

TRANSCRIPT OF  
TOWN OF EASTCHESTER PLANNING BOARD MEETING  
OCTOBER 27, 2022

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

BOARD MEMBERS IN ATTENDANCE:

ACTING CHAIRMAN PHILIP NEMECEK  
LOUIS CAMPANA, MEMBER  
ANTHONY GIACOBBE, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

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MS. UHLE: Okay. So that's fine then, you can do them. Technically, Anthony wasn't here; did you want to hold off on those?

ACTING CHAIRMAN NEMECEK: Okay. We'll wait until the end of the meeting.

We have four applications that the board will hear this evening. I want to make a note that Application 22-15, which is the Amoco Station at 497 New Rochelle Road, will not be heard this evening, and it has been adjourned to the December 1st meeting, which is our next meeting, just after Thanksgiving.

The four applications are -- and I'm just going to through them quickly and make sure that no one is wasting their time if they don't hear it -- Serafina, which is 670 White Plains Road; Embassy Cleaners HQ, which is 826 Scarsdale Avenue; Sephora, which is 670, also known as 696 White Plains Road; and the final one will be 7 Longview Drive. So if you're not here for any of those or -- if you're not here for any of those and want to leave now, that's perfectly fine. If you just want to join us for an evening of entertainment, you're welcome

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THE CHAIRMAN: Welcome, everyone, to the town of Eastchester Planning Board meeting of October 27, 2022. Let's do the Pledge of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRMAN NEMECEK: My name is Phil Nemecek. I am the Acting Chairman tonight in the absence of Jim Bonanno, who is not able to attend the meeting tonight. I'm going to do a roll call. Anthony Giacobbe.

MR. GIACOBBE: Present.

ACTING CHAIRMAN NEMECEK: Louis Campana.

MR. CAMPANA: Present.

ACTING CHAIRMAN NEMECEK: Mark Cunningham is not yet present, but we have some indication that he will be. As I indicated, Jim Bonanno is not able to attend the meeting, and I am Chairing it in his place.

Can we do approval of the minutes?

MS. UHLE: That depends on whether you had any comments on those minutes.

ACTING CHAIRMAN NEMECEK: I sent comments to the group just a short time ago.

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to stay.

All right. Let's move forward with the first application of the evening, which is Application 22-30, Serafina, 670 White Plains Road.

MR. CROCCO: Good evening. Chris Crocco, Joseph Crocco Architects. We're here representing the applicant, Serafina.

We are proposing to do a seasonal dining tent that we will be putting up that runs along the sides of the building about, I don't know, roughly halfway, and then we're also proposing another vestibule tent to keep the cold air out during the winter. Again, these are seasonal.

We're not going to be including the signage for the permit set. They're going to be taken off when it goes for the permit. The ARB made a comment about them, so we'll be removing them.

One of the other comments we had was, the tent comes in underneath a -- they have the roll-up awnings that they use sometimes during the summer for the shade. We're going to make

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a valance, some sort of valance to go over them, like a metal cover to go over them to make it look a little cleaner because the tent is going to come in just under it. So that's kind of how we're going to handle that problem.

Other than that, it's pretty straightforward. The blue matches their blue umbrellas that are out there. It's a signature color of theirs. That's really it.

ACTING CHAIRMAN NEMECEK: When you say seasonal, what seasonal range; is it a strict range?

MR. CROCCO: November 1 to April 1 kind of thing, you know. The cold months.

ACTING CHAIRMAN NEMECEK: You're not going to bounce back and forth and put it up and take it down?

MR. CROCCO: No. No. No. Once this is up, it's up for those five months, whatever it is, and then it's down.

ACTING CHAIRMAN NEMECEK: So you get a few nice days in early March, you're not going to take it --

MR. CROCCO: No. No. No. No. The

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installation time is -- it's not one of those things we're just, you know, popping up at a moment's notice.

MS. UHLE: You're proposing the vestibule as well.

MR. CROCCO: The vestibule in front, which will also be seasonal. Again, it's just really to keep the cold air out so you don't get that rush of cold air in the winter.

ACTING CHAIRMAN NEMECEK: Does that vestibule come out onto the walkway?

MR. CROCCO: It does a little bit, yes. So the vestibule comes out about 5 feet, which is what we'll need to meet code, and it's about 8 foot 4 wide. It's about as wide as the existing vestibule that's there now. There's like a small recess for the doors. So it kind of matches up nicely with that.

ACTING CHAIRMAN NEMECEK: The general pedestrian sidewalk goes around --

MR. CROCCO: Yes. The general flow of traffic would be through here and here. So it really doesn't kind of --

ACTING CHAIRMAN NEMECEK: But you also

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have the sidewalk --

MR. CROCCO: We have the sidewalk here.

ACTING CHAIRMAN NEMECEK: That C shape sidewalk there that I remember approved.

MR. CROCCO: We have this sidewalk that goes all the way around. I mean, that's the main sidewalk.

MS. UHLE: But the tented outdoor dining area will block pedestrian circulation in that area. So people will have to walk through the parking lot if they --

MR. CROCCO: Yes. Anybody who parks here, has to go this way.

ACTING CHAIRMAN NEMECEK: Okay.

MR. CROCCO: Unless, you know, they're just going to -- unless, you know -- which people do use this door to go in and out of the restaurant.

ACTING CHAIRMAN NEMECEK: And the seating that's on the -- I guess it's on the west side of the building, on the left in the illustration --

MS. UHLE: The patio?

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ACTING CHAIRMAN NEMECEK: The patio, yes. That seating, is that permanent seating or is that --

MR. CROCCO: Yes. We went -- last year we came here, and we did this whole -- we expanded this outdoor dining area, and this seating they do use.

MS. UHLE: Is that going to remain outside when --

MR. CROCCO: No. No. No. No. This seating goes away in the winter. Nobody is out here.

ACTING CHAIRMAN NEMECEK: Will that seating -- I'm not going to hold you to this as a hard and fast rule -- let's say we're in the middle of January, you have this tent up in, you know, the area that you're proposing right now, that's up and that has diners in it, in the middle of January, there aren't going to be diners in that patio area as well; is that correct? That patio area, again, down there, yes. Does that furniture, the tables, the chairs, does that get removed in January?

MR. CROCCO: This will get -- it will

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2 get removed once the colder months --

3 ACTING CHAIRMAN NEMECEK: Yes. I'm

4 thinking January as the coldest month.

5 MR. CROCCO: Okay. Yes. Basically as

6 soon as this tent goes up, these are probably

7 going away.

8 ACTING CHAIRMAN NEMECEK: Okay. So if

9 that's the case, if those tables and chairs are

10 largely out of the way, the vestibule jutting

11 out a little bit really becomes much less of an

12 issue because you have a much larger area,

13 clear area.

14 MR. CROCCO: Yes. These tables are

15 gone. Like I said, this up for the cold. Once

16 the cold hits, nobody is sitting out here.

17 ACTING CHAIRMAN NEMECEK: Correct.

18 But if you do get that, you know, early March

19 day where the weather is beautiful outside, you

20 do still retain the ability to bring those

21 tables outside, so there might be a situation

22 where you have everything up at once.

23 MR. CROCCO: We might. The rare case

24 that happens, yes, we might.

25 MR. CAMPANA: You could also say that,

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2 you know, if that was the case, if there was a

3 nice day and people wanted to outside, the

4 chairs don't have to be out there in full

5 capacity either. The one in front of the

6 entrance could be moved to allow for proper

7 access.

8 ACTING CHAIRMAN NEMECEK: You could do

9 that. You could just leave the, you know, ones

10 that would be in the way out. I don't know

11 that I want to make --

12 MR. CROCCO: If they do get that warm

13 day, honestly, I don't see them pulling out

14 every single seat and chairs. Maybe they're

15 putting out a couple.

16 ACTING CHAIRMAN NEMECEK: I don't

17 really feel like this is a rule that we would

18 want to police. I would just ask that, you

19 know, if we approve this and, you know, you do

20 have that vestibule sticking out, that if you

21 are going to be using the chairs and tables on

22 that patio area at the same time that you have

23 the vestibule up, that you give due

24 consideration to leaving a little extra space.

25 MR. CROCCO: Yes. Absolutely.

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2 Absolutely.

3 ACTING CHAIRMAN NEMECEK: It's common

4 sense.

5 MR. CROCCO: Yes, exactly, it's kind

6 of a common sense thing.

7 MR. GIACOBBE: How are the customers

8 going to enter and exit the tent; from the

9 inside of the restaurant?

10 MR. CROCCO: There's a couple of ways

11 they could do it. I mean, they could be seated

12 through this door because these doors all open

13 up. These doors all fold. They open up. So

14 they could enter from inside the restaurant and

15 they could leave this way, or they could, you

16 know -- they might want to put a hostess here

17 and seat them from there.

18 MR. GIACOBBE: What about like heat?

19 MR. CROCCO: Heating, you know,

20 they're kind of relying on the heat from --

21 MR. GIACOBBE: Inside?

22 MR. CROCCO: -- Inside. It's going to

23 be a little colder. They understand that. We

24 can't put propane heaters here. We can't do

25 anything like that.

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2 ACTING CHAIRMAN NEMECEK: And in terms

3 of -- the restaurant can be closed --

4 completely closed off by closing those doors

5 that run alongside it, right, so that it

6 doesn't present a problem that someone can

7 punch through the --

8 MR. CROCCO: Oh, no, no, no. This all

9 gets locked up. These doors get locked. So

10 even if somebody punches through it, they still

11 can't get in the restaurant.

12 ACTING CHAIRMAN NEMECEK: Yes. Good.

13 Okay. Makes sense. This was before the

14 Architectural Review Board. You already

15 mentioned one comment they had about removing

16 the logo, I guess.

17 MR. CROCCO: Yes. They didn't like

18 the logo on the --

19 ACTING CHAIRMAN NEMECEK: You sound a

20 little down about that. I think it sounds like

21 you were a big fan of the logo, weren't you?

22 MR. CROCCO: They have enough

23 branding, honestly. I don't think it's a make

24 or break.

25 MS. UHLE: The other comment that

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1 Chris mentioned, and I'm not sure whether you  
2 understood it, and maybe you did because I  
3 might have missed some of it, they have a  
4 yellow awning now, when they retract that  
5 yellow awning, it's still visible above the  
6 blue tent.

7 MR. CAMPANA: Which is the aluminum  
8 cover.

9 MR. CROCCO: We're going to make like  
10 an aluminum cover.

11 ACTING CHAIRMAN NEMECEK: That was  
12 also discussed with the ARB?

13 MR. CROCCO: Yes.

14 MS. UHLE: Those were the two  
15 conditions.

16 ACTING CHAIRMAN NEMECEK: Okay. Good.  
17 I'm okay with this. Do either of you gentlemen  
18 have any questions?

19 MR. CAMPANA: I think you covered it.  
20 Handicap accessibility, that's in the front of  
21 the restaurant; correct?

22 MR. CROCCO: I'm sorry, say that  
23 again.

24 MR. CAMPANA: The accessible entrance  
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1 is at the front?

2 MR. CROCCO: Yes, the accessible  
3 entrance will remain at the front.

4 MR. CAMPANA: The one on the side was  
5 never accessible to begin with, other than just  
6 circulation through where the tent was, but at  
7 least there's one.

8 MR. CROCCO: Yes, this is accessible.  
9 Yes. This is your accessible in and out, yes.

10 MR. CAMPANA: Perfect. No other  
11 questions.

12 MR. GIACOBBE: What about the  
13 flooring, it's going to stay the pavers I think  
14 it is now?

15 MR. CROCCO: Here?

16 MR. GIACOBBE: Yes.

17 MR. CROCCO: Pavers, yes. We just put  
18 down the new pavers here to match it and pull  
19 it in.

20 MR. CAMPANA: Do they have their own  
21 proprietary anchoring system for the tent?

22 MR. CROCCO: Yes. We have the  
23 drawings if anybody wants to see them.

24 ACTING CHAIRMAN NEMECEK: I'm going to  
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1 make a motion to open the public hearing on  
2 Application 22-30, Serafina, 670 White Plains  
3 Road.

4 MR. CAMPANA: Second.

5 ACTING CHAIRMAN NEMECEK: All in  
6 favor.

7 (AYE)

8 ACTING CHAIRMAN NEMECEK: Public? We  
9 had a little snafu last time. There were a  
10 couple of ladies here who didn't realize that  
11 the announcement of the public hearing meant  
12 that if they had any comments, this was the  
13 time to get up and offer those comments. I'm  
14 going to give this disclaimer once, if anyone  
15 here has a comment on this particular  
16 application, the Serafina application, now is  
17 the time to raise your hand and come to the  
18 mic.

19 (No comments.)

20 ACTING CHAIRMAN NEMECEK: Not hearing  
21 or seeing anyone do so, I make a motion to  
22 close the public hearing on Application 22-30,  
23 Serafina, 670 White Plains Road.

24 MR. CAMPANA: Second.

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1 ACTING CHAIRMAN NEMECEK: All in  
2 favor.

3 (AYE)

4 ACTING CHAIRMAN NEMECEK: Any further  
5 questions, guys?

6 MR. GIACOBBE: No.

7 MR. CAMPANA: No.

8 ACTING CHAIRMAN NEMECEK: I make a  
9 motion to approve Application 22-30, Serafina,  
10 670 White Plains Road, as submitted, with the  
11 comment that you use common sense and good  
12 judgment with respect to that vestibule area;  
13 okay?

14 MR. CROCCO: Yes.

15 ACTING CHAIRMAN NEMECEK: I make the  
16 motion to approve the application.

17 MR. GIACOBBE: Second.

18 ACTING CHAIRMAN NEMECEK: All in  
19 favor.

20 (AYE)

21 ACTING CHAIRMAN NEMECEK: Great.

22 Thank you.

23 MR. CROCCO: Thank you.

24 MR. CAMPANA: Good luck.

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MR. GIACOBBE: Good luck.

ACTING CHAIRMAN NEMECEK: Next up is

Application 22-29, Embassy Cleaners HQ, 826

Scarsdale Avenue.

MR. WEXLER: Hi. Good evening. My name is Arthur Wexler. I'm the architect for Embassy Cleaners HQ. This is Andy Rivkin, who is the owner of the premises and the business. Any questions that will be asked about the operation of the premises, Andy would be happy to answer for you.

I'm going to first introduce you to the building. I assume maybe you know it or not. The building -- this is the building that you see from 826 Scarsdale Road. Previously, it was Fly Wheel, which was a gym with bicycles, I assume, and an open space for activity. That was from about 2002 I think. I'm not a hundred percent sure. Somewhere around there. Prior to that, it was Tumble Bugs, which was I think a nursery. Before that, it was a florist. Before that, I haven't got a clue.

I'll go through the pictures of the

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building and the different views, and then I'll tell you what we're doing. So this is the view Scarsdale Avenue. This is the building to the right, which is a funeral home. The building to the left is a -- I think it's a three story apartment building with a first floor commercial. This is the view looking toward the elevation from Scarsdale Avenue back to the back of the property line.

What we're proposing to do is enlarge an opening over here behind the dumpster, which I'll show you. This is a blow up of what's behind the dumpsters. There's going to be an opening here to allow for the dry cleaning equipment to get into the building. To do that, we're duplicating the same style as this opening. A little higher because the machines are higher, and the storefront will have to be removed to get the machinery in, and in the future if it has to be taken out, the same process.

This is the garage structure, which we're going to raise and redirect the water to the front of the building from the rain because

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over the years it was pitched back, the whole back of the building from inside it almost rotted out. I'll show you pictures of that.

This is a view from the street that's -- I don't know the name of this street, but over here I took a picture of what you could see from this one opening where the building is exposed, and that's it. From the neighbor behind, you can't even see the building they have such heavy vegetation, it's really dense, and behind that probably a 6 foot high fence, and they're elevated higher.

So now I'm going to tell you what we're going to be hopefully doing. When the florist was in the space, there was a big overhead door here, and we opened up the inside and the lintel is still intact. So using that lintel, we are proposing to put an 8 foot 2 wide opening of two fixed side lights, one swinging door -- I'll show you the elevation -- and a clear story above of light, that they can open to get to bring fresh air into the space when it gets too hot. Is that correct, Andy?

All the machinery is controlled by steam.

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We're going to take the existing openings for the three garage doors, and we're going to make it a little bit wider. Then there are two door openings that presently exist, we're closing one up and making the entrance into the garage this way. The garage presently does not attach -- there is no communication between the garage and the building presently.

This is just a basic layout of the equipment. This is the main entrance. There will be reception here in the sense where you'll bring your clothes, and everything else is part of what would be considered the operation of the plant.

We had to take out eight shower rooms and bathrooms that was for Fly Wheel. We demolished the inside to see what was going on there.

We're converting the -- there's an apartment up above presently -- into a -- it's a small about 1200 square foot second floor above the space over here. We're going to convert it into an office, an office, a record room, and a conference room for the operation

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1 of Mr. Rivkin's business, which he has a couple  
2 of other cleaning establishments. Two more in  
3 Larchmont?

4 MR. RIVKIN: Larchmont, yes.

5 MR. WEXLER: He basically -- they  
6 deliver and bring in the clothing. That's the  
7 majority of the work?

8 MR. RIVKIN: The majority of the work  
9 is --

10 ACTING CHAIRMAN NEMECEK: If you're  
11 going to comment, Mr. Rivkin, why don't you  
12 come to the mic. I know you've been  
13 identified, but once more for the record.

14 MR. RIVKIN: Of course. Arthur was  
15 commenting on the operation. The majority of  
16 our business is done via pickup and delivery  
17 service. We have vans that go throughout the  
18 county making hundreds of pickups a day, and  
19 that's the bulk of our business. So those  
20 items are picked up and then brought back in  
21 for processing.

22 ACTING CHAIRMAN NEMECEK: They're  
23 brought to a central location where the  
24 cleaning takes place?

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1 MR. RIVKIN: Yes, that's correct. So  
2 we're just now relocating that to this location  
3 now on Scarsdale Avenue. That's the plan.

4 ACTING CHAIRMAN NEMECEK: Okay. But  
5 the majority of clothing is cleaned offsite;  
6 are there some operations here, live  
7 operations?

8 MR. RIVKIN: You're referring to on  
9 Scarsdale Avenue?

10 ACTING CHAIRMAN NEMECEK: Yes.

11 MR. RIVKIN: So the plan is that the  
12 items will be picked up, brought to that  
13 location, and cleaned at that location.  
14 Currently, they're cleaned elsewhere at one of  
15 our Larchmont locations. We're going to be  
16 relocating that process and that equipment to  
17 this location.

18 ACTING CHAIRMAN NEMECEK: So is this  
19 location going to be used to clean -- is this  
20 going to be your primary cleaning location for  
21 the three establishments?

22 MR. RIVKIN: Yes.

23 ACTING CHAIRMAN NEMECEK: But it's  
24 also a location where you could bring clothing  
25

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1 and the clothing would be cleaned there?

2 MR. RIVKIN: Yes, there will be a  
3 retail component as well. By the way, we  
4 currently have another location in Scarsdale  
5 right now in the village in between DeCicco's  
6 and the Post Office. We've had a location  
7 there for over 20 years. So we're presently  
8 established with retail in the village. So  
9 we're going to be -- the plan is to ultimately  
10 be shifting the retail from that location to  
11 this location, and we are going to be building  
12 out a retail lobby, which you could see on the  
13 plan that we just looked at previously.

14 ACTING CHAIRMAN NEMECEK: Okay.

15 MR. RIVKIN: Although -- I'm sorry to  
16 interrupt -- our retail locations are not the  
17 bulk of our business at all. It's a very small  
18 part relative to the amount that we bring in  
19 from our pickup and delivery service. People  
20 really prefer the convenience of having their  
21 laundry and dry cleaning picked up and  
22 delivered. Particularly where we are in  
23 Larchmont, there's not much parking. Even our  
24 Scarsdale location there's not a great amount  
25

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1 of parking. So people prefer to have us go and  
2 visit them.

3 ACTING CHAIRMAN NEMECEK: One concern  
4 that I do have -- I'm assuming the pickup and  
5 delivery services originate in a single point.  
6 If most of the cleaning is going to be done at  
7 this facility, I'm assuming there will be vans  
8 or other vehicles coming to and from this  
9 facility with some frequency.

10 MR. RIVKIN: So the way we operate  
11 things, we have five vans but our primary  
12 deliveries occur just out of three vans. The  
13 other vans do -- one is a backup van in case  
14 one breaks down, and another one of our vans is  
15 a shuttle van, that the purpose is to go  
16 between stores and picking up dirty clothes and  
17 delivering back processed orders. The other  
18 key point of the shuttle van is, the shuttle  
19 van will go out and meet the other three  
20 delivery vans throughout the day. So we're not  
21 having three vans going in and out all day from  
22 our facility, rather there's one van that will  
23 meet the vans out in the field, so-to-speak,  
24 pick up all the bags of dirty clothes and  
25

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1 shuttle them back. So it's really just one van  
2 that will be going back and forth with  
3 regularity.

4 MR. GIACOBBE: What about nighttime,  
5 where are the vans going to be parked; at this  
6 location, all five?

7 MR. RIVKIN: So as it stands now, yes.  
8 Although, there might be some thought -- I  
9 mean, right now I do allow two of the vans to  
10 go back home with two of the drivers. I'm not  
11 sure if I'll continue with that. As of right  
12 now, let's plan on all five being parked.

13 ACTING CHAIRMAN NEMECEK: I know that  
14 there were -- it looks like --

15 MS. UHLE: Do you want me to go over  
16 those?

17 ACTING CHAIRMAN NEMECEK: Yes. Were  
18 you before the ARB?

19 MR. WEXLER: Yes.

20 ACTING CHAIRMAN NEMECEK: What were  
21 the suggestions that the ARB made, if any? Did  
22 they have any comments?

23 MR. WEXLER: Since I was there and  
24 Andy was not --

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1 ACTING CHAIRMAN NEMECEK: Okay.

2 MR. WEXLER: One suggestion was to do  
3 a roof plan that shows the penetrations through  
4 the roof. So I put a plan in your set that I  
5 did because it was the next day I actually had  
6 to file those, but I have an updated one. I'll  
7 bring them to you right now. Six drawings.  
8 I'll jump to that right now and I'll show you  
9 elevations, but also we're doing the garage. I  
10 don't know which one you want me to look at.

11 MS. UHLE: You did not go over the  
12 garage, did you?

13 MR. WEXLER: No.

14 MS. UHLE: That's really the primary  
15 part of your work. So I would do the garage  
16 first and then the roof plan.

17 MR. WEXLER: This is not the garage,  
18 but I'm doing it in order of the drawings. So  
19 this is what I was talking about with the new  
20 opening that's being proposed. Two side  
21 lights, a clear story light over the opening  
22 more or less to pick up this opening that is  
23 here, but it has to be higher because I have to  
24 have an 8 foot 2 opening cleared to get the big

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1 machines in, the two dry cleaning machines.  
2 They're really quite huge. These pictures I  
3 showed you already.

4 Let me do this one first, and then  
5 I'll get to the garage. These are pictures of  
6 the interior of the garage, the rear wall. The  
7 pitch is back. It's right on the property  
8 line. I didn't see any gutter. Inside it's  
9 really almost all -- not all destroyed, but not  
10 safe by any means. Somewhere in its history,  
11 they built a stud wall here. They took the  
12 roof off, re-framed it, but they didn't have  
13 long enough TJI's, so they put a TJI here and a  
14 split over here. Why, I don't know, because  
15 TJI's you could get in 25 foot length. I don't  
16 know when that was done, but all that stuff  
17 back here that was resting on it is rotted out.  
18 It's all pitching back. So we decided to lift  
19 the back up, pitch forward, put a gutter here,  
20 and then a leader down, and take the -- what  
21 happens on the site -- I did it on your nine  
22 drawing -- there's an existing downspout here  
23 that's taking the water from the main roof into  
24 the ground. I said, where's that water going.

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1 So I had a plumbing firm come out and put a  
2 camera down the drain. He went out as far as  
3 the camera can go. It went past the sanitary  
4 sewer that's on Scarsdale Avenue and there is a  
5 storm water sewer. So I'm not sure whether it  
6 goes directly into the storm water sewer, we  
7 don't know that yet, or if it goes to the catch  
8 basin right over here. I don't know how we  
9 would know that unless we get someone to pick  
10 up this big grate to see what pipe is there.  
11 Otherwise, it was clear all the way. When it  
12 rains, there's no water coming out at this  
13 point at all. The roof of this building is  
14 pitched to a drain here on the roof, goes  
15 across the roof, goes into that pipe, down, and  
16 into somewhere right along the 5 foot concrete  
17 path that they have, the sidewalk there. Since  
18 we're going to re-pave this whole area and take  
19 up this broken asphalt, it will give us an  
20 opportunity to put this right in here. Open  
21 that up and put it right into the pipe and take  
22 the drainage away.

23 So this is what the elevation looks --  
24 that's what it looks presently. This is what

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1 it will look like. These are roll-up doors  
2 with chains because there's no room to put any  
3 mechanism in there. The door are 10 feet high  
4 because the vans are almost 9 foot 3 in height  
5 if we store three vans in there for parking.

6 The side elevation that I showed you  
7 that looks like a beat up shack, we'll take off  
8 whatever finish is there, if the neighbor  
9 allows us to get on the property -- I mean the  
10 neighbor which is the funeral home property --  
11 and we'll put up a block and stucco it so it  
12 looks like the front of the building.

13 That's basically what we're doing on  
14 the garage building.

15 ACTING CHAIRMAN NEMECEK: You  
16 mentioned the roof, the discussion of drainage,  
17 and it started with my question about what the  
18 Architecture Review Board suggested and what  
19 you've done in response to their suggestions.

20 MR. WEXLER: There was no suggestion  
21 of changing this, that I remember.

22 MS. UHLE: You know what might be a  
23 little bit easier, you had mentioned the ARB  
24 comments, but he wanted to finish his

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1 presentation in terms of his proposal. I  
2 honestly think it might just be more efficient  
3 for me to go through those comments, and then  
4 they could address it. I'll just start at the  
5 top.

6 So there were a number of residents  
7 that came to the ARB meeting and were told that  
8 most of their concerns really related more to  
9 the Planning Board review process. One of the  
10 questions was to clarify where trash would be  
11 stored prior pickup, and the ARB and residents  
12 and Building and Planning Department  
13 recommended the trash be stored inside until  
14 the pickup day, and make sure the site remains  
15 clear and clear of debris and doesn't attract  
16 rodents, that kind of thing. So can you  
17 clarify where --

18 MR. WEXLER: Yes. They don't generate  
19 very much trash, especially organic trash.  
20 They'll store it in the garage. The day that  
21 it has to be picked up, they'll do whatever is  
22 required, bring it to the curb early in the  
23 morning and it will be taken away. Nothing is  
24 going to be stored visually on the property, no

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1 containers, no nothing.

2 MS. UHLE: I believe that will most  
3 likely be a condition of approval so that it  
4 can only be brought out on pickup days.

5 MR. WEXLER: Yes, of course.

6 MS. UHLE: People were kind of  
7 concerned and wanted an explanation of what  
8 types of chemicals, if any, are used during the  
9 dry cleaning process, what types of fumes might  
10 be emitted, how they'd be vented. Obviously,  
11 concerns about air quality issues and safety  
12 issues.

13 MR. WEXLER: That's why I just  
14 presented that drawing, and I can explain to  
15 you and Andy can give you more detail on that.

16 MS. UHLE: With regard to the roof  
17 mounted?

18 MR. WEXLER: Yes. What I show on  
19 there are all the penetrations and what they  
20 do, what it's doing. There's only one  
21 penetration, and that's in the dry cleaning,  
22 and it's a 2 inch pipe. When it finally gets  
23 to the outside, it's all filtered already.

24 MR. RIVKIN: There are two dry

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1 cleaning machines and there will be one roof  
2 penetration. They'll be lines coming up and  
3 T'd off together, so one roof penetration. I  
4 believe it's a 2 inch wide gooseneck at the  
5 top. This will be emitting essentially hot  
6 air. The solvent that's being used in the dry  
7 cleaning machine is non-toxic. It's called  
8 Solvon K4. We've been using it for, I think, 8  
9 to 10 years at this point. Most dry cleaners  
10 have traditionally used Perchloethylene,  
11 otherwise known as Perc, P-E-R-C, which is a  
12 suspected carcinogen, and it's not great stuff.  
13 Many, many dry cleaners are no longer using  
14 that solvent. In fact, New York State has very  
15 significant regulations now, that either  
16 prohibit that in collocated buildings by a  
17 certain time. They're allowed in freestanding  
18 buildings, but in a very, very regulated way.  
19 But we don't use that. We use Solvon K4, which  
20 is non-toxic, it's environmentally friendly,  
21 and it's made partly from a corn derivative.  
22 So it's actually -- I think it's called biomass  
23 I believe is what that's called. I'm not sure  
24 I have the terminology correct. It's been

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1 approved by New York State. I have some  
2 documents with me, if you would like me to  
3 share those with you, from New York State  
4 indicating the approvals. As I said, it is  
5 non-toxic. I have information from the company  
6 on that as well, as well as the safety data  
7 sheet that indicates that.

8 So to get back to the other question,  
9 whatever fumes that are coming out from the dry  
10 cleaning machines, aside from the fact that  
11 they are non-toxic, they still go through a  
12 carbon filtration before it being expelled to  
13 the environment. So what you're seeing that  
14 comes out through the roof penetration, through  
15 that 2 inch roof penetration is the remains of  
16 the air that goes through the carbon  
17 filtration. So it's literally just hot air is  
18 what's coming out.

19 MS. UHLE: Then maybe before we look  
20 at the roof plan -- we'll leave that for the  
21 end maybe -- the residents were just curious  
22 about the proposed hours of operation. I think  
23 one of the concerns was having deliveries  
24 coming early or late where trucks are backing

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1 up and, you know, you hear the beeping and that  
2 kind of thing.

3 MR. RIVKIN: Sure. Of course. So our  
4 hours of operation, as they stand now, is 7:30  
5 a.m. to 6 p.m., and I see no reason to change  
6 that. That's not to say that, you know, on  
7 some rare occasions that someone may show up  
8 early or stay late, but that will not be a  
9 normal process at all.

10 MS. UHLE: Is that seven days a week?

11 MR. RIVKIN: I'm sorry, that's five  
12 days a week. Saturday the hours are a little  
13 bit shorter, 7:30 to 5 on Saturday. Closed on  
14 Sunday.

15 ACTING CHAIRMAN NEMECEK: Closed on  
16 Sunday; there isn't anyone in there working at  
17 all?

18 MR. RIVKIN: Correct. Correct. I  
19 mean, that's not to say that we may not have a  
20 cleaning crew in there cleaning up, or maybe on  
21 a very rare occasion if, you know, whatever,  
22 the equipment breaks down and they need to be  
23 there on a Sunday to finish up something.

24 ACTING CHAIRMAN NEMECEK: Like the IT  
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1 guys always work on the weekend; right? Okay.  
2 Got it.

3 MS. UHLE: Then the ARB just also  
4 wanted a little clarification with regard  
5 to the -- you had discussed the status of a  
6 retaining wall that was going to be replaced or  
7 repaired, and I think that is the neighboring  
8 property that is going to be replace that for  
9 you; was that the case?

10 MR. RIVKIN: Yes. So the neighboring  
11 property is owned by the funeral home. So  
12 there was an old house, residential home there  
13 that was uninhabited, I think kind of falling  
14 apart. The funeral home decided to take down  
15 that building completely and they paved, you  
16 know, that area to, you know, create additional  
17 parking. During the process, they removed half  
18 of the retaining wall thinking it was theirs,  
19 but, in fact, it was ours. I've asked them to  
20 kindly replace it. That hasn't occurred yet.  
21 We'll ask maybe a little nicer, although we  
22 were very nice the first time, but we'll ask  
23 nicely again if they will kindly replace that.

24 MS. UHLE: Then the final comment that  
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1 I had in my notes was with regard to the roof  
2 plan, and I think there were two concerns.  
3 One, going back to what kind of venting systems  
4 there would be, which I think has been  
5 explained. Then also, just aesthetically if  
6 anything was going to show above the roof and  
7 what that was going to look like.

8 MR. RIVKIN: She wants to know about  
9 the roof plan.

10 MS. UHLE: Yes. Like is anything  
11 projecting above the parapet, will it be  
12 visible?

13 MR. WEXLER: What I found interesting  
14 by the way -- I went on Google Earth today --  
15 almost all of the penetrations in relationship  
16 to this apartment building that's next door --  
17 this portion here is basically a blank wall on  
18 the building. Can you see that? Good, he's  
19 zooming in. There are two windows there. I  
20 believe, given the scale of those windows, they  
21 are bathroom windows, and they are over the  
22 second story, the offices. So all of the  
23 penetrations are beyond that, are in this area  
24 here. So I was surprised to see -- I placed it

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1 over the proposed equipment -- with where they  
2 were going to be placed, the penetrations  
3 through the roof, and they were quite free of  
4 the windows from the apartment building.

5 So this is the wall that I was  
6 pointing to on the picture right here. There  
7 are going to be two, 12 inch ducts from the  
8 dryers that penetrate the roof here. Are those  
9 gooseneck too?

10 MR. RIVKIN: I believe so, yes. Yes,  
11 they are.

12 MR. WEXLER: There's going to be --  
13 that's the 2 inch pipe that's coming from the  
14 cleaning machines. This is a water tank that  
15 sits about this high, 3 or 4 inches in  
16 diameter, and that's for -- what does that do,  
17 that water?

18 MR. RIVKIN: So there's a water tank  
19 that will reside on the roof not far from where  
20 the dry cleaning machines will be located below  
21 it, and that just provides cool water to go  
22 into the dry cleaning machines and provides a  
23 cooling function for certain points during the  
24 dry cleaning process.

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1 MR. WEXLER: The other penetration is  
2 a 12 inch chimney stack because there will be a  
3 boiler down here that runs the machines. I  
4 spent a lot of time today speaking to the  
5 manufacturer. It has to be a minimum of  
6 30 feet from any building. So that's the  
7 dimension. It will be 6 inches above the roof,  
8 and it will have a cap on it. Those are the  
9 roof penetrations. Up on the roof now, there  
10 is one, two, three, four, five HVAC units that  
11 were previously there. We're going to utilize  
12 that for the general heating of the space when  
13 it goes in the evening time because the steam  
14 just dominates, and it will be for cooling the  
15 drop down flexible tubing to cool the people  
16 that are around the machines. That's the how  
17 the operation works, as far as I know. You can  
18 ask Andy more questions about that.

19 MR. CAMPANA: So the 12 inch diameter,  
20 I believe what it is, is a Class A flue, double  
21 wall flue; right?

22 MR. WEXLER: It's a double wall.

23 MR. CAMPANA: Right.

24 MR. WEXLER: Class B. Class B.

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1 MR. CAMPANA: Right. So it's 30 feet  
2 from the neighboring building, but do you know  
3 exactly what the dimension is from its location  
4 on the plan to the residential dwelling?

5 MR. WEXLER: This one? When I first  
6 started out, I was going to put it over here,  
7 and that was 49 feet away from the residence.  
8 After I got the specifications and spoke to  
9 them, it's a lot more complicated where you put  
10 that vent from the boiler, it really is. It  
11 can only go one quarter of the height of the  
12 vent horizontally, and it can -- that's the  
13 key. So I -- there's the boiler room, I could  
14 only put it over here to get the 30 feet. I  
15 can't move it over. I was going to take it  
16 further away, I can't. It made the 30 feet.  
17 That's their minimum.

18 MR. CAMPANA: But it's more than  
19 30 feet from the residential structure?

20 MR. WEXLER: From the -- this is  
21 residential too, by the way.

22 MR. CAMPANA: Well, the houses.

23 MR. WEXLER: Oh, yes. From the  
24 residential, probably about 60 feet. That's

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1 the corner of the residential, the roof line.  
2 That's from Google Earth. I couldn't measure.  
3 I don't have the survey.

4 MR. CAMPANA: Margaret, that's  
5 something the Building Department can confirm?

6 MS. UHLE: How far it is?

7 MR. CAMPANA: Yes.

8 MS. UHLE: Sure.

9 MR. WEXLER: I'm assuming I'm going to  
10 have a thorough review from the Building  
11 Department because it's a dry cleaning place.

12 MR. CAMPANA: Right. Sometimes they  
13 look at it just within the meets and bounds of  
14 the property.

15 MR. WEXLER: I'm not sure if the town  
16 has tax maps that will actually show the  
17 buildings on the tax map to get a more  
18 accurate -- from what I was able to tell from  
19 using Google Earth measuring, when I put the  
20 flue over here, which I can't do because the  
21 lateral is much too long, it was 49 feet, 48  
22 feet something.

23 MS. UHLE: I just want to clarify. So  
24 you measured it, it was 49 feet, but then you

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1 moved it even further away?

2 MR. WEXLER: I moved it even further.

3 MS. UHLE: It sounds like you don't

4 have much flexibility to move it any further.

5 MR. WEXLER: No, I can't.

6 MR. CAMPANA: Right. Okay, thank you.

7 MR. WEXLER: When I spoke to Fulton,

8 the manufacturer, they said, that's our

9 guidelines, if you want to move it closer -- I

10 will not do that because once you deviate from

11 their specifications, you're open to a lot of

12 problems.

13 ACTING CHAIRMAN NEMECEK: I don't know

14 if we've fully went through the issue of the

15 parking. You said you were going to re-pave

16 that entire --

17 MR. WEXLER: Yes. It's terrible. It

18 really looks like an --

19 ACTING CHAIRMAN NEMECEK: I think the

20 vans were going to be parked in the garage.

21 MS. UHLE: I think the ARB's question

22 about parking wasn't so much the re-striping or

23 anything, it's whether they had raised curbs

24 and that kind of thing. I think it is

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1 basically just going to be striped.

2 MR. WEXLER: That's what it is.

3 ACTING CHAIRMAN NEMECEK: Is there any

4 requirement for the number of parking spaces?

5 MS. UHLE: Yes. They meet the

6 requirement. Actually, dry cleaners require

7 very few parking spaces.

8 ACTING CHAIRMAN NEMECEK: I would

9 think so.

10 MR. WEXLER: When Fly Wheel was there,

11 they had maybe 80 people in there.

12 ACTING CHAIRMAN NEMECEK: Look, you

13 got to be thorough.

14 I'm going to make a motion to open the

15 public hearing on Application 22-29, Embassy

16 Cleaners HQ, 826 Scarsdale Avenue.

17 MR. CAMPANA: Second.

18 ACTING CHAIRMAN NEMECEK: Members of

19 public, if you want to comment on Embassy

20 Cleaners HQ, now is your opportunity.

21 MR. DAVEY: I'm Thomas Davey, one of

22 the neighbors, number 19 Brambach Avenue. I

23 couldn't hear properly, so I just have to --

24 you have the two 12 inch vents coming up,

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1 right, for the dryers?

2 MR. RIVKIN: I'm sorry.

3 MR. DAVEY: Two 12 inch vents coming

4 up for the dryers?

5 MR. GIACOBBE: Vents.

6 MR. RIVKIN: Two, yes.

7 MR. DAVEY: What height are they

8 coming up off the roof?

9 MR. RIVKIN: I believe he said --

10 MR. DAVEY: We'll come back to that.

11 Also, I want to be sure that there are no odors

12 or smells, is a better word, from these vents

13 because we're very close. My house is directly

14 on the diagonal of that property. It's right

15 behind the funeral home. Obviously, my patio

16 is there, so I would be concerned about smells

17 and odors. I want to be assured that you're

18 not going to have that because, otherwise,

19 there are going to be problems and all, and I

20 don't want to have problems with my neighbors.

21 MR. RIVKIN: Should I respond into the

22 microphone?

23 MR. DAVEY: Just let me finish up. I

24 have a few more questions. If you don't mind,

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1 please. There were a few questions here but --

2 you said there's no -- it's only existing air

3 conditioning, there's no new air conditioning

4 put in; correct?

5 VOICE FROM AUDIENCE: No.

6 MR. DAVEY: How many employees are you

7 going to have, do you know?

8 MR. RIVKIN: So, inside the first

9 floor, as well as the office, we should have 13

10 people.

11 MR. DAVEY: Where are they all going

12 to park their cars, their vehicles?

13 MR. RIVKIN: Pardon me.

14 MR. DAVEY: Where are they going to

15 park their cars, their vehicles?

16 MR. RIVKIN: Should I stand up and

17 respond?

18 ACTING CHAIRMAN NEMECEK: Just finish

19 your comments. I think it's probably better to

20 do it that way than to go back and forth.

21 MR. DAVEY: I think actually that's

22 it, you know. Mostly everything else was

23 answered. Sorry, one other thing. You

24 definitely don't have any deliveries on

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1 Sundays; correct? No trucks on Sundays?

2 MR. RIVKIN: I can't understand you,  
3 sir.

4 ACTING CHAIRMAN NEMECEK: Nothing on  
5 Sundays?

6 MR. DAVEY: Nothing on Sundays with  
7 trucks and all of that?

8 MR. RIVKIN: Not on Sunday.

9 MR. DAVEY: Okay.

10 ACTING CHAIRMAN NEMECEK: He did state  
11 that there could be an exceptional circumstance  
12 where they had to do repairs on a Sunday  
13 because it's the one day that they're closed.  
14 I would imagine it would be a very unusual  
15 circumstance.

16 MR. DAVEY: I understand that.

17 ACTING CHAIRMAN NEMECEK: Okay. He  
18 did have a question about the vents.

19 MR. RIVKIN: I just texted my  
20 equipment vendor just to double on that because  
21 I want to give an accurate answer to that. I'm  
22 pretty sure that -- I don't know if he said 3  
23 feet or 6 feet, I believe that's the range, but  
24 I want to just double check what he said, but

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1 certainly not higher than 6 feet.

2 MR. WEXLER: I would like to point out  
3 also, that the dryer vents, these two, are  
4 another hundred feet from the property line.  
5 So probably 150 feet. It's almost right near  
6 the second story portion of the building.

7 MR. RIVKIN: Are you in the house  
8 that's directly behind the building?

9 (Discussion in the audience.)

10 MR. RIVKIN: I believe that there is  
11 vegetation and trees there that are quite high,  
12 and I believe that your grade is higher than  
13 our grade to begin with, if I'm not mistaken.  
14 Our building, the grade goes on an angle  
15 downward towards Scarsdale Avenue. I'm quite  
16 sure that between vegetation that's growing  
17 behind our building, which extends out I  
18 believe 5 feet or 8 feet behind the building --  
19 Arthur, do you know the height of it? I know  
20 it's very high.

21 MR. CAMPANA: It looks maybe about 8  
22 to 10 feet above the roof line.

23 MR RIVKIN: So I would be surprised if  
24 that would be in your line of vision. I think

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1 it would probably be fine.

2 MR. DAVEY: I just don't want it to be  
3 12 to 15 feet above the roof.

4 MR. RIVKIN: It's not going to be 12  
5 to 15 feet, that much I know.

6 In terms of what comes out of there,  
7 these are attached to dryers, so it's steamed  
8 dryers, so basically it's water vapor that's  
9 coming out of there.

10 With regard to your question about  
11 odors, there are no odors. The only thing that  
12 might have an odor would be, you know, back in  
13 the old days when you had Perchloethylene, that  
14 had a very strong odor as a dry cleaning  
15 solvent. SK4 does not have that odor at all.  
16 Aside from that, whatever is vented out through  
17 the roof in that 2 inch opening, has been  
18 through a carbon filtration, so it's hot water  
19 vapor is really what's coming out of it.  
20 There's nothing else in it. It's just  
21 basically water at that point.

22 (Question from the audience.)

23 MR. RIVKIN: How often --

24 ACTING CHAIRMAN NEMECEK: Are they  
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1 cleaned?

2 MR. RIVKIN: You're talking about how  
3 often are the 2 inch lines cleaned?

4 MR. DAVEY: The filters. The filters.

5 MR. RIVKIN: Oh, I'm sorry. So the  
6 filters, we actually regenerate after every  
7 load. It's regenerated. How do I explain  
8 this?

9 ACTING CHAIRMAN NEMECEK: I assume the  
10 way most of view a filter working is the filter  
11 take out some particles and those particles  
12 stick. The regeneration, what does that do to  
13 the particles that are stuck?

14 MR. RIVKIN: I don't know enough about  
15 the actual scientific or engineering process to  
16 answer that question, but I'll say that  
17 whatever waste is ultimately generated from the  
18 machine and -- actually, I take that back. So  
19 the filters, every few months the filters are  
20 replaced. They're spent. There's nothing --  
21 there's like no utility in them anymore. So  
22 whatever carbon was there has done its job and  
23 they're replaced. They're put into canisters  
24 and picked up by National Waste Management or

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1 Safety Clean are the two companies that we use.  
2 So they pick them up. They're stored inside in  
3 a drum until they pick it up.

4 MS. UHLE: Another question was, how  
5 many employees, and I would say on site at a  
6 specific time together, and where will they  
7 park?

8 MR. RIVKIN: So we have 13 -- so we  
9 have 11 employees in the plant area, the plant  
10 or retail area, and two full-time employees  
11 upstairs in the offices. That's 13. We have  
12 the drivers that come in. So there are four  
13 drivers on a daily basis for the most part. As  
14 far as the people in the plant are concerned,  
15 many of them take public transportation. They  
16 don't have cars. So I believe that we have --  
17 so out of the 13 people, there are -- I believe  
18 there are five cars out of the 13 people. Out  
19 of the drivers that are coming, so if there are  
20 four drivers in a particular day, they -- I  
21 know three of them have cars -- I think  
22 actually all four have cars, so there are nine  
23 cars. So in terms of parking, we have 10  
24 parking spots outside, and we have three spots

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1 in the garage. So we have 13 spots. So that  
2 should be five and so it's nine --  
3 theoretically, nine cars.

4 ACTING CHAIRMAN NEMECEK: Do you  
5 retain a certain number of spots for retail  
6 customers?

7 MR. RIVKIN: Yes. So we'll have like  
8 three spots for retail, which should be  
9 adequate. More than adequate, actually.

10 MR. CAMPANA: And then just across the  
11 street, there is a substantial amount of  
12 parking.

13 MR. RIVKIN: There's a ton of parking  
14 on the street there. You've got the deli there  
15 where people are in and out of there all day  
16 long, and there are spots always opening up for  
17 that as well, from what I could see.

18 Were there any other questions? I  
19 don't remember.

20 MS. UHLE: No. The last one was with  
21 regard to the deliveries on Sundays, and that  
22 you answered.

23 ACTING CHAIRMAN NEMECEK: Stand up and  
24 ask it.

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1 MR. DAVEY: At the last meeting, I had  
2 spoken about the garbage receptacles. Where  
3 are they going to be stored, the garbage  
4 receptacles? The previous people that were  
5 there had a company come in. They had to have  
6 garbage outside, garbage containers, which I  
7 had a problem with all the time because you  
8 have vermin, you're going to have squirrels and  
9 all that. What we spoke about at the last  
10 meeting was, we prefer if any garbage  
11 receptacles were kept inside the building until  
12 collection day, you know. That's a big  
13 problem. We live in the neighborhood. Thanks.

14 MR. RIVKIN: Of course. You're  
15 welcome. I believe that was addressed earlier.  
16 The trash will be kept inside the garage until  
17 trash pickup day, in which case it will be  
18 taken out.

19 ACTING CHAIRMAN NEMECEK: That would  
20 be a condition of approval of the application.  
21 We would condition the approval so that is  
22 something that we could -- if they were not  
23 honoring that, we could take appropriate action  
24 because there is a pledge to keep it within the

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1 garage, I believe it was, and to only put the  
2 garbage out on the day of delivery. There was  
3 also a representation that the amount of  
4 garbage is fairly small for the size of the  
5 operation. That question has been answered.  
6 Thank you for your thoughtful comments. I  
7 appreciate it.

8 Are there any other comments from the  
9 public while we have the public hearing open?

10 (No comments.)

11 ACTING CHAIRMAN NEMECEK: Not seeing  
12 any more comments, I make a motion to close the  
13 public hearing on Application 22-29, Embassy  
14 Cleaners, HQ.

15 MR. GIACOBBE: Second.

16 ACTING CHAIRMAN NEMECEK: All in  
17 favor.

18 (AYE)

19 ACTING CHAIRMAN NEMECEK: I think  
20 we've pretty thoroughly examined this. It  
21 looks like -- I think a very important  
22 consideration here is that you've represented  
23 that you're using the very latest technology.  
24 I think all of us have the memories of the

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1 smell of dry cleaning, and it's not a pleasant  
 2 smell, and I could absolutely understand where,  
 3 if I were a neighbor, I would be quite  
 4 concerned with that. There's a level of trust,  
 5 I guess, that we have. You've come forward,  
 6 you've told us about this process, and that  
 7 it's all in compliance with New York  
 8 Regulations and alike. I think, otherwise, it  
 9 looks like you've addressed pretty much all of  
 10 the considerations that the ARB raised, that  
 11 the members of the public have raised, and  
 12 there have been several. So under those  
 13 circumstances, I really am out of questions to  
 14 ask. I believe you've been thorough enough  
 15 that -- and there does appear to be -- this is  
 16 certainly a use that's supported by the zoning,  
 17 so I would not have a problem moving forward  
 18 with the approval of this application, subject  
 19 to the condition about the garbage.

21 With that said, I make a motion --  
 22 gentlemen, do you have any further comments?

23 MR. CAMPANA: I have no further  
 24 comments.

25 MR. GIACOBBE: Nothing further.

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2 ACTING CHAIRMAN NEMECEK: All right.  
 3 So I make a motion to approve Application  
 4 22-29, Embassy Cleaners HQ, 826 Scarsdale  
 5 Avenue, subject to the condition that we  
 6 discussed regarding the storage of trash in an  
 7 interior position, which you've represented  
 8 would be the garage, and that the only time we  
 9 should see that garbage outside is on a garbage  
 10 collection day. Subject to that -- and  
 11 obviously the Building Department will very  
 12 verify certain of these numbers and make sure  
 13 everything is in compliance. Subject to that,  
 14 I make a motion to approve this application.

15 MR. GIACOBBE: Second.

16 ACTING CHAIRMAN NEMECEK: All in  
 17 favor.

18 (AYE)

19 MR. RIVKIN: Great. Thank you.

20 MR. CAMPANA: Good luck.

21 MR. GIACOBBE: Best of luck.

22 MR. RIVKIN: Thank you.

23 ACTING CHAIRMAN NEMECEK: Thank you.  
 24 Application 22-36, Sephora, 670 a/k/a 696 White  
 25 Plains Road.

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2 MR. KARTY: Hello. Good evening. My  
 3 name is Ben Karty. I work for Zyscovich  
 4 Architects, representing Sephora, and located  
 5 at 696 White Plains Road.

6 Most of you have seen this before, so  
 7 I don't have a whole lot to say about it.  
 8 Basically, we're putting in Sephora into a  
 9 previously located three tenant situation. We  
 10 are currently going to have a Sweetgreen, which  
 11 is there, and an adjacent -- well, two adjacent  
 12 spaces that are currently not tenanted, but  
 13 that's not part of this application. This  
 14 application is for the facade, and that's what  
 15 I'll be showing on the next board.

16 So one of the comments that came from  
 17 the ARB last time, which is not really a  
 18 comment since it's part of signage -- I just  
 19 updated the elevation, so let me show the  
 20 actual legal signage. They are going to come  
 21 back and request a variance. That's up to  
 22 them. Ultimately, it's going to be, at least  
 23 from their branding standpoint, a storefront,  
 24 black and white stone, a black metal panel, and  
 25 then a granite base. That's kind of what's

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2 shown there. You could look at them if you  
 3 would like, but that's going to be the  
 4 composition.

5 This is a rendering of what the final  
 6 facade will look like irrespective of the  
 7 signage. It's a little out of proportion for  
 8 them, so, like I said, they're going to make  
 9 some recommendation to request something a  
 10 little bigger.

11 ACTING CHAIRMAN NEMECEK: Who are they  
 12 requesting that variance from, the signage --

13 MS. UHLE: The Sign Review Committee  
 14 has the authority to waive the requirements.  
 15 When they presented to the ARB, the letters  
 16 were 36 inches high. 18 inches is what's  
 17 permitted. So the ARB made it clear that they  
 18 felt that the Sephora, as proposed, was too  
 19 large.

20 ACTING CHAIRMAN NEMECEK: This  
 21 rendering shows the as proposed or the --

22 MS. UHLE: That's as permitted.

23 ACTING CHAIRMAN NEMECEK: This is as  
 24 permitted. Okay, got it.

25 MR. KARTY: This is the design as

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1 proposed with the signage as permitted, yes.

2 ACTING CHAIRMAN NEMECEK: Okay. So  
3 the original preference for the applicant was  
4 to make this about twice as large?

5 MR. KARTY: Twice the size, that's  
6 correct. I'm not sure where they're going to  
7 go with this, but I at least wanted to put them  
8 on notice that this is what's permitted.

9 ACTING CHAIRMAN NEMECEK: We can  
10 approve what's permitted.

11 MS. UHLE: You don't approve -- no,  
12 you have nothing to do with signage.

13 MR. KARTY: I could have left it off,  
14 but it did not --

15 MS. UHLE: Then that looks weird too.  
16 It's going to be somewhere between 18 inches  
17 and 36 inches.

18 ACTING CHAIRMAN NEMECEK: So this  
19 gives us a perspective of what it may look  
20 like.

21 MR. KARTY: I think the only thing I  
22 did not mention prior to this, which is  
23 probably important to the Planning and maybe  
24 not so much the ARB, is that we do provide a

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1 canopy. They note it as a different names in  
2 different locations, but a sort of metal  
3 construction that extends off the building. We  
4 will be providing back drainage for that, and  
5 the drainage will be coming back into the  
6 building and connecting to their storm water --  
7 the building's storm water drainage. So I di  
8 want to highlight that as an element.

9 ACTING CHAIRMAN NEMECEK: How far out  
10 does that go?

11 MR. KARTY: It only goes out about 2  
12 feet, I believe. It's not significant, but  
13 it's enough to demand we do something with the  
14 snow. Especially the snow. That was the  
15 condition.

16 MR. CAMPANA: The sidewalk there is  
17 fairly deep, the sidewalk in front of the  
18 store.

19 MR. KARTY: Very deep. I think it's  
20 15 or 20 feet.

21 MR. CAMPANA: And you are building out  
22 slightly from the facade of the existing  
23 structure?

24 MR. KARTY: I'm sorry.

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1 MR. CAMPANA: Are you building out  
2 slightly from the facade of the existing  
3 structure?

4 MR. KARTY: Yes. It's going to be 4  
5 inches out from the existing structure.

6 MR. CAMPANA: Okay.

7 MR. KARTY: This metal panel -- like  
8 to the left and to the right currently is a  
9 brick construction that's not being shown. So  
10 we're going to come out 4 inches from the  
11 existing face, and then an inch from the metal  
12 panel face. So it's going to be a metal panel  
13 covering over the existing condition.

14 The final board, which is only what I  
15 showed last there is the left and right. This  
16 is actually going to sit inside what used to be  
17 a Wine Stop and an Ann Taylor. So there's  
18 going to be a new demising wall that's put up.  
19 We're reconstructing the facade to meet the  
20 type of brand that they like. It's a little  
21 bit cantilevered from the existing facade only  
22 to make the thing flat. It's kind of their  
23 branding style and type.

24 Other than that, thank you very much.

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1 ACTING CHAIRMAN NEMECEK: Any  
2 questions?

3 (No comments.)

4 ACTING CHAIRMAN NEMECEK: I'm going to  
5 make a motion, then, to open the public hearing  
6 on Application 22-36, Sephora, 670 White Plains  
7 Road, also known as 696 White Plains Road. Any  
8 members of the public want to speak about  
9 Sephora?

10 (No comments.)

11 ACTING CHAIRMAN NEMECEK: Not seeing  
12 any, I make a motion to close the public  
13 hearing on Application 22-36, Sephora.

14 MR. GIACOBBE: Second.

15 ACTING CHAIRMAN NEMECEK: All in  
16 favor.

17 (AYE)

18 MR. KARTY: Thank you.

19 ACTING CHAIRMAN NEMECEK: Wait, we  
20 still have to vote on the application. It  
21 seems all rather innocuous to me. I know that  
22 my wife and daughters are pleased that Sephora  
23 will be making an appearance in our town, but  
24 that does not affect my decision at all,

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1 obviously. It looks like it's an attractive  
2 facade. Certainly one that's consistent with  
3 the brand, I think. You could go knock  
4 yourself out with the size of the Sephora  
5 signage, but that's not our concern. In terms  
6 of the facade, I think it looks very handsome,  
7 and I think it will be a fine addition to that  
8 area.

10 I make a motion to approve Application  
11 22-36, Sephora, 696 White Plains Road or 670  
12 White Plains Road, depending on what numbers  
13 you're using, as submitted.

14 MR. CAMPANA: Second.

15 ACTING CHAIRMAN NEMECEK: All in  
16 favor.

17 (AYE)

18 MR. KARTY: Thank you. Goodnight.

19 MR. GIACOBBE: Good luck.

20 MR. CAMPANA: Good luck.

21 ACTING CHAIRMAN NEMECEK: And  
22 unfortunately, since we've gotten to  
23 application -- the fourth application, which is  
24 Application 22-37, 7 Longview Drive, and since  
25 the application would be presented by a member

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2 of the board, Mr. Campana, which would only  
3 leave two members of the board to consider the  
4 application, we would not have a quorum, we  
5 wouldn't have a sufficient number of  
6 individuals. So regrettably, Louis, I think  
7 you're going to have to advise your client that  
8 the numbers didn't support your presentation  
9 today.

10 MR. CAMPANA: Yes, unfortunately.

11 ACTING CHAIRMAN NEMECEK: I'm sorry  
12 for that. We will put you -- we'll figure it  
13 out for next time. December 1st is the next  
14 hearing.

15 Since we also do not have the  
16 additional person that we were hoping for to  
17 approve the minutes, we're going to table that  
18 to the next meeting as well.

19 I think that's it. I make a motion to  
20 close the town of Eastchester Planning Board  
21 meeting of October 27, 2022.

22 MR. CAMPANA: Second.

23 ACTING CHAIRMAN NEMECEK: All in  
24 favor.

25 (AYE)

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

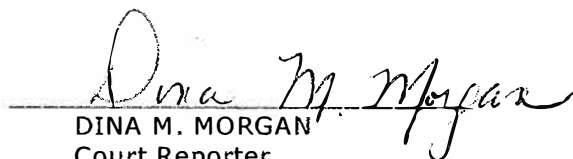
4 STATE OF NEW YORK )  
5 ) SS.  
6 COUNTY OF WESTCHESTER)

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 10th day of November, 2022.

  
DINA M. MORGAN  
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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