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TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
JULY 19, 2022  
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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  
ANTHONY GIACOBBE, MEMBER  
LOUIS CAMPANA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY

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

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
2 meeting.  
3 MR. NEMECEK: But the meeting is  
4 special.  
5 THE CHAIRMAN: Just in case anyone is  
6 viewing, want to give us a brief summary?  
7 We're all pretty much familiar with it, I know  
8 you did it before, but --  
9 MR. FERNANDEZ: We're proposing a meat  
10 market --  
11 MR. TUDISCO: If you could just grab  
12 the mic.  
13 MR. FERNANDEZ: Yes.  
14 MR. NEMECEK: Joe, did you identify  
15 yourself for the record?  
16 MR. FERNANDEZ: My name is Joe  
17 Fernandez, architect, 575 White Plains Road,  
18 Eastchester, New York.  
19 Today our application is for a new  
20 meat market located in the old 3D Cleaners at 1  
21 Mill Road. We needed to go in front of the  
22 Zoning Board because of parking deficiencies.  
23 We have site considerations there. The board  
24 had granted us a variance for the parking.  
25 We have an open plan, which I believe  
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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
2  
3 THE CHAIRMAN: Good evening. This is  
4 the town of Eastchester Planning Board meeting  
5 of July 19, 2022. If everyone could rise for  
6 the Pledge of Allegiance.  
7 (Pledge of Allegiance.)  
8 THE CHAIRMAN: Let's do attendance  
9 here. Mr. Phil Nemecek.  
10 MR. NEMECEK: Present.  
11 THE CHAIRMAN: Mr. Anthony Giacobbe.  
12 MR. GIACOBBE: Present.  
13 THE CHAIRMAN: Jim Bonanno is here.  
14 Mark Cunningham couldn't make it. Mr. Louis  
15 Campana.  
16 MR. CAMPANA: Present.  
17 THE CHAIRMAN: We can't do the minutes  
18 because we're missing a page, so we'll just  
19 hold that until the next meeting.  
20 The special application that we came  
21 here today for is 22-21, Westchester Meat  
22 Market, 1 Mill Road.  
23 MR. NEMECEK: For the record, we, on  
24 the board, view all of our applications as  
25 special ones.  
THE CHAIRMAN: This is a special  
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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
2 you folks all have in front of you. We're  
3 going to create an open kitchen area, some  
4 A.D.A. bathrooms, a small office, and a walk-in  
5 box that will have a viewing panel so you could  
6 see the goods that are for sale, along with a  
7 bunch of grab and go's, and some display cases  
8 that as you walk around the store you'll be  
9 also to select different items.  
10 THE CHAIRMAN: You're making me  
11 hungry.  
12 MR. FERNANDEZ: Just like every  
13 application we try to bring to this board, it's  
14 all food.  
15 THE CHAIRMAN: Sounds good. We're all  
16 enthusiastic about getting that store filled.  
17 Hopefully, this tenant will be there as long as  
18 the cleaners were.  
19 Thank you for the summary. We're  
20 familiar with it. We remember. I think it's  
21 going to turn out very well.  
22 This is a public hearing, so -- there  
23 are no comments from the public, so I'm going  
24 to make a motion to close the public hearing on  
25 this application, 22-21, Westchester Meat  
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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 Market, 1 Mill Road.  
 3 MR. NEMECEK: Second.  
 4 THE CHAIRMAN: All in favor.  
 5 (AYE)  
 6 THE CHAIRMAN: Let's see. So I also  
 7 have to make another motion, and that's going  
 8 to be a motion to adopt a Negative Declaration  
 9 for this application, 22-21 Westchester Meat  
 10 Market.

11 MR. NEMECEK: Second.  
 12 THE CHAIRMAN: All in favor.  
 13 (AYE)  
 14 THE CHAIRMAN: Pretty easy. Unless  
 15 there's any comments, gentlemen?  
 16 MR. NEMECEK: The only variance that  
 17 you needed was the parking variance? Were  
 18 there any other variances that you needed from  
 19 the ZBA?

20 MR. FERNANDEZ: No.  
 21 MR. NEMECEK: And they granted that  
 22 one, so that's why you're before us.  
 23 THE CHAIRMAN: I guess the sign is  
 24 going to go right where the old sign is right  
 25 now when we're done?

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 MR. FERNANDEZ: We depicted a sign  
 3 here that's on the face, but they'll have to go  
 4 in front of I guess the sign board to get that  
 5 approved.

6 THE CHAIRMAN: That's going to be the  
 7 nature of the sign?

8 MR. FERNANDEZ: That is the nature of  
 9 the sign, exactly.

10 THE CHAIRMAN: Looks good to me.

11 MR. NEMECEK: When is it  
 12 anticipated -- assuming we approve this this  
 13 evening, when would you anticipate opening the  
 14 store?

15 MR. FERNANDEZ: I think that as soon  
 16 as we can get through the Building  
 17 Department -- I know that there's going to be a  
 18 little bit of a transition because we lost some  
 19 staff members.

20 MS. UHLE: That's not going to  
 21 influence the -- Jay does not review the plans  
 22 for building permits, so that will not  
 23 affect --

24 MR. FERNANDEZ: Okay.

25 MS. UHLE: I just don't want anyone to

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 think that we're going to be slowing down in  
 3 the Building Department, we're not.

4 MR. FERNANDEZ: That's fine. I was  
 5 trying to give Jay some credit there.

6 I would think hopefully we would get  
 7 started in August at some point, maybe open  
 8 September timeframe. They would like to get  
 9 open as quickly as possible, obviously, still  
 10 catch some of this barbeque season.

11 THE CHAIRMAN: Yes, we would too. I'm  
 12 looking forward to being your first customer.

13 MR. FERNANDEZ: I'll save you the  
 14 space.

15 THE CHAIRMAN: Paying customer. Cool.  
 16 So I'm good then. There's something about the  
 17 dumpster in here. I'm just going to make it  
 18 part of the motion. You've discussed it with  
 19 the applicant, I'm sure, or we have before.

20 MS. UHLE: The board did, yes.

21 THE CHAIRMAN: I make a motion to  
 22 approve Application 22-21, Westchester Meat  
 23 Market, subject to conditions that the dumpster  
 24 remain tightly closed at all times, and that  
 25 the site itself remains clear of trash and

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 debris. Any condition to the contrary will  
 3 constitute a violation of the site plan and  
 4 special permit of approval. The applicant may  
 5 be required to install a larger dumpster and/or  
 6 increase the frequency of trash collection.  
 7 Subject to that --

8 MR. NEMECEK: Second.

9 THE CHAIRMAN: All in favor.  
 10 (AYE)

11 THE CHAIRMAN: Great.

12 MR. FERNANDEZ: Gentlemen, thank you  
 13 so much for coming in tonight. We really  
 14 appreciate it.

15 THE CHAIRMAN: Good. We hope it  
 16 helped the applicant. I'm sure it. Nice  
 17 seeing you. Enjoy the rest of the summer.

18 MR. FERNANDEZ: You too. Everyone be  
 19 well.

20 MR. NEMECEK: Good luck.

21 MR. GIACOBBE: Good luck.

22 MR. CAMPANA: Good luck.

23 THE CHAIRMAN: I make a motion to  
 24 close the town of Eastchester Planning Board  
 25 meeting of July 19th, 2022. The next meeting

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 will be September 22, 2022.  
 3 MR. NEMECEK: Second.  
 4 THE CHAIRMAN: All in favor.  
 5 (AYE)  
 6 THE CHAIRMAN: Thanks, Gary.  
 7 Goodnight, guys.  
 8 (Meeting adjourned.)

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CORRECTION SHEET

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CORRECTION

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1 EASTCHESTER PLANNING BOARD - 7/19/2022  
 2 C E R T I F I C A T I O N  
 3

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

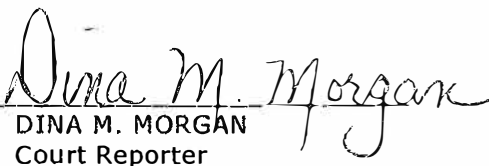
6  
 7 I, DINA M. MORGAN, Court Reporter and  
 8 Notary Public within and for the County of  
 9 Westchester, State of New York, do hereby  
 10 certify:

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

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

20 IN WITNESS WHEREOF, I have hereunto set  
 21 my hand this 25th day of July, 2022.

22  
23  
24  
25

  
 DINA M. MORGAN  
 Court Reporter

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