPORTER

2

EASTCHESTER PLANNING BOARD - 6/23/22

ACTING CHAIRMAN NEMECEK: Good

evening, everyone. Welcome to the town of
Eastchester Planning Board meeting of Thursday,
June 23, 2022. First thing we do is the Pledge
of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRMAN NEMECEK: We only have
three out of the five members of the Planning
Board today, so I guess that means in order to
approve any of the applications, all three of
the members will have to approve it. We do
have a quorum.

The Chairman, Jim Bonanno, is not here
today. In fact, when I was told earlier today
that I would be serving as the Acting Chairman,
I demanded a sash, and one was made for me. It
only says Chairman Nemecek, not Acting Chairman
Nemecek, so I'm going to have to decline to
wear it. I'm Phil Nemecek. I'm the Acting
Chairman tonight.

Let me do the roll call. Anthony
Giacobbe.

MR. GIACOBBE: Present.

ACTING CHAIRMAN NEMECEK: Mark

DINA M. MORGAN, REPORTER

3

EASTCHESTER PLANNING BOARD - 6/23/22

Cunningham.

MR. CUNNINGHAM: Present.

ACTING CHAIRMAN NEMECEK: And Louis
Campana is not here today, hence the three out
of five.

I'm going to make a motion it approve
the minutes of the May 26th, 2022 Planning
Board meeting, subject to the relatively minor
revisions that I circulated to the fellow
members of the board and to Margaret earlier in
the week.

MR. GIACOBBE: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(AYE)

ACTING CHAIRMAN NEMECEK: We have four
items on what I hope to expect to be a pretty
quick meeting today. Those four items are
22-28 -- Application 22-28, which is Southeast
Asian Cuisine. The second will be Application
22-09, Coffee Labs Roasters, which is at 493
New Rochelle Road. The third item will be
Application 22-13, 61-Morgan Street. Finally,
we'll have Application 22-23, which is 68 Rose

DINA M. MORGAN, REPORTER

4

EASTCHESTER PLANNING BOARD - 6/23/22

Avenue. If you're here for anything else,
speak to Margaret, you're in the wrong place.
Without any further ado, let's get
started with Application 22-28, which is
Southeast Asian Cuisine.

MS. POPE: As the owner of 75 Garth
Road, I am making the application --

ACTING CHAIRMAN NEMECEK: It works,
but if you could also give us your name.

MS. POPE: I'm Maryanne D. Pope.
Address, 1 Laurel Avenue, Mount Vernon, New
York. I am the property at 75 Garth Road. I
have prepared the application for Southeast
Asian Cuisine, that I am submitting. English
is my tenants' second language. They're good
tenants for me, but there is just no way that
they could navigate this process of applying
for a special permit; therefore, I am doing it.
It's my hope that it will help them to increase
their business after the pandemic, and that it
will help them be competitive with the other
businesses that already have outdoor dining.

ACTING CHAIRMAN NEMECEK: So this is
an application, as I understand it, for a site

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 plan and special permit approval for outdoor
2 dining --

3 MS. POPE: For outdoor dining.

4 MR. NEMECEK: -- And that outdoor
5 dining, as I understand it, is outdoor dining
6 that has been permitted during the last two
7 years during the pandemic, but this year --
8 believe it or not, this isn't the first
9 application, we've been getting at least one a
10 month where restaurants are seeking to, I
11 guess, make more permanent the arrangement that
12 we had the past two years because people seem
13 to like outdoor dining, and, as you said, it
14 helps the bottom line.

15 MS. POPE: Sometimes the customers are
16 reluctant to dine inside, so having this second
17 option would be helpful for them.

18 The application is a request to put 8
19 tables, 16 chairs, 2 umbrellas and 5 planters,
20 which would be optional. Anything that's out
21 on the sidewalk, would be within my property
22 line. There are no changes, no alterations, no
23 construction that's needed. The tables would
24 be in front of Southeast Asia, and would extend

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 in front of Ruffled Feathers. I'm sure you
2 have the pictures so that you could see that.
3 My architect, Glen Brandes, has indicated that
4 I meet all of the setbacks and the
5 requirements.

6 The plan, hopefully, will not disturb
7 the harmony of the neighborhood or any of the
8 development of adjacent properties, nor will it
9 hinder any pedestrian traffic or vehicular
10 traffic on Garth Road.

11 The proposed outdoor dining to the
12 existing establishment will comply with the
13 standard requirements applicable to all special
14 permit Section 12-D. The plan complies with
15 Standards 1, 2 and 3, in addition to the site
16 plan standards of Section 11. The existing
17 establishment will comply with the standards
18 and requirements for outdoor dining Section
19 12-H.12 in items A through L.

20 I do have one correction, and it's
21 something that I did not foresee when I made
22 the application, and that refers to Item J, the
23 positioning of -- it reads: All site furniture
24 shall be stored inside after operating hours,

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 and shall be permanently affixed to the ground.

2 I did not realize when I went about preparing

3 this application, that the bases of these

4 umbrellas are so heavy to move, that it

5 would -- and plus the height of the umbrella

6 once it's closed -- to move it each day, twice

7 a day in or out if they're putting the tables

8 out -- at Southeast Asia, there is a single

9 door that goes in, and once you're in that

10 little vestibule, there are two other doors, so

11 maneuvering that umbrella past the two doorways

12 would be difficult. I do have space for the

13 temporary dining -- they house the umbrellas on

14 the side of the building, which is here right

15 in the corner.

16 MS. UHLE: It's like a little

17 alleyway.

18 MS. POPE: I own the driveway to this

19 it's one of the apartments as well. It's

20 easier to roll into this.

21 ACTING CHAIRMAN NEMECEK: So instead

22 of putting them indoors, they're rolled to the

23 side?

24 MS. POPE: To the side.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 ACTING CHAIRMAN NEMECEK: Okay. One

2 thing I'm interested in knowing, since this is

3 not a novel experiment in outdoor dining, it's

4 actually a formalization of an arrangement

5 that's existed for the last two years, have you

6 used the same configuration in the past two

7 years, that you're proposing to use now?

8 MS. UHLE: Maryanne, can you go back

9 to the microphone because we have a

10 stenographer who takes the minutes.

11 MS. POPE: I'm sorry.

12 MS. UHLE: That's okay.

13 MS. POPE: Would you repeat the

14 question.

15 ACTING CHAIRMAN NEMECEK: I just want

16 to confirm that the configuration that you

17 described to us, I think it was 8 tables, 16

18 chairs, 2 umbrellas, and a series of planters

19 all within your property line, that that is the

20 same tried and true configuration that has been

21 used the past two years?

22 MS. POPE: It is the same.

23 ACTING CHAIRMAN NEMECEK: I have a

24 further question on that point, which I'll ask

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 you to answer, and then Margaret to
2 corroborate, and that is, have you had any
3 issues at all with the public with any tripping
4 hazards or anything in the two years that
5 you've had this arrangement?

6 MS. POPE: No, I did not. I am
7 very -- I'm a strict disciplinarian, and my
8 tenants know the line, and when I say it has to
9 be here, these people do it. They may not
10 speak English very well, but they are very good
11 tenants. No, fortunately, knock wood, in the
12 years that I've owned the property, and it's
13 been many -- I don't want to jinx myself --

14 MS. UHLE: I've never heard any
15 complaints at all. Also, a Building Inspector
16 and a Fire Inspector go look at the tables once
17 they're laid out, just to ensure that they're
18 not blocking pedestrian access or egress areas
19 and things, and I think typically they never
20 run into problems. Occasionally, they'll make
21 someone relocate a table slightly.

22 ACTING CHAIRMAN NEMECEK: Could you
23 tell me, what are the hours of operation for
24 the restaurant?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 MS. POPE: They open at 11 and they
2 close at 10.

3 ACTING CHAIRMAN NEMECEK: Is that
4 seven days a week?

5 MS. POPE: Right now they close on
6 Monday, but that could change.

7 ACTING CHAIRMAN NEMECEK: But every
8 day that they're open, they keep the same
9 hours; 11 a.m. to 10 p.m.?

10 MS. POPE: Yes, that's my
11 understanding.

12 ACTING CHAIRMAN NEMECEK: Okay. The
13 plan is to have the outdoor seating throughout
14 that time period; is that correct?

15 MS. POPE: Yes, on the days that they
16 can put it out. They may not put it out every
17 single day, weather permitting or depending on
18 staff, because they need additional staff to
19 take care of the people outside.

20 ACTING CHAIRMAN NEMECEK: Tell me
21 where the -- you told me where the umbrella
22 would be stored -- the umbrellas would be
23 stored --

24 MS. POPE: It's just two.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 ACTING CHAIRMAN NEMECEK: Yes, but
2 that's still umbrellas plural. You agree with
3 me on that; right?

4 MS. POPE: Yes.

5 ACTING CHAIRMAN NEMECEK: What about
6 the chairs and --

7 MS. POPE: The tables and chairs would
8 go back inside.

9 ACTING CHAIRMAN NEMECEK: You said
10 they might not be put out every day. In the
11 pouring rain, you wouldn't think there would be
12 too many people interested in dining outside.
13 Are the tables in and chairs in an area where
14 they're away from the regular dining?

15 MS. POPE: No. They have -- I don't
16 know how many -- but they move them -- what
17 they did the last time was move them to the
18 back of their restaurant area. Some of them
19 I'm sure they use if they're not -- you know,
20 if they're not in use. On the days that they
21 don't put out the full eight tables, they would
22 put out the required minimum number, which is 3
23 tables and 12 chairs.

24 ACTING CHAIRMAN NEMECEK: It's not

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 causing a problem in the interior of the
2 restaurant?

3 MS. POPE: No, it would not.

4 ACTING CHAIRMAN NEMECEK: All right.
5 As indicated, this is not the first of these
6 applications we've had. I'm generally quite
7 sympathetic to restaurant owners. Quite
8 frankly, I've enjoyed outdoor dining -- always
9 enjoyed outdoor dining, but it was something of
10 a life blood to eating out during the pandemic,
11 especially in 2020.

12 MS. POPE: I think it does help for
13 people who still don't want to eat inside. But
14 again, it's difficult for restaurateurs to
15 staff another area, you know, because when
16 you're outside, you can't be inside taking
17 orders. So I understand the difficulty they're
18 faced all around. I just want to help my
19 tenants make a living, so that my space stays
20 occupied.

21 ACTING CHAIRMAN NEMECEK: You
22 presented very capably on your tenants' behalf.
23 I don't know if either of my colleagues have
24 questions.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

MR. GIACOBBE: No further questions.

MR. CUNNINGHAM: No, I don't. I think you covered everything.

ACTING CHAIRMAN NEMECEK: Margaret, is the issue of the umbrellas staying on the side --

MS. UHLE: No, I think that's fine, as long as it's safe, and as long as the fire -- I defer to the Building Inspector and the Fire Inspector.

MR. CUNNINGHAM: That's where they've been putting them all along anyway, right. So no incidents, so it's all good.

ACTING CHAIRMAN NEMECEK: Let me make a motion to open the public hearing on Application 22-28, Southeast Asian Cuisine.

MR. GIACOBBE: I'll second.

ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

(No comments.)

ACTING CHAIRMAN NEMECEK: Not seeing anyone, I make a motion to close the public hearing on Application 22-28, Southeast Asian

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22
Cuisine.

MR. GIACOBBE: I'll second.

ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECEK: I make a motion to approve the application for site plan and special permit approval for outdoor dining under Application 22-28, Southeast Asian Cuisine.

MR. GIACOBBE: I'll second.

ACTING CHAIRMAN NEMECEK: All in favor.

(AYE)

ACTING CHAIRMAN NEMECEK: You're good to go.

MS. POPE: Thank you, gentlemen. Thank you, Margaret.

MS. UHLE: You're very welcome.

MR. CUNNINGHAM: Good luck.

MR. GIACOBBE: Thank you. Good luck.

ACTING CHAIRMAN NEMECEK: You can see the Acting Chairman moves this thing along.

MR. CUNNINGHAM: I thought you were

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

about four minutes over.

ACTING CHAIRMAN NEMECEK: You're slowing me down. Application 22-09, Coffee Labs Roasters. Now you can talk.

MR. CORDONE: Good evening, everyone. My name is Matthew Cordone. I'm the architect for Coffee Labs Roasters. The owner of the store, Mike Love is here joining us tonight.

Similar to the previous presentation, we are here for site plan approval. We do have an exterior seating component to our project as well. Due to the size of the space that we have, we have limited amount of seats on the inside.

So if you all are familiar with this property, it used to be a Chase Bank with a drive-through window in it. What we want to do is, we want to take that area where the drive-through was, close off the driveway, and turn that into exterior seating. We want to take advantage of where that existing drive-through window was, and we want to put a pass through window so we can serve the pedestrians who are sitting in the coffee area

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

coffee and pastries and whatever we're going to be serving to them. It's going to be a combination of some bar stools, most of the seating will be this wicker rattan style seating that we have here in these images.

Here are a few renderings of what we're proposing the space to look like. We're going to have a trellis on top, kind of giving a little more protection from sun exposure.

We'll have some seating areas, some fun seating. Basically just a couple of outdoor sofas, a couple of outdoor cafe chairs, and the takeout window. That's really what we're looking to do here. It's a seasonal opportunity as well. So in the winter months when it's too cold, it won't be used. The seating will be stored off-site during those winter months.

ACTING CHAIRMAN NEMECEK: Tell me again what the exact seating configuration and -- the number of seats and tables and whatever.

MR. CORDONE: Sure. So we have three cafe tables that seats two people each. So

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 that's six seating at the cafe table. We have
2 a four person seating arrangement against the
3 side of the wall, and then we have two sofas
4 with a couple of accent chairs. So we're
5 looking at a total of about 14 seats outside.

6 MS. UHLE: Matthew, this board
7 actually officially approves the architecture
8 as well, so could you go over with them what
9 the proposed facade improvements are.

10 MR. CORDONE: Sure. Previously we
11 presented to the Architectural Review Board --
12 one second.

13 MS. UHLE: There's an extra clip on
14 the table behind you if you need it as well.

15 MR. CORDONE: Previously we presented
16 to the Architectural Review Board. Again, this
17 is the existing conditions of the space. It is
18 currently under construction because we're
19 working on the interior fit out right now.

20 Our proposed design would be to change
21 the current front window into an operating
22 overhead door storefront system, leaving the
23 existing door in place. Over here there was a
24 side door that was once bricked up, so we're

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 going to open that up and put a new door there
2 as well just to kind of help with circulation
3 within the space. That door will be matched to
4 the front door. So here's an example of the
5 garage style door that we're using. It will
6 match the same anodized bronze finish as the
7 front door.

8 Here are our elevations. Here we have
9 the garage door, the existing door, the side
10 door next to the existing window, and then this
11 trellis that we're going to putting in that's
12 going to in fill where the carport once was.
13 We are planning on putting two bollards at the
14 end of that to prevent any opportunity of an
15 idiot driving their car through there, for lack
16 of a better word. Here is that takeout window,
17 which would be a slider style window.

18 That's basically the presentation.
19 One more thing. We are adding plantings in the
20 front of the building as well. So the
21 landscape will be permeable. It will be native
22 plants with some stone and crushed stone
23 walkways.

24 ACTING CHAIRMAN NEMECEK: Is that a
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER PLANNING BOARD - 6/23/22

1 red bud there?

2 MR. CORDONE: It is a red bud. Yes,
3 we have a couple of accent trees that are going
4 to be red buds.

5 MS. UHLE: I thought when you
6 presented to the ARB, you had said you were no
7 longer proposing the crushed stone.

8 MR. CORDONE: I'm sorry, you're right.
9 The existing asphalt that we have here, we're
10 just going to be coating it a light colored
11 coating so that it will have a better albedo,
12 but we're not going to be tearing up the
13 asphalt.

14 MS. UHLE: Then the walkway is going
15 to be a blue stone?

16 MR. CORDONE: It will be a granite,
17 yes.

18 MS. UHLE: Okay.

19 ACTING CHAIRMAN NEMECEK: I know
20 you've gone through this in some detail with
21 the ARB, and I think a lot of the -- certainly
22 it's, as I understand, a very welcome addition
23 to the area and the neighborhood. I think the
24 ARB has done a lot of the hard work with you in

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 getting this to a point where aesthetically
2 we're hitting on all cylinders. I don't have
3 too many questions for you. I think -- have
4 you -- everything that the ARB has said to do,
5 is that --

6 MS. UHLE: I think the issue
7 previously was no so much with the aesthetics
8 and design, it was just presenting the
9 catalogue cut sheets and providing additional
10 information.

11 The one thing I did want to ask you --
12 the one thing that the ARB did not see was the
13 outdoor dining, the layout for that. I have a
14 question for you in terms of, what is going to
15 happen to that furniture at night? I know
16 there's a trellis over it, but I do think that
17 there might be concern about people hanging out
18 in there if the furniture -- and technically
19 it's supposed to be brought in. Is there an
20 opportunity to bring that furniture in?

21 MR. CORDONE: That's a great question.
22 Our idea is to cordon off the area in the after
23 hours so it's not accessible.

24 MS. UHLE: In a way that's secure?

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 MR. CORDONE: Yes, with a gate-like
2 system so people can't get in there.

3 MS. UHLE: Okay. I think that's
4 important, and I think to residents that would
5 be important. Great.

6 ACTING CHAIRMAN NEMECEK: The nicer
7 you make it look, the more inviting it is.

8 MR. CORDONE: Rats go to Central Park,
9 too; right?

10 MR. CUNNINGHAM: It's fine, just as
11 long as it's not 2:00 in the morning.

12 MS. UHLE: You're right, the ARB did
13 look at it in great detail.

14 ACTING CHAIRMAN NEMECEK: What are the
15 hours of operation for this establishment?

16 MR. CORDONE: The cafe will be open
17 between 6:30, 7:00 a.m. in the morning, and
18 usually close around 5:30, 6, depending on the
19 time of year and what's going on.

20 ACTING CHAIRMAN NEMECEK: In terms of
21 the outdoor seating, I know we don't make a
22 distinction anymore, you get a permit, right,
23 and it's not just a seasonal permit?

24 MS. UHLE: That's correct. What the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 Zoning Law says with regard to the special
2 permit for the outdoor dining is, that the
3 Police Chief or Building Inspector, if there
4 are reports of problems, we have the authority
5 to bring it back before the Planning Board, but
6 otherwise, a special permit does not need to be
7 renewed. We actually have never had somebody
8 have to come back before the board.

9 ACTING CHAIRMAN NEMECEK: You envision
10 probably not using it in February?

11 MR. CORDONE: No. In the cold dead of
12 winter, we are anticipating actually removing
13 the furniture and storing it off site.

14 ACTING CHAIRMAN NEMECEK: Okay. That
15 makes a lot of sense. Margaret was there any
16 issue as well with a form?

17 MS. UHLE: No. Well, I had mentioned
18 to the applicant -- and I think they have
19 reviewed them and understand the requirements
20 of the special permit -- the applicant was
21 forwarded Section 12.D, which also special
22 permits have to comply with, and also 12.H.12
23 of the Zoning Law, which is specific to outdoor
24 dining. I think without specifically writing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 those out, he has addressed most of those. For
2 example, hours of operation, securing the
3 furniture. So I think he's good with that.

4 ACTING CHAIRMAN NEMECEK: Will there
5 be a need to formalize that?

6 MS. UHLE: You know what, we'll make
7 those the conditions of approval to make sure
8 you understand and comply with the special
9 permit requirements. Again, I think you read
10 them, but there can't be any outdoor music,
11 that kind of thing.

12 MR. CORDONE: This venue is just for
13 drinking coffee and eating croissant.

14 ACTING CHAIRMAN NEMECEK: Before we go
15 to the public hearing, any further questions
16 from the board?

17 MR. GIACOBBE: Yes. What type of
18 gates would be used to block it off at night;
19 wrought iron or --

20 MR. CORDONE: We would probably be
21 using a wooden type structure because it would
22 match the trellis and the applique that we're
23 putting on the structure.

24 MS. UHLE: I think an aesthetically

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 pleasing gate would be a good idea.

2 MR. CORDONE: Something with spikes on
3 it; right?

4 MR. GIACOBBE: It would have a lock on
5 it, obviously?

6 MR. CORDONE: That's correct, yes. It
7 will be fully locked. Like I said, it will be
8 cordoned off from the public during the after
9 hours.

10 MR. CUNNINGHAM: In the area where the
11 bike rack, that patio there, is that an
12 elevation change past that little planting
13 area?

14 MR. CORDONE: Over here?

15 MR. CUNNINGHAM: Yes.

16 MR. CORDONE: Yes, there is.

17 MR. CUNNINGHAM: Can you go to the
18 drawing before, A101.

19 MR. CORDONE: Sure. What you see here
20 is, we have the sidewalk proper, which is at
21 the lower grade, and the sidewalk does ramp up
22 to get to the carport area, and right here we
23 have the ramp. The ramp is going to -- it's
24 still there now. We do have to replace the

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 guardrail because of an accident that occurred
2 a few months back. Basically this
3 configuration is going to stay the same, we're
4 just changing the plantings and the traffic
5 surface.

6 MR. CUNNINGHAM: My concern was the
7 elevation change. Is it just a step or is it
8 more than that?

9 MR. CORDONE: No, it's just one step.
10 It's about 6 inches.

11 MR. CUNNINGHAM: It's not a tripping
12 hazard?

13 MR. CORDONE: No. It's just 6 inches.

14 MR. CUNNINGHAM: It was hard to tell.
15 On 101 there's a planter in front of it, I just
16 couldn't see.

17 MR. CORDONE: It's a 6 inch rise, so
18 it's really just one step.

19 ACTING CHAIRMAN NEMECEK: I'll make a
20 motion to open the public hearing for
21 Application 22-09, Coffee Labs Roasters.

22 MR. CUNNINGHAM: Second.

23 ACTING CHAIRMAN NEMECEK: All in
24 favor.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 (AYE)

2 ACTING CHAIRMAN NEMECEK: Members of
3 the public, here's your shot. Nothing.

4 I make a motion to close the public
5 hearing for Application 22-09, Coffee Labs
6 Roasters.

7 MR. CUNNINGHAM: Second.

8 ACTING CHAIRMAN NEMECEK: All in
9 favor.

10 (AYE)

11 ACTING CHAIRMAN NEMECEK: I think
12 we've addressed -- between the ARB and the
13 questions we've asked you today, I'm certainly
14 satisfied that we've gotten this application in
15 the very best form we can. So I make a motion
16 to approve this application subject to
17 completing whatever additional paperwork --

18 MS. UHLE: Sure. I think really it
19 will just be in the Resolution making it clear
20 that the applicant has demonstrated and must
21 comply with the conditions of the special
22 permit, which is kind of a given if you're
23 granting the special permit. I do think we
24 will have to note about the gate because I

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 don't believe that's shown on the plans, but I
2 think that's a great idea.

3 ACTING CHAIRMAN NEMECEK: The
4 landscape plan, to the extent there is one --
5 this is not a new construction, so it doesn't
6 require it?

7 MS. UHLE: That's correct. So
8 typically for a new construction, we require
9 that a licensed landscape architect sign off on
10 the landscape plan after it's been installed,
11 to ensure it's been installed in accordance
12 with the plan. In this case, they're working
13 with Nature's Cradle, and I like the concept of
14 the native plants and things.

15 ACTING CHAIRMAN NEMECEK: I think
16 that's fine. Subject to the requirements that
17 you just delineated, I make a motion to approve
18 Application 22-09, Coffee Labs Roasters.

19 MR. CUNNINGHAM: Second.

20 ACTING CHAIRMAN NEMECEK: All in
21 favor.

22 (AYE)

23 MR. CUNNINGHAM: Good luck. It looks
24 good.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 ACTING CHAIRMAN NEMECEK: Best of
2 luck.

3 MR. CORDONE: Thank you.

4 ACTING CHAIRMAN NEMECEK: We're on to
5 our third application, which is Application
6 22-13, 61 Morgan Street.

7 Take the microphone and give me your
8 whole name, Luciano. Luciano is a wonderful
9 name, but --

10 MR. LUCIANO: Can I go there to show
11 you?

12 MR. CUNNINGHAM: Absolutely. Take it
13 with you.

14 MR. LUCIANO: This is the existing
15 house right now as it is, and we are
16 proposing -- and this obviously is the house
17 that go from south towards the north. We're
18 proposing to do this.

19 Last time at the ARB, they kind of
20 accept the design with some tune up to be done.
21 They asked us to introduce some trims, to add
22 this window. It's bubbled, of course. To
23 enlarge this window and lower the railing. I
24 had originally 42 inches, so they said 36 is

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 code. It was more safety on my part, but we
2 lowered that one. Also, they asked us to bring
3 some specs, such as the lights. You have to go
4 on 8E to see the light. If I could approach,
5 I'll give it to you. They ask us for this.
6 They want top of doors, windows, entry doors,
7 and siding, and I have with me. This is the
8 trim. This is the siding. This is the glass.
9 This is the door, the deck doors. This will be
10 the window. This is the front door.

11 MS. UHLE: The microphone, Luciano.
12 The microphone. Thank you.

13 MR. LUCIANO: That's what they asked
14 us to bring over here and present to you what
15 we're trying to achieve over here. Not on
16 paper, make it real, if possible.

17 ACTING CHAIRMAN NEMECEK: Luciano, as
18 I understand it, you're not expanding the
19 building footprint or the floor area of the --

20 MR. LUCIANO: No.

21 ACTING CHAIRMAN NEMECEK: So these are
22 all really facade improvements; right?

23 MR. LUCIANO: Pretty much, yes.

24 ACTING CHAIRMAN NEMECEK: Pretty much.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 I know there's a whole series of conditions
2 that the Architectural Review Board suggested,
3 and it looks like, from the notes that Margaret
4 has given me, that you've addressed each one of
5 those. Is that all reflected in this?

6 MR. LUCIANO: Whatever is bubbled.
7 It's number 3 at this point. It's number 3.

8 It's all bubbled up. 03,20 -- I forgot my
9 glasses -- 25, 22. It's all 3.

10 MS. UHLE: I did go through my notes
11 and confirm.

12 MR. LUCIANO: She helped me. Thank
13 you.

14 ACTING CHAIRMAN NEMECEK: I think it
15 looks good. It certainly adds a functionality
16 to it. I know there's at least one other home
17 in the area that has the second floor, so it's
18 not completely out of keeping with the
19 neighborhood. I think I'm satisfied that these
20 are really nice changes, and it's going to
21 enhance the appearance of the property. Any
22 questions?

23 MR. GIACOBBE: How big is the porch up
24 there? You could put chairs up there? How big

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 is the porch on the top? You could put a chair
2 up there?

3 MR. LUCIANO: No. I think my -- I
4 don't know. He wants to go out.

5 ACTING CHAIRMAN NEMECEK: It's 7 feet.
6 7 feet.

7 MR. GIACOBBE: It's big enough then.

8 MR. LUCIANO: I thought you say is he
9 going to be put a chair, the owner. I don't
10 know.

11 MS. UHLE: Luciano, it is being
12 proposed so that the residents can use it as a
13 deck or a porch. It is sufficiently sized in
14 order to put a couple of chairs or a little
15 table out there.

16 MR. CUNNINGHAM: Yes, because it's
17 actuality overhanging the lower deck. It's
18 slightly bigger in scale.

19 MS. UHLE: I think that's the reason
20 for it.

21 ACTING CHAIRMAN NEMECEK: Okay. It
22 makes a lot of sense.

23 I make a motion to open the public
24 hearing on Application 22-13, 61 Morgan Street.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 MR. CUNNINGHAM: Second.

2 ACTING CHAIRMAN NEMECEK: All in
3 favor.

4 (AYE)

5 ACTING CHAIRMAN NEMECEK: Anyone?
6 Anyone? No one.

7 (No comments.)

8 ACTING CHAIRMAN NEMECEK: I make a
9 motion to close the public hearing on
10 Application 22-13, 61 Morgan Street.

11 MR. CUNNINGHAM: Second.

12 ACTING CHAIRMAN NEMECEK: All in
13 favor.

14 (AYE)

15 ACTING CHAIRMAN NEMECEK: Any last
16 questions, because I'm okay with the
17 application as is?

18 MR. CUNNINGHAM: It's very nice.

19 ACTING CHAIRMAN NEMECEK: Good. I
20 make a motion to approve Application 22-13, 61
21 Morgan Street.

22 MR. CUNNINGHAM: Second.

23 ACTING CHAIRMAN NEMECEK: All in
24 favor.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

(AYE)

MR. LUCIANO: Thank you.

MR. GIACOBBE: Goodnight.

ACTING CHAIRMAN NEMECEK: Good luck.

Finally, we have Application 22-23, 68 Rose Avenue. It looks like the esteemed John Iannacito. You always seem to be the clean up hitter. This is our last regular meeting.

MR. IANNACITO: It looks like the

audience got even bigger now.

ACTING CHAIRMAN NEMECEK: Where are

all the people with the pitch forks when you need them.

MR. IANNACITO: Good evening. My name

is John Iannacito, I'm an architect, and I'm representing Mr. and Mrs. Ryan, the owners of the subject property. We are proposing additions and alterations to the existing single family home located at 68 Rose Avenue.

I'm going to come up to the board so I can show you the scope of work. So the proposed scope of work will include a two story addition and a wood deck at the rear of the existing residence. Here's the two story

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

addition and the wood deck.

We're also proposing the construction of a new front entry portico, which is this small area here in the front. We're proposing front facade alterations, which will include a new gable roof along the whole front, and a new bay window.

We're proposing interior alterations on both the first and second floor, and we're proposing site alterations, which will include the expansion of the existing driveway, construction of new retaining walls along the driveway, reconfiguration of the front walkway, and the construction of a new patio at the rear yard.

Here we have the existing front elevation. So the existing gable over the front entrance door will remain, and then we're going to add a new gable along the front, and replace this roof here with some metal roofing and construct a new portico.

Here we have the proposed front. So this is the new gable that runs along the whole length of the front of the house, the existing

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

gable, the new front entry portico, new metal roof over the new bay window, which will replace the existing bay window, and the wider driveway with a new overhead door.

Then at the rear, this is the two story addition with the new deck, which will be partially covered. This is rear view, which will mimic the front double gable and a partially covered deck.

Here is a rendering of the front facade showing the finish materials. So on the wall surfaces, we're going to use HardiePlank siding and HardiePlank shakes in an arctic white finish. The existing brick will be painted white. The new stone veneer on the front portico steps and the walls, the retaining walls, will be a gray granite. The roof will be asphalt over the main portion of the house, and the roof over the bay window and the portico will be a standing seam metal roof in a black finish. The windows will be vinyl clad in a white finish, the trims and columns will be AZEK in a white finish. The shutters will be composite in a black finish. The

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

railing at the rear deck will be a composite in a white finish, and the railing at the front porch and the front portico and driveway steps will be a black metal. The overhead door will be fiberglass in a white finish.

The application was presented to the Architectural Review Board on June 2nd, and it was approved as submitted with no additional comments.

Thank you for your time, and I'm happy to answer any questions.

MR. CUNNINGHAM: Very nice. The standing seam black really makes it pop, shutters, front entranceway. Very nice job.

ACTING CHAIRMAN NEMECEK: It is a good size enlargement of the house. It's like a 50 percent enlargement. All of that is really in the back; right?

MR. IANNACITO: Yes. It's a very deep lot. They still maintain a pretty good size yard even with the addition.

ACTING CHAIRMAN NEMECEK: Show me how the back deck is partly sheltered.

MR. IANNACITO: So here is -- right

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 here, this portion of the deck here, so this
2 little roof here, plus a portion of the second
3 floor will create a partially covered deck.

4 ACTING CHAIRMAN NEMECEK: So it will
5 be partially covered the entire length of the
6 deck?

7 MR. IANNACITO: Just this whole area
8 here.

9 ACTING CHAIRMAN NEMECEK: Yes. Okay.

10 MR. IANNACITO: The same width would
11 be covered as open. Whatever protrudes beyond
12 the roof line would be open. Then we're doing
13 a small stone patio here at the bottom, which
14 will be at grade level.

15 ACTING CHAIRMAN NEMECEK: The
16 configuration is -- the back is I guess facing
17 south; right?

18 MR. IANNACITO: Could be.

19 MR. CUNNINGHAM: Back is facing south.

20 ACTING CHAIRMAN NEMECEK: Facing
21 south. Okay. That makes some sense.

22 MR. IANNACITO: They still have
23 about -- from the back of the addition, it's
24 66 feet to the rear property line, even with

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 the addition.

2 ACTING CHAIRMAN NEMECEK: So they'll
3 probably get a lot of sunlight, as well, in the
4 backyard.

5 MR. IANNACITO: A future pool, which
6 everyone seems to be building.

7 ACTING CHAIRMAN NEMECEK: Wait a
8 second, I know Rose is in that --

9 MS. UHLE: Crawford Street drainage.

10 ACTING CHAIRMAN NEMECEK: Crawford,
11 yes, that's right.

12 MR. IANNACITO: That's on the other --

13 ACTING CHAIRMAN NEMECEK: You're a
14 little further away from there, but we've heard
15 enough about that in the past. That's a
16 different application for a different day, if
17 ever. It looks beautiful.

18 MR. IANNACITO: Thank you.

19 ACTING CHAIRMAN NEMECEK: I'm going to
20 make a motion to open the public hearing on
21 Application 22-23, 68 Rose Avenue.

22 MR. GIACOBBE: Second.

23 ACTING CHAIRMAN NEMECEK: All in
24 favor.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 (AYE)

2 ACTING CHAIRMAN NEMECEK: Where are
3 the people with the pitchforks when you need
4 them?

5 (No comments.)

6 ACTING CHAIRMAN NEMECEK: Looks like
7 no one is going to comment on this wonderful
8 application, so I will, therefore, with a heavy
9 heart, have to make a motion to close the
10 public hearing for Application 22-23, 68 Rose
11 Avenue.

12 MR. GIACOBBE: Second.

13 ACTING CHAIRMAN NEMECEK: All in
14 favor.

15 (AYE)

16 ACTING CHAIRMAN NEMECEK: Any
17 further --

18 MS. UHLE: Yes. I just want to, on
19 the record, say we will have a special Planning
20 Board meeting on Tuesday, July 19th here in the
21 courtroom at 7:00, just to wrap up old
22 business. It's one old business item, which is
23 the Westchester Meat Market. We'll notice that
24 in the Town Clerk's Office, and I will remind

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

1 you guys, but it's not listed on our current
2 schedule. Thank you for agreeing to do that.

3 ACTING CHAIRMAN NEMECEK: Okay. It's
4 a good thing we did that before voting because
5 I know we will lose our sizable audience.

6 MR. IANNACITO: I know the owner who
7 is building the new restaurant. He is a very
8 nice person, and hopefully he gets it approved.

9 ACTING CHAIRMAN NEMECEK: I make a
10 motion to -- speaking of approvals -- I make a
11 motion to approve Application 22-23, 68 Rose
12 Avenue.

13 MR. GIACOBBE: Second.

14 ACTING CHAIRMAN NEMECEK: All in
15 favor.

16 (AYE)

17 MS. UHLE: Sorry, I thought you
18 already did that part. That made no sense.

19 ACTING CHAIRMAN NEMECEK: Don't worry,
20 Margaret, we were all understanding.

21 MS. UHLE: That was nice of you, yes.

22 ACTING CHAIRMAN NEMECEK: I don't
23 think we have anything else until next month,
24 so I make a motion to close the town of

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22

Eastchester Planning Board meeting of Thursday,
June 23, 2022.

MR. CUNNINGHAM: Second.

ACTING CHAIRMAN NEMECEK: All in
favor.

(AYE)

ACTING CHAIRMAN NEMECEK: Thank you.

MS. UHLE: Thank you.

(Meeting adjourned.)

DINA M. MORGAN, REPORTER

CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 6/23/22
CERTIFICATION

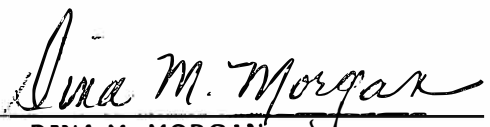
STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 11th day of July, 2022.


DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER