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	5		7
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	Without any further delay, let's	2	dining area showing the table layout.
3	proceed with Application 21-17, which is 15	3	The proposed outdoor dining will have
4	Tuckahoe Avenue subdivision.	4	10 tables, 26 seats, and will all be located
5	MR. HERBERT: So for this application,	5	within the limits of the property lines.
6	the applicant is not coming in tonight to	6	We are also proposing a new entry ramp
7	present. All this is, it's just like an	7	at the main entrance in order to make that
8	administrative action just to vote to adopt	8	existing entrance accessible. ACTING CHAIRMAN NEMECEK: Is it not
9	the lead agency resolution.	-	
10	Two meetings ago, you declared your	10	accessible now?
11	intent to be lead agency under SEQRA. The	12	MR. IANNACITO: There's a small step there. There's about a four or five inch step
12	30 days has expired. Nobody has objected to	12	at the front door.
13 14	the Planning Board assuming the roll of lead agency. So all you have to do now is just	14	ACTING CHAIRMAN NEMECEK: So we're
14	vote to declare yourselves lead agency.	14	talking about ADA accessibility?
16	ACTING CHAIRMAN NEMECEK: Okay. I	16	MR. IANNACITO: Yes, ADA and elderly.
17	think I have the language right here? I think	17	ACTING CHAIRMAN NEMECEK: Yes. Okay.
18	it's	18	MR. IANNACITO: Here are some photos
19	MR. HERBERT: Yes,	19	of the existing furniture, which will be
20	ACTING CHAIRMAN NEMECEK: I'm going to	20	reused. The tables and the chairs are black
21	proceed. If I need anything more, you tell	21	metal, and the tabletops are stone. This is
22	me.	22	the larger table with the umbrella at the end
23	I make a motion to designate the	23	of the dining area. This is a couple of
24	Eastchester Planning Board as lead agency for	24	benches that will be relocated in front of the
25	the review of Application 21-17, 15 Tuckahoe	25	new ramp.
1	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	6		8
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
1 2	EASTCHESTER PLANNING BOARD - 10/26/23 Avenue subdivision, pursuant to the New York	1 2	There will be no music, no additional
	Avenue subdivision, pursuant to the New York State Department of Quality Review Act, SEQRA.	· ·	There will be no music, no additional lighting, no additional signage for the dining
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	9		11
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	originated?	2	Polpettina co-owner.
3	MR. IANNACITO: Correct.	3	We have a place in an HVAC sort of
4	ACTING CHAIRMAN NEMECEK: And now	4	area in the backyard with a set of steps going
5	Polpettina because I know they were closed	5	down, we can put our stuff down there. We
6	for a little while doing renovations from	6	also have the dining room itself, which would
7	around Easter time until maybe a month or two	7	be easier for us at night around 10:00 when we
8	ago now they're formalizing what has, I	8	close down, you know, 9:30, 10, to bring it
9	believe, been a pretty successful outdoor	9	right through the front door. It's just a lot
10	dining option?	10	easier.
11	MR. IANNACITO: Yes. They were very	11	Winter storage, we'd probably bring it
12	happy to have it during the Covid years, and	12	where it's not going to be coming in and out,
13	they want to make it a permanent seasonal	13	pain in the neck moving it, you know, in and
14	dining.	14	out of the front of the store. The idea is to
15	ACTING CHAIRMAN NEMECEK: That was	15	either bring it down to the basement, or leave
16	going to be my other question; seasonal means	16	it in the front of the store when we're using
17	what in practical terms?	17	it on a daily basis.
18	MR. IANNACITO: Now it's probably	18	ACTING CHAIRMAN NEMECEK: Okay. I
19	another few weeks until it gets a little	19	think Lukas' point was, when you close the
20	colder, and then they'll shut it down, and	20	store every evening when you close the
21	then it will come back in March.	21	restaurant every evening and I've noticed
22	ACTING CHAIRMAN NEMECEK: Yes. Now,	22	this too because I walk to and from the you
23	there's always that nice day in February, you	23	know, I live right in this area, and I walk
24	know, when we're all fooled into thinking that	24	down Fisher Avenue to the Crestwood Train
25	spring is coming. Is the thought to have the	25	Station, and, in fact, I walked up from the
ļ	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	10	1	12
		4	EASTCHESTER PLANNING BOARD - 10/26/23
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	EASTCHESTER PLANNING BOARD - 10/26/23 chairs and tables available so that if you	2	Crestwood Train Station this evening, and I
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	13 EASTCHESTER PLANNING BOARD - 10/26/23		15 EASTCHESTER PLANNING BOARD - 10/26/23
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2	MR. RUBINO: So is the only I guess	2	sound like a major undertaking, and it's
3	adjustment to the Covid time until now, is that just the adding of the ramp because all	3	temporary. MR. HERBERT: So you're talking about
4	the seating is the same? That's a question	4	a small enclosure around the door seasonal?
5	for the architect.	6	MR. IANNACITO: Right. Just so that
7	MR. IANNACITO: With the ramp, we're	7	the cold air doesn't rush into the space.
8	going to actually have a few less tables than	8	MR. HERBERT; I don't believe that
9	what they have today.	9	would require Planning Board approval.
10	MR. RUBINO: Okay.	10	MR. IANNACITO: It might require some
11	MR. IANNACITO: But, yes, the only	11	type of permit, I guess.
12	permanent change is the ramp.	12	MR. HERBERT: Yes, from the Building
13	MR RUBINO: And it's just a ramp, it's	13	Inspector, but I don't think you would have to
14	not like a vestibule or anything?	14	come back.
15	MR. IANNACITO: No, just the ramp. A	15	ACTING CHAIRMAN NEMECEK: It sounds
16	ramp up to a platform, and it will have a	16	like it's a temporary seasonal fixture and not
17	railing also.	17	something that's permanent.
18	MR. FORTUNO: Can I also ask, I don't	18	MR. IANNACITO: Yes, and it's
19	see where it if it grants or restricts the	19	completely within the property lines. It's
20	use of any sort of like propane or electric	20	not going to be on the sidewalk.
21	heating. Is there any plan to do that?	21	ACTING CHAIRMAN NEMECEK: This ADA
22	MR. LODI: You know, we have had	22	ramp isn't going to interfere with the ability
23	heaters out there before, you know, just the	23	to go up to the window and get some delicious
24	stand up ones. Not underneath an awning or	24	ice cream, is it?
25	anything like that. Nothing, you know,	25	MR. IANNACITO: No. The window is
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	14		16
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	against the Fire Department rules. The Fire	2	going to be before the ramp.
3	Department consistently checked on those	3	ACTING CHAIRMAN NEMECEK: Okay. Got
4	things during Covid. But we did use an	4	it. All right. I don't have any further
5	outdoor like one of those vinyl vestibule, you	5	questions. I think we have to have a public
6			
	know, enclosures, so the wind doesn't come	6	hearing.
7	flying into the place. So that would be nice	7	I make a motion to open the public
8	flying into the place. So that would be nice to use it in the ADA ramp area, not to go	7 8	I make a motion to open the public hearing on Application 23-29, Polpettina, 16
8 9	flying into the place. So that would be nice to use it in the ADA ramp area, not to go outside the railing there, and I think it	7 8 9	I make a motion to open the public hearing on Application 23-29, Polpettina, 16 Hall Place.
8 9 10	flying into the place. So that would be nice to use it in the ADA ramp area, not to go outside the railing there, and I think it would, you know, look appropriate to it. I	7 8 9 10	I make a motion to open the public hearing on Application 23-29, Polpettina, 16 Hall Place. MR. GIACOBBE: Second.
8 9 10 11	flying into the place. So that would be nice to use it in the ADA ramp area, not to go outside the railing there, and I think it would, you know, look appropriate to it. I think it would be convenient for people, you	7 8 9 10 11	I make a motion to open the public hearing on Application 23-29, Polpettina, 16 Hall Place. MR. GIACOBBE: Second. ACTING CHAIRMAN NEMECEK: All in
8 9 10 11 12	flying into the place. So that would be nice to use it in the ADA ramp area, not to go outside the railing there, and I think it would, you know, look appropriate to it. I think it would be convenient for people, you know, because it gets cold when the door	7 8 9 10 11 12	I make a motion to open the public hearing on Application 23-29, Polpettina, 16 Hall Place. MR. GIACOBBE: Second. ACTING CHAIRMAN NEMECEK: All in favor.
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-	and the second		
			19
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	the restaurant.	2	Place had an incident a few months ago where
3	So during my time there, I've lived	3	Con Edison had an accident and they blew a
4	there for about two and a half years, as they	4	power line into the building.
5	have said, they have already implemented from	5	ACTING CHAIRMAN NEMECEK: I wasn't
6	Covid the outside restaurants. And given that	6	aware of that, but I saw the Con Ed trucks.
7	they have already done it, luckily there have	7	Thank you.
8	been problems that have arisen. They are	8	MR. LUGO: I have images of the Con Ed
9	asking to add 10 tables and 26 seats. This is	9	truck and the firefighters and
10	a fairly large amount of tables to add to the	10	MR. TUDISCO: Do you want to post them
11	occupancy that they already have, and, with	11	up here, or just put them on the easel so the
12	that, it adds issues.	12	people can see at home.
13	As we have seen from their drawings,	13	MR. LUGO: So these images are from my
14 15	they are in their drawings showing that they will not be blocking the doorway, but this	14 15	brother's vehicle as he was leaving for work at the time. He was leaving for work, that
15	does not co-align with the images that you	15	was about 6:00 p.m., when they blew the power
10	have seen where clearly a table is blocking	17	line, and he had to evacuate the building.
17	the doorway. I would like to ask how long the	18	You could see that the fire trucks are in the
19	ramp would have to be, because I believe there	19	middle of the road because in these images you
20	is a standard for the incline on how long the	20	could that there's a Con Ed truck blocking
21	ramp would have to be and would it	21	Hall Place. They cannot make their way up
22	not interfere with that one table and would	22	there. Alongside where the fire trucks are,
23	that result	23	there is a Con Ed truck where the pump is.
24	MR. TUDISCO: When you say the	24	Now replace these Con Ed trucks with the
25	doorway, are you referring to the doorway to	25	vehicles that come to the restaurant, wait
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	18		20
1			
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
1 2		1 2	EASTCHESTER PLANNING BOARD - 10/26/23 there, I have seen firsthand that,
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2	could see that, in practice, it looks fine	2	from the city of Eastchester saying that there
3	with the umbrelia, they have it nice and	3	is a rodent issue in the neighborhood already.
4	spread out to look good for the picture, but	4	We already have these rodents. The tenants
5	in reality, if you go there, the seats are	5	are being I shouldn't say threatened, but
6	back-to-back. No one is going to be sitting	6	encouraged to deal with these issues
7	comfortably there. They are going to have people pushing the boundaries.	7 8	themselves or you aren't getting a renewal on your lease. Who isn't being blamed? The
89	As you said, it was against the code,	9	restaurant. Who has garbage and food
10	which is why we are here. Ignorance is not an	10	alongside of the road? The restaurant.
11	excuse for the law. They knew what they were	11	Unfortunately, the area, their garbage
12	doing. Unfortunately, they were still doing	12	management is just not sufficient enough.
13	it. Gladly, they were, because as it came to	13	It's overfilled. They leave it out Sunday
14	the nicer weather and they were staying out	14	night. No one comes Monday morning, so they
15	there later, it brought problems that were	15	leave it out until Tuesday pickup. So it's
16	arisen. People like to drink. Drinking	16	out I'm assuming we are supposed to leave
17	brings problems with noise. Obviously, and	17	it out just the night before the pickup and
18	unfortunately, it brings confrontation.	18	not two nights before, leaving time for
19	Multiple nights, 11, 11:30 people would come	19	rodents to come.
20	down from the center of Eastchester, from the	20	With that, that is all the issues I
21	center of Tuckahoe that is on either side,	21	think, and I don't want to use any more of
22	people from the restaurant which are	22	your time. These are precedent issues that I
23	screaming, breaking things. Unfortunately, my	23	believe should be considered in this
24	vehicle sometimes was parked out front, and I	24	application, as you are just simply adding to
25	would have to stay up worried that I'm going	25	all of these problems. Again, I'm so happy
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	to wake up to damage, and I would have to, you know, get up, get dressed, go attend to the	2	that they are successful. As people, I do not have anything against them. It's great that
3	situation.		they're there. But, unfortunately, they
5	Given these parameters, they have	5	cannot handle they have too much on their
6	already shown that they are willing to go	6	plate already. I don't see why we would do
7	above the board's approval in doing these	7	something as reckless to add on to that.
8	things. Obviously, Covid was a horrible time.	8	ACTING CHAIRMAN NEMECEK: Thanks. I
9	I'm glad they survived as a business, that's	9	did want to clarify that, at least it's my
10	fine, but we're back to a regular situation	10	understanding, with respect to Covid, there
11	where Covid is not no longer an issue I	11	was sort of a blanket this happened in the
12	shouldn't say, but it's not as precedence.	12	City too outdoor dining was permitted sort
13	The final issue I do want to have is	13	of across the board both for purposes of the
14	their garbage management. Obviously, they're	14	restaurants and the diners. It's taken awhile
15	asking for 10 tables, 26 people. You're	15	to you know, people like outdoor dining,
16	looking at more than a hundred people a day on	16	you know, and as I said, I've actually
17	a busy night, given that, you know, maybe two	17	eaten at Polpettina outdoors and enjoyed it if
18	hours each time throughout the day as they are	18	it's a nice night. I think most people, at
19	open. This is going to add to their landfill.	19	least at the hours I'm eating there, seem to
20	Now, already they have it where it's	20	be pretty responsible. I mean, this evening
21	on Hall Place on the other side of the	21	there was I could see there was a guy
22	building that is around the corner. They do	22	drinking a beer, he had his wife and his
23	have an issue of leaving it out too early, and	23	little daughter with him. He seemed to be
	the building has complained not directly to	24	acting very responsibly and having a good
24	the tenants, but we have received complaints	25	meal
24 25	the tenants, but we have received complaints DINA M. MORGAN, REPORTER	25	meal. DINA M. MORGAN, REPORTER

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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	The fact that they're before us I	2	would come out. If there is an increased
3	mean, they're not the first, and I'm sure they	3	capacity in a restaurant or store or something
4	won't be the last to seek a permit of this	4	that would require a larger dumpster or an
5	nature. Part of the reason why we have this	5	increase in the schedule of pickups, that is
6	application process that includes a public	6	something that is typically addressed, and I'm
7	hearing, is to hear the concerns that are	7	certain that the Building Department will
8	voiced by people exactly like yourself, who	8	address that with the applicant. You should
9	are most directly affected by something like	9	feel free to contact the Building Department
10	this.	10	because if there is an additional need that it
11	So I think I've heard everything you	11	becomes a burden to the community, perhaps it
12	said, and certainly I have a question or two	12	might mean a minor fix of just, you know,
13	about hours, for starters. This is even as	13	getting a bigger dumpster or, you know, an
14	proposed, it sounds like this is something	14	extra pick up during the week, that is
15	that the restaurant is there, and it's	15	possible.
16	approved, and I understand that there are	16	Certainly, we all want to be mindful
17	traffic problems because it's a tight area.	17	of the community's concerns, but also in terms
18	It seems that everything in this town that we	18	of an enforcement perspective, as the person
19	have you know, particularly if it's	19	who, you know, manages the violations, we
20	popular, we have some sort of a traffic and	20	don't want to see it get to that place if it
21	parking issue. But the restaurant is there	21	doesn't have to. So, you know, to the extent
22	and the restaurant is staying. They just did	22	that there are concerns, I'm sure we can
23	renovations.	23	discuss them with the applicant and the
24	What's before us today is a request	24	Building Department.
25	for a permit that would be that would	25	ACTING CHAIRMAN NEMECEK: The two main
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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4	26 EASTCHESTER PLANNING BOARD 10/26/23	1	28 EASTCHESTER DI ANNING BOARD - 10/26/23
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	MR. IANNACITO: Those issues I think	2	planters here on the two ends, which we're
3	I'll have Joe address. I just wanted to	3	hoping to keep there. It does soften up the
4	address the questions about tables being in	4	space a bit with the plants.
5	front of access entryways.	5	MR. TUDISCO: Where is the second
6	Previously, before we did the	6	entrance?
7	renovations on the building, there were two	7	MR. IANNACITO: So the second entrance
8	entrances on Hall Place on Fisher, and one	8	is on the side here. It's cut off here. You
9	entrance on Hall. So we reduced that to one	9	see where the arrow is here?
10	entrance on Hall, one entrance on Fisher. So	10	ACTING CHAIRMAN NEMECEK: The second
11	I'm not sure if the photos that this gentleman	11	entrance isn't really used by patrons?
12	had showed the old entrance or not.	12	MR. IANNACITO: It's more of an
13	We're also adding this ramp, which	13	emergency entrance, but it can be used to
14	we're going to reconfigure the seating area	14	enter also. It enters the main dining room.
15	and push it closer to the Hall Avenue corner,	15	ACTING CHAIRMAN NEMECEK: And that's
16	and we're not going to have any tables near	16	also where the I guess is it 16 Hall?
17	the ramp. So the access to the building	17	The main entrance to that is on Hall Place as
18	should never be blocked by any tables.	18	well?
19	ACTING CHAIRMAN NEMECEK: Where would	19	MR. IANNACITO: So the main entrance
20	the ramp be? Show me.	20	to the building I believe is back here.
21	MR. IANNACITO: So here's the front of	21	ACTING CHAIRMAN NEMECEK: Show me
22	the building. This is the main entrance to	22	again where the Hall Place entrance is to the
23	the restaurant. So this is the ramp right	23	restaurant.
24	here.	24	MR. IANNACITO: Right here where the
25	ACTING CHAIRMAN NEMECEK: Got it. It	25	arrow is.
-	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
		1	
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	I could kind of see my car through the window	2	double tables of four. So there's a total of
	if I have to get out there, and it just	3	10 tables, 26 seats. Today, without the ramp,
4	becomes a problem. MR. LODI: And we can also reinforce	4	there's at least three additional tables
5	that through our customer base and, you know,	5	there. So we're actually going to lose three tables with the addition of the ramp.
7	our website to say, you know, we have to solve	7	ACTING CHAIRMAN NEMECEK: Okay, What
8	this issue so there aren't any issues. If	8	is the indoor seating in the newly
9	you're picking up food, you know, park your	9	reconfigured restaurant? What is the maximum
10	car up the street. You can find parking, it's	10	seating?
11	just not in front of the place.	11	MR. IANNACITO: About 50 people
12	MR. FORTUNO: Could you do an option	12	inside.
13	where you have someone bring it out to the car	13	ACTING CHAIRMAN NEMECEK: 50 people.
14	for them, something like that?	14	So this is a pretty significant it's not
15	MR. LODI: Probably. Yes. Yes. We	15	this isn't permanent, of course, this is
16	actually do do that on occasion, but, yes, we	16	seasonal and weather permitting, but it does
17	can do that.	17	sound like it's about a 50 percent increase in
18	MR. FORTUNO: Help everybody out in	18	the capacity on an ideal day, if it's filled.
19	that situation.	19	I would say that, you know, outdoor seating
20	ACTING CHAIRMAN NEMECEK: Fisher	20	works very well on nice days, and anything but
21	Avenue, there's parking on both sides there	21	that, you only have the really hardy people
22	and	22	who want to eat outside. So it's not even
23	MR. LODI: Yes, it's narrow.	23	half the time, I'm sure.
24	ACTING CHAIRMAN NEMECEK: And, of	24	MR. TUDISCO: There's one other thing
25	course, there's always somebody that parks	25	in terms of the parking issue, which is a
L	DINA M. MORGAN, REPORTER	-	DINA M. MORGAN, REPORTER
1	38		40
1.		1	
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	like a foot and a half away from the curb to	2	little bit of an anomaly here, is that from
23	like a foot and a half away from the curb to further narrow the area. I know that because	2 3	little bit of an anomaly here, is that from check me on this but I believe that whole
2 3 4	like a foot and a half away from the curb to further narrow the area. I know that because I'm constantly going back and forth to the	2 3 4	little bit of an anomaly here, is that from check me on this but I believe that whole place is the divider between Eastchester and
2 3 4 5	like a foot and a half away from the curb to further narrow the area. I know that because I'm constantly going back and forth to the Crestwood Train Station to pick people up or	2 3 4 5	little bit of an anomaly here, is that from check me on this but I believe that whole place is the divider between Eastchester and Tuckahoe. So you have the edge of two Police
2 3 4 5 6	like a foot and a half away from the curb to further narrow the area. I know that because I'm constantly going back and forth to the Crestwood Train Station to pick people up or drop them off. That is a very busy area right	2 3 4 5 6	little bit of an anomaly here, is that from check me on this but I believe that whole place is the divider between Eastchester and Tuckahoe. So you have the edge of two Police Departments kind of you know, leading up
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	that half the lot is in half the property	2	back the outdoor dining at some future point,
3	is under the corporate of Eastchester and the	3	such that we'd have it through 9:30 or so?
4	other half of the property is	4	MR. HERBERT: Right. So you can limit
5	ACTING CHAIRMAN NEMECEK: But I get	5	the hours now if you approve the special
6	your point, it's an enforcement dilemma.	6	permit, or the last criteria says: The
7	MR. IANNACITO: And there are metered	7	special permit for outdoor dining shall be
8	parking on Fisher on the Tuckahoe side, and I	8	contingent upon the continued compliance of
9	believe there's some on the Eastchester side	9	the special permit requirements and any
10	by the post office, and in the municipal lot	10	conditions of approval. The Building
11	right across from the post office, which in	11	Inspector at any time may require that the
12	the evenings there's always parking there.	12	application reappear before the Planning Board
13	MR. HERBERT: There's also a municipal	13	for a reconsideration of the special permit in
14	lot in Tuckahoe, I believe, on Fisher Avenue.	14	the event that the applicant fails to comply
15	MR. IANNACITO: Down further.	15	with one or more of the special permit
16	MR. HERBERT: Down the other way, yes.	16	requirements or conditions of approval, if
17	So there is parking, it's just	17	there is significant change in site
18	ACTING CHAIRMAN NEMECEK: Yes, But	18	conditions, or upon the recommendation of the
19	people aren't going to go to the municipal lot	19	Chief of Police.
20	near the train station.	20	ACTING CHAIRMAN NEMECEK: Okay. So
21	MR. IANNACITO: The one in Tuckahoe is	21	that's the enforcement arm that we have there.
22	too far. The one in Eastchester is close	22	I think if we received enough if you
23	enough. It's not a far walk from	23	received enough complaints, it could be
24	ACTING CHAIRMAN NEMECEK: Yes, that's	24	discussed, and we could make that happen.
25	true. That's true. But people are very,	25	That's the stick part of it. I think that's
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	42		44
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1		1	
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	could come I don't know if they come every	2	MR. TUDISCO: I just want to make sure
3	day or every other day, but we could try to	3	he's getting on the record.
4	get them down there, you know, more often, if	4	MR. HERBERT: I'm concerned, because
5	that would help.	5	you're not speaking into a microphone, that
6	ACTING CHAIRMAN NEMECEK: I see them	6	the court reporter is not getting this.
7	in the mornings. I see them sometimes, again,	7	ACTING CHAIRMAN NEMECEK: I can hear
8	when I'm walking to the train station. I	8	you loud and clear, but we create a record.
9	don't know when the garbage is left out.	9	MR. LUGO: That area is a small grass
10	I mean, is it possible to have somebody put it	10	area where the garbage is. On the opposite
11	out early in the morning? I don't know if	11	side of it is the entrance to two apartments
12	there's anyone who's nearby.	12	for 16 Hall Place, and then around that where
13	MR. LODI: I'll talk to my partner	13	they say you can go down is the fire escape.
14	about that to see if that's feasible. There's	14	That is the location of the fire escape for
15	a garbage area behind the building where they	15	that side of the building. So that area is
16	allow us to you know, it's like a corral	16	generally left open, and the garage is put to
17	kind of thing. So we put it there, and then	17	the side as, you know, people need to get out
18	we put it out. They're covered. They're all	18	of the apartments in case of an emergency.
19	covered. I can address that, and probably	19	They need a safe amount of space to get out in
20	there's a logical and simple solution to it.	20	case of a fire. So that's what that area is.
21	ACTING CHAIRMAN NEMECEK: Yes. I know	21	Then the next building, the next property has,
22	you probably get early morning bread	22	I believe, access to like one of the like
23	deliveries and stuff like that, so maybe you	23	across on the other side of the wall. It's
24	have somebody taking care of bringing the	24	not in our spots, it's on the other side of
25	bread in, bringing the garbage out. In that	25	it. It is part of the same structure, but
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1	40 EASTCHESTER PLANNING BOARD - 10/26/23	1	48 EASTCHESTER PLANNING BOARD - 10/26/23
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	that the proposed dining is all on the	2	the postage sign that is there. That does
3	property of the restaurant.	3	tighten up that space slightly.
4	The town right-of-way actually,	4	ACTING CHAIRMAN NEMECEK: A little
5	it's somewhat fortunate because we have cases	5	bit.
6	in town where the restaurant owner does not	6	MR. LUGO: It does tighten up the
7	have this amount of real estate in front of	7	space. Where, obviously, like I said, they
8	the store and wants to have outdoor dining,	8	are compacting these tables very close
9	but we can't allow it because of the	9	together, I do believe that, you know, in
10	pedestrian traffic.	10	order for a bigger person to get you know,
11	It seems to me and maybe Mr.	11	we're not that large, but someone who might
12	Iannacito can speak to that a little bit	12	be, might need a little more wiggle room.
13	better that the way that this is being	13	Those seats are going to be pushed out a
14	proposed for special permit is all on the	14	little further, decreasing that space. So I
15	property of the applicant and does not impact	15	do believe that that's just a concern.
16	the right-of-way where pedestrians will go	16	ACTING CHAIRMAN NEMECEK: Yes. You
17	back and forth. Now, if people are waiting	17	know, contrary to your concerns earlier, you
18	around for tables or anything like that, that	18	voiced those concerns very artfully, very
19	may not be the case. But in terms of the	19	fully, and I think we've had a pretty robust
20	actual dining area that's being proposed, it	20	conversation on this. You know, I would just
21	does not appear that it's on the town	21	encourage you, you know, you see everything
22	right-of-way; is that correct?	22	going on there, you know, if there's a
23	MR. IANNACITO: Correct. I believe	23	continuing problem, either speak to the
24	it's 10 feet in front of the building. Let me	24	management, the owners, whomever. They seem
25	just check. So from the face of the building	25	to be responsive. If the problem persists,
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	EASTCHESTER PLANNING BOARD - 10/26/23 to the edge of the public sidewalk, there's 10 feet. All the dining tables are going to be within that area, within the limits of the property. ACTING CHAIRMAN NEMECEK: And I can comment again as somebody who's regularly a pedestrian right in that area, that perversely all that parking creates a buffer between the pedestrians and the vehicular traffic, such that it really there's not a safety issue walking in that area even though there are a lot of vehicles around. There are always people parked there, so, you know, you're always walking between, you know, diners and cars. So you're not you're never going to have a car drive up right next to you and, you know, where you would actually feel it go by. My experience has been, yes, it does get crowded, but there is a sufficient amount of space there on the town right-of-way for pedestrians. That's my experience, and I'm not a small man.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	EASTCHESTER PLANNING BOARD - 10/26/23 the Building Department knows how to enforce these things, and we want to know if there's a continuing problem. MR. LUGO: I apologize for the lack of complaints. I don't like to be confrontational. ACTING CHAIRMAN NEMECEK: You're handling it just perfectly. It's helpful to have this type of dialogue. That's why we have a public hearing. We want to make sure that we are informed. I happen to know this area from going past there, but you live there, you would know it better than I do. It's important to hear those concerns voiced so that we can address them at a moment when we have the full attention of the owner. So thank you. MR. LUGO: Thank you. ACTING CHAIRMAN NEMECEK: All right. So unless there are any further comments from the public, I'm going to make a motion to close the public hearing on Application 23-29,

1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	ACTING CHAIRMAN NEMECEK: All in	2	Place.
3	favor.	3	MR. GIACOBBE: Second.
4		4	ACTING CHAIRMAN NEMECEK: All in
5	ACTING CHAIRMAN NEMECEK: All right.	5	favor.
6	I'm inclined to grant the application, you	6	
7	know, subject to being able to revisit in the	7	ACTING CHAIRMAN NEMECEK: Thank you.
8	event that the problem gets the problems	8	MR. IANNACITO: Thank you. Have a
9	that have identified get any worse. I'd	9	nice weekend.
10	expect that maybe they'll get a little better.	10	MR. LODI: Thank you, guys. I
11	We're reducing the amount of outdoor seating	11	appreciate it. Come down for some pizza. MR. RUBINO: I would have gave it an
12 13	due to the ramp, among other things. One unavoidable problem, if you want	12	8.8, by the way.
13	to call it that, is that with your reopening	14	ACTING CHAIRMAN NEMECEK: Finally, we
15	and a lot of publicity, it has become a hot	14	have Application 23-30, 249 Main Street and 27
16	place to dine again. It was closed for a	16	New Street. Believe it or not, I think I'm
17	number of months. Now people want to come	17	the only one sitting on the board here
18	back. That's a good problem for you to have	18	well, also Rob was here at the time you
19	as an owner. I just want to make sure that	19	have almost an entirely new audience than you
20	you're aware that you are in a neighborhood,	20	did with the prior iteration of this. I'm the
21	and it's a very residential neighborhood.	21	institutional knowledge here, and I guess Rob
22	There are a number of concerns, particularly	22	is as well.
23	with parking. I think there's always going to	23	I understand you're here to make an
24	be some concern when you have outdoor dining,	24	initial presentation as to a new application
25	that not everyone behaves as nicely as we want	25	at what's largely the same site, but is
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	54		56
		12	
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
1 2	EASTCHESTER PLANNING BOARD - 10/26/23 them to all the time. That's something that	2	EASTCHESTER PLANNING BOARD - 10/26/23 actually a larger site than had been
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2 3 4	EASTCHESTER PLANNING BOARD - 10/26/23 them to all the time. That's something that you'll have to enforce maybe a little bit more rigidly if it becomes a problem.	2 3 4	EASTCHESTER PLANNING BOARD - 10/26/23 actually a larger site than had been previously proposed. MR. FREDA: My name is Antonio Freda.
2 3 4 5	EASTCHESTER PLANNING BOARD - 10/26/23 them to all the time. That's something that you'll have to enforce maybe a little bit more rigidly if it becomes a problem. Otherwise, I'm prepared to make a	2 3 4 5	EASTCHESTER PLANNING BOARD - 10/26/23 actually a larger site than had been previously proposed. MR. FREDA: My name is Antonio Freda. I'm representing Angelo Agovino and Manor
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	floors all the way up. We have provided 10	2	Well, he wasn't wearing his Eastchester hat at
3	additional parking spaces. We had 26	3	the time.
4	originally, and now we have 36. The required	4	So can you give us just a little more
5	number of parking spaces is 43. So we're	5	background on particularly for the other
6	deficient in that because we don't have enough	6	members of the board here on the site, and,
7	land area. The height of the building is	7	you know, certainly, you know, you can give us
8	of course permitted is four stories, and we're seeking six stories. So the difference in the	8	all the color that we need about, you know,
	-		the prior application and how it was approved,
10	actual height, not the story height but the number of feet, is 45 versus 67. So it's	10	but, you know, what we would be going from now, because nothing has been built, to, you
12	about 22 feet higher than the original	12	know, what you're now proposing, and how that
13	permitted height that we had.	13	fits into the neighborhood in particular
14	The access to the site will remain the	14	because we did approve a four story building
15	same on Main Street. One way in, one way out,	15	but this is a six story. I remember there
16	and proposing to have access in from New	16	was you know, I think you guys may have
17	Street, and then out on Main Street again. So	17	been pushing for something bigger then.
18	we keep the traffic study pretty much the same	18	MR. FREDA: Well, we were pushing
19	as it was before.	19	for actually what it was is, we were
20	Other than that, it pretty much sums	20	pushing for a few feet more only to allow
21	up what we're requesting.	21	larger size beam members in between the floor.
22	ACTING CHAIRMAN NEMECEK: Okay. I'm	22	ACTING CHAIRMAN NEMECEK: But you made
23	debating how much to I know you're	23	clear this is 22 feet higher than what was
24	suggesting and for me it helps to	24	previously approved.
25	conceptualize this, that effectively you're	25	MR. FREDA: So we're
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	58	1	60
1	56	1	
1	50 EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
1 2	EASTCHESTER PLANNING BOARD - 10/26/23 amending the prior application, which was	1 2	
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2	because there's a parking structure, and then	2	to do all that. We just couldn't build this
3	it steps back. That is fairly sizable. I	3	building with that. In order to build this
4	think it's about seven stories. It's going to	4	building or to keep this idea going, we would
5	be part of our presentation in the coming	5	need to do this. If not, then we would have
6	months to actually get the height, like we did	6	to structure it a different way or do
7	prior for this building, and go across. You	7	something else. But hopefully, you guys will
8	know, get into the nitty gritty with you guys.	8	love it. We'll work hard with you guys.
9	I believe that building that's right to the	9	ACTING CHAIRMAN NEMECEK: I can't
10	right of the firehouse is similar height.	10	guarantee that, but that's why you come here.
11	Maybe a little bit less or maybe a little bit	11	Right now, you can't build the old building.
12	more.	12	You would, at a minimum, have to come back to
13	ACTING CHAIRMAN NEMECEK: Let me ask	13	us to get the approval extended. But that's
14 15	the obvious question: What's motivating this? MR. AGOVINO: The reason why this	14 15	not what you're here for. You have a new application, same site, a lot of the same
15	-	15	concepts, except you want to build it a little
	building wasn't built yet, because we realized once we went to Con Edison to get those power	17	bigger. Previously what was it; was it
17	lines put underground, it was going to be	18	15 units?
19	minimum half a million dollars to put those	19	MR. AGOVINO: 15 units.
20	power lines underground. With the property	20	ACTING CHAIRMAN NEMECEK: So this is
21	behind here, we're going to be proposing to	21	what? It's 67 percent more. And what was the
22	the Fire Department, which it falls into the	22	breakdown in one bedroom, two bedroom?
23	guidelines for the fire truck to access it	23	MR. FREDA: 10, two bedrooms, and 15,
24	from the back there, but in order to pay for	24	one bedrooms.
25	the lot and, you know, to make the project	25	ACTING CHAIRMAN NEMECEK: What was it
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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<u>ا</u>	62	1	64
1	62 EASTCHESTER PLANNING BOARD - 10/26/23	1	64 EASTCHESTER PLANNING BOARD - 10/26/23
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2	previously approved, that's up to you to do	2	ACTING CHAIRMAN NEMECEK: Yes.
3	so. But for their purposes, for the purposes	3	MR. TUDISCO: This is a preliminary
4	of the other members of board, they don't have	4	site plan approval application for site
5	the history, so they just want to know what do	5	plan approval. It's going to have to go to
6	you intend on building.	6	Zoning because there's two variances. One of
7	MR. AGOVINO: Before, we didn't ask	7	them is parking at least two variances.
8	for a variance for height. The height was	8	One of them is parking, and the other one is
9	as-of-right. We asked for a few very	9	the height and the scaling of the building
10	variances, which were minor. I don't know	10	that the Zoning Board is going to have to
11	exactly which	11	review.
12	MR. FREDA: There was one side missing	12	MR. RUBINO: Okay.
13	six inches.	13	MR. HERBERT: Also, just one other
14	MR. AGOVINO: The backup width of a	14	thing. This is going to be an unlisted action
15	couple of spots. Then over here, it was one	15	according to SEQRA. Either the Planning Board
16	percent less. We didn't ask for many.	16	or the Zoning Board will have to declare lead
17	ACTING CHAIRMAN NEMECEK: They were	17	agency, or it could be an uncoordinated
18	minor variances.	18	review. That won't be decided today.
19	MR. FREDA: To be honest with you, I	19	ACTING CHAIRMAN NEMECEK: So the
20	don't remember that because we did resolve it.	20	sequence will be, initial presentation today,
21	We have five percent slope here, and we have	21	and then they come back here again?
22	less than five percent we meet the slope	22	MR. HERBERT: They may be meeting with
23	requirements all the around the site, so I	23	staff first, and then we'll take it from
24	don't know why that was even required.	24	there.
25	ACTING CHAIRMAN NEMECEK: Tell us	25	ACTING CHAIRMAN NEMECEK: But they'll
	DINA M. MORGAN, REPORTER	I	DINA M. MORGAN, REPORTER
	66		68
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
1 2	EASTCHESTER PLANNING BOARD - 10/26/23 about the property. Tell me about the new lot	1 2	be back here at some point before it goes to
	about the property. Tell me about the new lot that you've acquired.	1	be back here at some point before it goes to Zoning, and we'll have a public hearing;
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2 3	about the property. Tell me about the new lot that you've acquired. MR. HERBERT: If I could just make a quick clarification. All previous approvals	2 3	be back here at some point before it goes to Zoning, and we'll have a public hearing; right? MR. HERBERT: It could go that way.
2 3 4	about the property. Tell me about the new lot that you've acquired. MR. HERBERT: If I could just make a quick clarification. All previous approvals have expired.	2 3 4	be back here at some point before it goes to Zoning, and we'll have a public hearing; right? MR. HERBERT: It could go that way. There's no set formula. They're here just to
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	area one apartment. We are allowed with these	2	So it all worked out perfectly at that time
3	two lots together, 30 units. We're not	3	for this lot, and this is not really of any
4	proposing 30, we're only proposing 25. I	4	effect whatsoever because the slope from here
5	don't know if that makes a difference.	5	to there is minimal. We have almost 130 feet
6	MR. TUDISCO: It's really up to the	6	or whatever it is. I'm not showing that right
7	Zoning Board.	7	now, but it's almost 125 to 130 feet.
8	MR. FREDA: Okay. So that resolves	8	ACTING CHAIRMAN NEMECEK: That's the
9	that issue. This is just more of the same	9	new lot?
10	ACTING CHAIRMAN NEMECEK: Again, the	10	MR. FREDA: The new lot. So we have
11	fire station would be on bottom here; right?	11	more than enough to make a slope. It's
12	MR. FREDA: Right here.	12	probably even flat at that point.
13	ACTING CHAIRMAN NEMECEK: It's the	13	So on this new proposal I say new
14	next building over; right?	14	because we have a building which has two
15	MR. FREDA: Yes. There's a ramp going	15	big side yards of about 22 feet each.
16	down here, and then there's the fire station,	16	Required is 10, 10 each, but because we're
17	and then there's parking, and then there's	17	using this to access parking areas under the
18	ambulance parking in the back of that. We're	18	building and also to maneuver cars out of
19	adjacent to that.	19	these parking spaces, we have to have a wide
20	ACTING CHAIRMAN NEMECEK: But you're	20	lot area there. So the building is sitting on
21	not affecting that property otherwise?	21	this property with about 22 feet on each side,
22	MR. FREDA: No.	22	and the size of the building is the lot I
23	ACTING CHAIRMAN NEMECEK: You're just	23	should say is 101 feet wide. The back, we're
24	next to it.	24	providing the 30 foot rear yard that's
25	MR. FREDA: Of course, there's a	25	required. In the front, we're providing more
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
and a state of the local division of the loc		<u> </u>	
	70		72
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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	and out into Main Street again.	2	MR. FREDA: This is a front elevation,
3	ACTING CHAIRMAN NEMECEK: New Street	3	so we really can't show the wall. Then it
4	is an entrance only; it's one way?	4	will be a different level of the building.
5	MR. FREDA: One way and one way. Then	5	It's in the front of the property.
6	this is the exit from the lot.	6	Anyway, this is a wall, okay, and then
7	When we got the variance for this side	7	behind it is planting. It's sloped up, and
8	yard for the backup, we did a maneuvering	8	there's another landing here where a walkway
9	diagram. I don't know if you remember that.	9	exists. A handicapped ramp here, and it
10	We showed how cars would exit out of this spot	10	continues up, and then it goes into the
11	because it had the 10 foot wide versus 9 foot	11	building this way.
12	wide parking space because that's what's	12	What we've done here to take care of
13	required under the building, so that's what we	13	garbage in the building is created a space
14	have. So I think we took care of this. This	14	where we have a hatch door that opens up with
15	we have enough we have the required	15	a conveyor belt, and it brings out, when
16	maneuvering space here, but it was a variance	16	required to take out the trash, to come out at
17	here. Here we have all the maneuvering spaces	17	this point, and then come out from the
18	that are required because we have parking	18	building at that point.
19	spaces here and here. We have more than	19	In the cellar of the building, we have
20	24 feet between them, and here we have 24 feet	20	a compactor. So on each floor trash can be
1		20	
21	in this particular spot. So the only place		thrown down the shoot, it goes into a
22	that it's lacking a little bit of maneuvering	22	compactor, and then we have all the space here
23	space is on this side, and that's for four	23	in order to store the trash, and then this is
24	vehicles, four parking spaces only. We have	24	a conveyor belt system that comes up to the
25	two parking spaces on the side of the building	25	sidewalk.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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2	EASTCHESTER PLANNING BOARD - 10/26/23 that are not within the required yard, they're	2	EASTCHESTER PLANNING BOARD - 10/26/23 On this side, we have a recycling room
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2 3 4	EASTCHESTER PLANNING BOARD - 10/26/23 that are not within the required yard, they're outside, so those don't have any maneuvering problems whatsoever. Just park right in, go	2 3 4	EASTCHESTER PLANNING BOARD - 10/26/23 On this side, we have a recycling room for paper and bottles and plastic containers, and then all the meter rooms and so forth on
2 3 4 5	EASTCHESTER PLANNING BOARD - 10/26/23 that are not within the required yard, they're outside, so those don't have any maneuvering problems whatsoever. Just park right in, go around, and park whatever which way that they	2 3 4 5	EASTCHESTER PLANNING BOARD - 10/26/23 On this side, we have a recycling room for paper and bottles and plastic containers, and then all the meter rooms and so forth on this side. A small gym area, and some storage
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 77 1 EASTCHESTER PLANNING BOARD - 10/26/23 2 the middle of the building here. 3 In this particular case, these parking 4 spaces can access the building through the 5 steps that are here, and then come up, and 6 then come into the front of the building, or 7 they can walk around. It's up to whoever is, 8 you know, parking there. 	
 2 the middle of the building here. 3 In this particular case, these parking 4 spaces can access the building through the 5 steps that are here, and then come up, and 6 then come into the front of the building, or 7 they can walk around. It's up to whoever is, 2 protect the view from all the mechanical unit 3 that are up there. You need some mechanical 4 units for the hallway air conditioning and 5 heating and so forth. 6 So this is the front of the building. 7 We basically didn't change the materials or 	
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7they can walk around. It's up to whoever is,7We basically didn't change the materials or	
8 you know parking there 8 elevation from the previous application	
b you know, parking there.	
9 ACTING CHAIRMAN NEMECEK: So it's a 9 MR. AGOVINO: It's going to be Har	die
10very truncated first floor. It's not anything10and like, you know, cement board.	
11close to the full width of the building11MR. FREDA: Cement board, yes. If	: ' S
12because the parking is taking up a lot of it?12basically a cement siding, cement board	
13MR. FREDA: Yes. Yes. This is13siding, and brick on the first floor level.	
14basically the floor, you know, the first14Full brick around the building at the first	
15floor. Everything else is out in the open.15floor level because you have cars and more	
16 ACTING CHAIRMAN NEMECEK: Yes. Okay. 16 traffic and so forth.	
17 Got it. 17 MR. AGOVINO: These are walk out	
18 MR. FREDA: So the upper floor now is 18 balconies.	
19 extended 13 feet over. That's that cantilever 19 ACTING CHAIRMAN NEMECEK: Eac	h unit
20 that we spoke about before. So we have a 20 has a walk out balcony or just the two	
21central hallway here with the apartments21bedroom?	
22 coming off of it. The two bedrooms are here 22 MR. FREDA: There's only one unit t	hat
23 and here, and then these are all one bedroom 23 doesn't have it. The other ones have French	1
24 units with some French balconies on the side 24 balconies, and the front units have the walk	
25 yards, and in the front we have full 25 out balcony.	
DINA M. MORGAN, REPORTER DINA M. MORGAN, REPORTER	
78	80
1 EASTCHESTER PLANNING BOARD - 10/26/23 1 EASTCHESTER PLANNING BOARD - 1	0/26/23
2 balconies. 2 ACTING CHAIRMAN NEMECEK: Tho	se are
3 ACTING CHAIRMAN NEMECEK: So each 3 the two bedroom; right?	
4floor has two, two4MR. AGOVINO: This is the one and	this
5 MR. FREDA: Two, two bedrooms. 5 is the two. The two bedrooms are on this si	de
6 ACTING CHAIRMAN NEMECEK: Two, two 6 of the building, and the one bedrooms are o	n
7 bedrooms and three7 this side.	
8 MR. FREDA: And three, one bedrooms. 8 ACTING CHAIRMAN NEMECEK: Got	it.
8 MR. FREDA: And three, one bedrooms. 8 ACTING CHAIRMAN NEMECEK: Got	ro all
9ACTING CHAIRMAN NEMECEK: Okay.9MR. FREDA: Then these windows a	ie an
9 ACTING CHAIRMAN NEMECEK: Okay. 9 MR. FREDA: Then these windows a	re an
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 9 ACTING CHAIRMAN NEMECEK: Okay. 10 MR. FREDA: They're good size, you 11 know, units. They're over 900 square feet. 12 ACTING CHAIRMAN NEMECEK: These would 13 be rental units; right? Yes. 9 MR. FREDA: Then these windows a 10 in the hallway. So the central hallway is 11 naturally, you know, lit from outside. It's 12 natural lighting. 13 be rental units; right? Yes. 	
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	81		83
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	railing screwed in. So you open the door, and	2	definitely are with the new lot as well,
3	it's a Juliette.	3	that's going to be basically a parking lot
4	MR. FREDA: This is the back of the	4	you are unquestionably having even more
5	building. No balconies here. You have access	5	impervious surface than you had before. There
6	to the parking from there. These are air	6	are ways to address that, and I'm sure we'll
7	conditioning vents.	7	hear from you about your plans to do so as we
8	This is the other side of the building	8	move forward with this.
9	where we have access to the parking here, and	9	MR. RUBINO: On the first floor, do
10	then these are the steps that go up to the	10	you have a package room of any sort now that
11	front, that we mentioned before, to get into	11	you're increasing
12	the building from the side. Then this goes	12	MR. FREDA: I'm sorry, I couldn't
13	down, the ramp goes down to Main Street this	13	understand.
14	way, and this continues over, and then there's	14	MR. RUBINO: On the first floor in the
15	the sloping landscaped area that goes down	15	lobby area, is it just mailboxes? Because
16	with a wall there.	16	you're increasing the tenants, do you have
17	MR. AGOVINO: There's a small stone	17	like a package room of some sort?
18	wall in the front there now.	18	MR. FREDA: We have the mailboxes
19	MR. FREDA: That is the elevation of	19	right in the front as you come in.
20	the bulkheads. That's it.	20	ACTING CHAIRMAN NEMECEK: Everyone
21	ACTING CHAIRMAN NEMECEK: Okay. I	21	gets deliveries now.
22	think that gives us I mean, it's obviously	22	MR. RUBINO: Yes. Just one thing to keep in mind for the future presentations.
23	taller. It's a bigger massing than the prior	23	MR. FREDA: Right here are the
24 25	iteration. But, you know, as you said, you held on to a lot of the same architectural	24	mailboxes.
25	DINA M. MORGAN, REPORTER	20	DINA M. MORGAN, REPORTER
		+	84
1	82 FASTCHESTER PLANNING BOARD - 10/26/23	1	
1 2	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
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2	will have fob access. I don't know if you	2	leave yours to the right.
3	saw, but the newer buildings, they have the	3	ACTING CHAIRMAN NEMECEK: Right. But
4	screens. The type of system that I want to	4	our concern is much less the delivery of
5	put in here, you know, Amazon has access to	5	packages and more its effect on the general
6	the building to come in, so no one can come	6	neighborhood, you know, the increase in
7	like across the street and take the package.	7	traffic, you know, and alike.
8	So it will be	8	MR. AGOVINO: I don't think they're
9	MR. RUBINO: That's what I would	9	going to be stopping on Main Street there.
10	recommend, some type of a virtual doorman	10 11	MR. RUBINO: That's what I was
12	service. MR. AGOVINO: Like a lobby there,	12	referring to as far as traffic wise. MR. AGOVINO: It's fairly large for
12	and they'll be able to put the packages	12	this building. So it's going to be it's
14	MR. FREDA: Also, the new postal boxes	14	kind of like making them gravitate in there
14	that are required by the United States Postal	14	instead of, you know they're not going to
16	Service, they have lock boxes integrated into	16	want to carry it from the street. They're
17	the postal boxes. So you'll take the key from	17	going to want to pull up next to the door. So
18	your postal box and open that cabinet.	18	they're going to pull up, jump out of the
19	MR. RUBINO: I'm assuming USPS would	19	truck, and go right to the front door.
20	review that.	20	ACTING CHAIRMAN NEMECEK: Yes. Okay.
21	MR. FREDA: USPS only I'm saying.	21	MR. AGOVINO: It's a very it's not
22	That's for them. A lot of times Amazon, if	22	really tight. This is designed to have a UPS
23	they get in, they'll leave it on the floor.	23	truck besides the Amazon truck, a big UPS
24	MR. RUBINO: You just don't want to	24	truck to make this turn.
25	leave them outside.	25	MR. FREDA: Also, we have this door
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	86		88
1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	MR. FREDA: Or you provide them with a	2	here, so if they stop on the driveway, they
3	special box. I don't know if it's going to be	3	could access it this way as well.
4	big enough.	4	MR. AGOVINO: Those screens will be at
5	ACTING CHAIRMAN NEMECEK: My bigger	5	every door, so if Amazon needs access there,
6	concern is, I don't want to the Amazon truck	6	their computer will be able to open the door.
7	sitting outside making deliveries or sitting	7	ACTING CHAIRMAN NEMECEK: Tell me
8	on Main Street. It will come into the	8	again about the roof, the rooftop. I know you
9	property, I'm sure.	9	have the bulkheads the two bulkheads, the
10	MR. FREDA: You have plenty of landing	10	elevator and the trash compactor
11	area. Even a recessed area here.	11	MR. FREDA: And stairs.
12	ACTING CHAIRMAN NEMECEK: Okay,	12	ACTING CHAIRMAN NEMECEK: And stairs.
13	MR. HERBERT: I mean, also, Amazon is	13	That's right. Is there going to be
14	kind of a moving target in terms of how they	14 15	anything it's just a flat roof? MR. AGOVINO: No amenities.
15	deliver items. I mean, by the time this gets approved, they may be delivering with things	16	ACTING CHAIRMAN NEMECEK: Okay. Just
16 17	with drones. We don't know. They constantly	17	checking.
18	change.	18	MR. FREDA: The only thing is, you
19	ACTING CHAIRMAN NEMECEK: Are you	19	know, ventilators, but those would be, you
20	considering a drone heliport?	20	know, screened by the parapet wall.
21	MR. AGOVINO: You know, I think the	21	ACTING CHAIRMAN NEMECEK: So there
22	packages will be secure. Once the delivery	22	isn't really going to be access to the roof
23	guys kind of get used to the people that are	23	other than by maintenance people; right?
24	there, they'll figure it out. They could put	24	MR. AGOVINO: Just people working up
25	instructions like, leave mine to the left,	25	there. We have an emergency push stairs God
1	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER

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1	EASTCHESTER PLANNING BOARD - 10/26/23	1	EASTCHESTER PLANNING BOARD - 10/26/23
2	forbid there's a fire.	2	premature to send it there now, I guess that's
3	ACTING CHAIRMAN NEMECEK: Yes. Yes.	3	the point.
4	The Amazon drones will come get them.	4	MR. HERBERT: It depends on whether
5	MR. RUBINO: Just keep in mind, to	5	the SEQRA review is coordinated or
6	that point, since you are higher, just making	6	uncoordinated. There's different ways to do
7	sure the mechanical units are covered in some	7	it. There's benefits and but issues with
8	way from a distance. I think you said you	8	either method. We can go through that with
9	have a parapet. I'm not sure how high the	9	you at the staff level, and then we can bring
10	parapet is. As far as that line of sight	10	it back to the board.
11	MR. FREDA: The mechanical unit	11	MR. AGOVINO: No problem.
12	proposed, because it's the logical location,	12	ACTING CHAIRMAN NEMECEK: Okay. So I
13	is on the top in the center.	13	think we're there's no public hearing yet,
14	MR. RUBINO: In the middle. Got it.	14	so I think let's wrap up this presentation,
15	MR. FREDA: We have the duct space	15	and thank you for it.
16	here for the	16	MR. AGOVINO: Thank you guys for your
17	MR. RUBINO: So it should be covered	17	time. I appreciate it.
18	from the parapet.	18	ACTING CHAIRMAN NEMECEK: Happy
19	MR. FREDA: You won't be able to see	19	Halloween. All right. So I think that's all
20	it from the back or the front for sure. From	20	we have. We've done everything else, so I
21	the side, you know, you would have to go far	21	make a motion to close the town of Eastchester
22	way. I don't know how far.	22	Planning Board meeting of October 26, 2023.
23	ACTING CHAIRMAN NEMECEK: Okay.	23	MR. GIACOBBE: Second.
24	Understood. Okay. I think unless we have any	24	ACTING CHAIRMAN NEMECEK: All in
25	further questions, I think you've satisfied	25	favor.
-	DINA M. MORGAN, REPORTER	 	DINA M. MORGAN, REPORTER
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93 EASTCHESTER PLANNING BOARD - 10/26/23 1 2 CERTIFICATION 3 STATE OF NEW YORK 4)) SS. COUNTY OF WESTCHESTER) 5 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 certify: 10 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. And, I further certify that I am not 16 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 2nd day of November, 2023. 22 23 24 DINA M. MORGAN **Court Reporter** 25 **DINA M. MORGAN, REPORTER** 94 EASTCHESTER PLANNING BOARD - 10/26/23 2 CORRECTION SHEET PAGE CORRECTION 7 40:3-4 - change "whole place" to "Hall Place" 9 76:9 - change "shoot" to "chute" • 10 11 86:6 - delete "to" 12 87:7 - change "alike" to "the like" 13 14 15 16 17 18 19 20 21 22 23 24 25 DINA M. MORGAN, REPORTER