Canto Canto 8 3 tchest 1 1 4 1 **EASTCHESTER PLANNING BOARD - 10/27/22** 1 1 2 N 13 MS. UHLE: Okay. So that's fine then, Fown Cler 2 X 3 you can do them. Technically, Anthony wasn't 3 4 here; did you want to hold off on those? 4 TRANSCRIPT OF 5 ACTING CHAIRMAN NEMECEK: Okay. We'll TOWN OF EASTCHESTER PLANNING BOARD MEETING 6 wait until the end of the meeting. £. OCTOBER 27, 2022 7 We have four applications that the 8 8 X board will hear this evening. I want to make a 9 note that Application 22-15, which is the Amoco 10 HELD AT: Eastchester Town Hall 40 Mill Road 10 Station at 497 New Rochelle Road, will not be 11 Eastchester, New York 10709 11 7:00 p.m. heard this evening, and it has been adjourned 12 12 to the December 1st meeting, which is our next 13 BOARD MEMBERS IN ATTENDANCE: 13 meeting, just after Thanksgiving. 14 ACTING- CHAIRMAN PHILIP NEMECEK 14 The four applications are -- and I'm 15 LOUIS CAMPANA, MEMBER ANTHONY GIACOBBE, MEM OWN OF EASTCHESTER 16 15 just going to through them quickly and make 17 EASTCHESTER ENDIGYEES GN ATTENDANCE Department 16 sure that no one is wasting their time if they 18 17 don't hear it -- Serafina, which is 670 White MARGARET UHLE, DIRECTOR OF PLANNING 19 18 Pialns Road; Embassy Cleaners HQ, which is 826 20 NOV 1 4 2022 19 Scarsdale Avenue; Sephora, which is 670, also 21 20 22 known as 696 White Plains Road; and the final Dina M. Morgan, Reporter 25 Colonial Road Bronxville, New York 10708 (914) 469-6353 23 21 one will be 7 Longview Drive. So If you're not 24 22 here for any of those or -- if you're not here 25 23 for any of those and want to leave now, that's 24 perfectly fine. If you just want to join us DINA M. MORGAN, REPORTER 25 for an evening of entertainment, you're welcome **DINA M. MORGAN, REPORTER** 2 4 1 **EASTCHESTER PLANNING BOARD - 10/27/22** 1 EASTCHESTER PLANNING BOARD - 10/27/22 2 2 to stay. THE CHAIRMAN: Welcome, everyone, to 3 All right. Let's move forward with 3 the town of Eastchester Planning Board meeting 4 the first application of the evening, which is of October 27, 2022. Let's do the Pledge of 4 5 Application 22-30, Serafina, 670 White Plains 5 Allegiance. 6 Road. 6 (Pledge of Allegiance.) 7 MR. CROCCO: Good evening. Chris 7 ACTING CHAIRMAN NEMECEK: My name is 8 Crocco, Joseph Crocco Architects. We're here 8 Phil Nemecek. I am the Acting Chairman tonight 9 representing the applicant, Serafina. 9 in the absence of Jim Bonanno, who is not able 10 We are proposing to do a seasonal 10 to attend the meeting tonight. I'm going to do 11 dining tent that we will be putting up that 11 a roll call. Anthony Giacobbe. 12 runs along the sides of the building about, I 12 MR. GIACOBBE: Present. 13 don't know, roughly halfway, and then we're 13 ACTING CHAIRMAN NEMECEK: Louis 14 also proposing another vestibule tent to keep 14 Campana. 15 the cold air out during the winter. Again, 15 MR. CAMPANA: Present. 16 these are seasonal. 16 ACTING CHAIRMAN NEMECEK: Mark 17 We're not going to be including the 17 Cunningham is not yet present, but we have some 18 signage for the permit set. They're going to 18 indication that he will be. As I indicated, 19 be taken off when it goes for the permit. The 19 Jim Bonanno is not able to attend the meeting, 20 ARB made a comment about them, so we'll be 20 and I am Chairing it in his place. 21 removing them. 21 Can we do approval of the minutes? 22 22 MS. UHLE: That depends on whether you One of the other comments we had was, 23 the tent comes in underneath a -- they have the 23 had any comments on those minutes. 24 24 roll-up awnings that they use sometimes during ACTING CHAIRMAN NEMECEK: I sent the summer for the shade. We're going to make comments to the group just a short time ago. 25 25 **DINA M. MORGAN, REPORTER DINA M. MORGAN, REPORTER**

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1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	a valance, some sort of valance to go over	2	have the sidewalk
3	them, like a metal cover to go over them to	3	MR. CROCCO: We have the sidewalk
4	make it look a little cleaner because the tent	4	here.
5	is going to come in just under it. So that's	5	ACTING CHAIRMAN NEMECEK: That C shape
6	kind of how we're going to handle that problem.	6	sidewalk there that I remember approved.
7	Other than that, it's pretty	7	MR. CROCCO: We have this sidewalk
8	straightforward. The blue matches their blue	8	that goes all the way around. I mean, that's
9	umbrellas that are out there. It's a signature	9	the main sidewalk.
10	color of theirs. That's really it.	10	MS. UHLE: But the tented outdoor
11	ACTING CHAIRMAN NEMECEK: When you say	11	dining area will block pedestrian circulation
12	seasonal, what seasonal range; is it a strict	12	in that area. So people will have to walk
13	range?	13	through the parking lot if they
14	MR. CROCCO: November 1 to April 1	14	MR. CROCCO: Yes. Anybody who parks
15	kind of thing, you know. The cold months.	15	here, has to go this way.
16	ACTING CHAIRMAN NEMECEK: You're not	16	ACTING CHAIRMAN NEMECEK: Okay.
17	going to bounce back and forth and put it up	17	MR. CROCCO: Unless, you know, they're
18	and take it down?	18	just going to unless, you know which
19	MR. CROCCO: No. No. No. Once this	19	people do use this door to go in and out of the
20	is up, it's up for those five months, whatever	20	restaurant.
21	it is, and then it's down.	21	ACTING CHAIRMAN NEMECEK: And the
22	ACTING CHAIRMAN NEMECEK: So you get a	22	seating that's on the I guess it's on the
23	few nice days in early March, you're not going	23	west side of the building, on the left in the
24	to take it	24	illustration
25	MR. CROCCO: No. No. No. No. The	25	MS. UHLE: The patio?
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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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 - 10/27/22 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	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 - 10/27/22 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, again, down there, yes. Does that furniture, the tables, the

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1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	get removed once the colder months	2	Absolutely.
3	ACTING CHAIRMAN NEMECEK: Yes. I'm	3	ACTING CHAIRMAN NEMECEK: It's common
4	thinking January as the coldest month.	4	sense.
5	MR. CROCCO: Okay. Yes. Basically as	5	MR. CROCCO: Yes, exactly, it's kind
6	soon as this tent goes up, these are probably	6	of a common sense thing.
7	going away.	7	MR. GIACOBBE: How are the customers
8	ACTING CHAIRMAN NEMECEK: Okay. So if	8	going to enter and exit the tent; from the
9	that's the case, if those tables and chairs are	9	inside of the restaurant?
10 11	largely out of the way, the vestibule jutting out a little bit really becomes much less of an	10	MR. CROCCO: There's a couple of ways
12	issue because you have a much larger area,	11 12	they could do it. I mean, they could be seated through this door because these doors all open
13	clear area.	12	up. These doors all fold, They open up. So
14	MR. CROCCO: Yes. These tables are	14	they could enter from inside the restaurant and
15	gone. Like I said, this up for the cold. Once	15	they could leave this way, or they could, you
16	the cold hits, nobody is sitting out here.	16	know they might want to put a hostess here
17	ACTING CHAIRMAN NEMECEK: Correct.	17	and seat them from there.
18	But if you do get that, you know, early March	18	MR. GIACOBBE: What about like heat?
19	day where the weather is beautiful outside, you	19	MR. CROCCO: Heating, you know,
20	do still retain the ability to bring those	20	they're kind of relying on the heat from
21	tables outside, so there might be a situation	21	MR. GIACOBBE: Inside?
22	where you have everything up at once.	22	MR. CROCCO: ~- Inside. It's going to
23	MR. CROCCO: We might. The rare case	23	be a little colder. They understand that. We
24	that happens, yes, we might.	24	can't put propane heaters here. We can't do
25	MR. CAMPANA: You could also say that,	25	anything like that.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	10		12
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	you know, if that was the case, if there was a	2	ACTING CHAIRMAN NEMECEK: And in terms
3	nice day and people wanted to outside, the	3	of the restaurant can be closed
4	chairs don't have to be out there in full	4	completely closed off by closing those doors
5	capacity either. The one in front of the	5	that run alongside it, right, so that it
6	entrance could be moved to allow for proper	6	doesn't present a problem that someone can
7	access.	7	punch through the
8	ACTING CHAIRMAN NEMECEK: You could do	8	MR. CROCCO: Oh, no, no, no. This all
9	that. You could just leave the, you know, ones	9	gets locked up. These doors get locked. So
10	that would be in the way out. I don't know that I want to make	10	even if somebody punches through it, they still
11	MR. CROCCO: If they do get that warm	11	can't get in the restaurant.
12	day, honestly, I don't see them pulling out	12 13	ACTING CHAIRMAN NEMECEK: Yes. Good. Okay. Makes sense. This was before the
14	every single seat and chairs. Maybe they're	14	Architectural Review Board. You already
15	putting out a couple.	15	mentioned one comment they had about removing
16	ACTING CHAIRMAN NEMECEK: I don't	16	the logo, I guess.
17	really feel like this is a rule that we would	17	MR. CROCCO: Yes. They didn't like
18	want to police. I would just ask that, you	18	the logo on the
19	know, if we approve this and, you know, you do	19	ACTING CHAIRMAN NEMECEK: You sound a
20	have that vestibule sticking out, that if you	20	little down about that. I think it sounds like
21	are going to be using the chairs and tables on	21	you were a big fan of the logo, weren't you?
22	that patio area at the same time that you have	22	MR. CROCCO: They have enough
23	the vestibule up, that you give due	23	branding, honestly. I don't think it's a make
24	consideration to leaving a little extra space.	24	or break.
25	MR. CROCCO: Yes. Absolutely.	25	MS. UHLE: The other comment that
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	and the second		
			19
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	MR. GIACOBBE: Good luck.	2	over the years it was pitched back, the whole
3	ACTING CHAIRMAN NEMECEK: Next up is	3	back of the building from inside it almost
4	Application 22-29, Embassy Cleaners HQ, 826	4	rotted out. I'll show you pictures of that.
5	Scarsdale Avenue.	5	This is a view from the street
6	MR. WEXLER: Hi. Good evening. My	6	that's I don't know the name of this street,
7	name is Arthur Wexler. I'm the architect for	7	but over here I took a picture of what you
8	Embassy Cleaners HQ. This is Andy Rivkin, who	8	could see from this one opening where the
9	is the owner of the premises and the business.	9	building is exposed, and that's it. From the
10	Any questions that will be asked about the	10	neighbor behind, you can't even see the
11	operation of the premises, Andy would be happy	11	building they have such heavy vegetation, it's
12	too answer for you.	12	really dense, and behind that probably a 6 foot
13	I'm going to first introduce you to	13	high fence, and they're elevated higher.
14	the building. I assume maybe you know it or	14	So now I'm going to tell you what
15	not. The building this is the building that	15	we're going to be hopefully doing. When the
16	you see from 826 Scarsdale Road. Previously,	16	florist was in the space, there was a big
17	it was Fly Wheel, which was a gym with	17	overhead door here, and we opened up the inside
18	bicycles, I assume, and an open space for	18	and the lintel is still intact. So using that
19	activity. That was from about 2002 I think.	19	lintel, we are proposing to put an 8 foot 2
20	I'm not a hundred percent sure. Somewhere	20	wide opening of two fixed side lights, one
21	around there. Prior to that, it was Tumble	21	swinging door I'll show you the elevation
22	Bugs, which was I think a nursery. Before	22	and a clear story above of light, that they can
23	that, it was a florist. Before that, I haven't	23	open to get to bring fresh air into the space
24	got a clue.	24	when it gets too hot. Is that correct, Andy?
25	I'll go through the pictures of the	25	All the machinery is controlled by steam.
	DINA M. MORGAN, REPORTER	ļ	DINA M. MORGAN, REPORTER
	18		20
1		1	
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	building and the different views, and then I'll	2	EASTCHESTER PLANNING BOARD - 10/27/22 We're going to take the existing openings for
2 3	building and the different views, and then I'll tell you what we're doing. So this is the view	2 3	EASTCHESTER PLANNING BOARD - 10/27/22 We're going to take the existing openings for the three garage doors, and we're going to make
2 3 4	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	2 3 4	EASTCHESTER PLANNING BOARD - 10/27/22 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
2 3 4 5	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	2 3 4 5	EASTCHESTER PLANNING BOARD - 10/27/22 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
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1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	of Mr. Rivkin's business, which he has a couple	2	and the clothing would be cleaned there?
3	of other cleaning establishments. Two more in	3	MR. RIVKIN: Yes, there will be a
4	Larchmont?	4	retail component as well. By the way, we
5	MR. RIVKIN: Larchmont, yes.	5	currently have another location in Scarsdale
6	MR. WEXLER: He basically they	6	right now in the village in between DeCicco's
7	deliver and bring in the clothing. That's the	7	and the Post Office. We've had a location
8	majority of the work?	8	there for over 20 years. So we're presently
9	MR. RIVKIN: The majority of the work	9	established with retail in the village. So
10	is	10	we're going to be the plan is to ultimately
11	ACTING CHAIRMAN NEMECEK: If you're	11	be shifting the retail from that location to
12	going to comment, Mr. Rivkin, why don't you	12	this location, and we are going to be building
13	come to the mic. I know you've been	13	out a retail lobby, which you could see on the
14	identified, but once more for the record.	14	plan that we just looked at previously.
15	MR. RIVKIN: Of course. Arthur was	15	ACTING CHAIRMAN NEMECEK: Okay.
16	commenting on the operation. The majority of	16	MR. RIVKIN: Although I'm sorry to
17	our business is done via pickup and delivery	17	interrupt our retail locations are not the
18	service. We have vans that go throughout the	18	bulk of our business at all. It's a very small
19	county making hundreds of pickups a day, and	19	part relative to the amount that we bring in
20	that's the bulk of our business. So those	20	from our pickup and delivery service. People
21	items are picked up and then brought back in	21	really prefer the convenience of having their
22	for processing.	22	laundry and dry cleaning picked up and
23	ACTING CHAIRMAN NEMECEK: They're	23	delivered. Particularly where we are in
24	brought to a central location where the	24	Larchmont, there's not much parking. Even our
25	cleaning takes place?	25	Scarsdale location there's not a great amount
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	22		24
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	25		27
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	shuttle them back. So it's really just one van	2	machines in, the two dry cleaning machines.
3	that will be going back and forth with	3	They're really quite huge. These pictures I
4	regularity.	4	showed you already.
5	MR. GIACOBBE: What about nighttime,	5	Let me do this one first, and then
6	where are the vans going to be parked; at this	6	I'll get to the garage. These are pictures of
7	location, all five?	7	the interior of the garage, the rear wall. The
8	MR. RIVKIN: So as it stands now, yes.	8	pitch is back. It's right on the property
9	Although, there might be some thought I	9	line. I didn't see any gutter. Inside it's
10	mean, right now I do allow two of the vans to	10	really almost all not all destroyed, but not
11	go back home with two of the drivers. I'm not	11	safe by any means. Somewhere in its history,
12	sure if I'll continue with that. As of right	12	they built a stud wall here. They took the
13	now, let's plan on all five being parked.	13	roof off, re-framed it, but they didn't have
14	ACTING CHAIRMAN NEMECEK: I know that	14	long enough TJI's, so they put a TJI here and a
15	there were it looks like	15	split over here. Why, I don't know, because
16	MS. UHLE: Do you want me to go over	16	TJI's you could get in 25 foot length. I don't
17	those?	17	know when that was done, but all that stuff
18	ACTING CHAIRMAN NEMECEK: Yes. Were	18	back here that was resting on it is rotted out.
19	you before the ARB?	19	It's all pitching back. So we decided to lift
20	MR. WEXLER: Yes.	20	the back up, pitch forward, put a gutter here,
21	ACTING CHAIRMAN NEMECEK: What were	21	and then a leader down, and take the what
22	the suggestions that the ARB made, if any? Did	22	happens on the site I did it on your nine
23	they have any comments?	23	drawing there's an existing downspout here
24	MR. WEXLER: Since I was there and	24	that's taking the water from the main roof into
25	Andy was not	25	the ground. I said, where's that water going.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	it will look like. These are roll-up doors	2	containers, no nothing.
3	with chains because there's no room to put any	3	MS. UHLE: I believe that will most
4	mechanism in there. The door are 10 feet high	4	likely be a condition of approval so that it
5	because the vans are almost 9 foot 3 in height	5	can only be brought out on pickup days.
6	if we store three vans in there for parking.	6	MR. WEXLER: Yes, of course.
7	The side elevation that I showed you	7	MS. UHLE: People were kind of
8	that looks like a beat up shack, we'll take off	8	concerned and wanted an explanation of what
9	whatever finish is there, if the neighbor	9	types of chemicals, if any, are used during the
10	allows us to get on the property I mean the	10	dry cleaning process, what types of fumes might
11	neighbor which is the funeral home property	11	be emitted, how they'd be vented. Obviously,
12	and we'll put up a block and stucco it so it	12	concerns about air quality issues and safety
13	looks like the front of the building.	13	issues.
14	That's basically what we're doing on	14	MR. WEXLER: That's why I just
15	the garage building.	15	presented that drawing, and I can explain to
16	ACTING CHAIRMAN NEMECEK: You	16	you and Andy can give you more detail on that.
17	mentioned the roof, the discussion of drainage,	17	MS. UHLE: With regard to the roof
18	and it started with my question about what the	18	mounted?
19	Architecture Review Board suggested and what	19	MR. WEXLER: Yes. What I show on
20	you've done in response to their suggestions.	20	there are all the penetrations and what they
21	MR. WEXLER: There was no suggestion	21	do, what it's doing. There's only one
22	of changing this, that I remember.	22	penetration, and that's in the dry cleaning,
23	MS. UHLE: You know what might be a	23	and it's a 2 inch pipe. When it finally gets
24	little bit easier, you had mentioned the ARB	24	to the outside, it's all filtered already.
25	comments, but he wanted to finish his	25	MR. RIVKIN: There are two dry
1	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
Contraction of the			
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1	30 EASTCHESTER PLANNING BOARD - 10/27/22	1	32 EASTCHESTER PLANNING BOARD - 10/27/22
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2	approved by New York State. I have some	2	guys always work on the weekend; right? Okay.
3	documents with me, if you would like me to	3	Got it.
4	share those with you, from New York State	4	MS. UHLE: Then the ARB just also
5	indicating the approvals. As I said, it is	5	wanted a little clarification with regard
6	non-toxic. I have information from the company	6	to the you had discussed the status of a
7	on that as well, as well as the safety data	7	retaining wall that was going to be replaced or
8	sheet that indicates that.	8	repaired, and I think that is the neighboring
9	So to get back to the other question,	9	property that is going to be replace that for
10	whatever fumes that are coming out from the dry	10	you; was that the case?
11	cleaning machines, aside from the fact that	11	MR. RIVKIN: Yes. So the neighboring
12	they are non-toxic, they still go through a	12	property is owned by the funeral home. So
13	carbon filtration before it being expelled to	13	there was an old house, residential home there
14	the environment. So what you're seeing that	14	that was uninhabited, I think kind of falling
15	comes out through the roof penetration, through	15	apart. The funeral home decided to take down
16	that 2 inch roof penetration is the remains of	16	that building completely and they paved, you
17	the air that goes through the carbon	17	know, that area to, you know, create additional
18	filtration. So it's literally just hot air is	18	parking. During the process, they removed half
19	what's coming out.	19	of the retaining wall thinking it was theirs,
20	MS. UHLE: Then maybe before we look	20	but, in fact, it was ours. I've asked them to
21	at the roof plan we'll leave that for the	21	kindly replace it. That hasn't occurred yet.
22	end maybe the residents were just curious	22	We'll ask maybe a little nicer, although we
23	about the proposed hours of operation. I think	23	were very nice the first time, but we'll ask
24	one of the concerns was having deliveries	24	nicely again if they will kindly replace that.
25	coming early or late where trucks are backing	25	MS. UHLE: Then the final comment that
214	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1		1	EASTCHESTER PLANNING BOARD - 10/27/22
2	over the proposed equipment with where they	2	MR. CAMPANA: Right. So it's 30 feet
3	were going to be placed, the penetrations	3	from the neighboring building, but do you know
4	through the roof, and they were quite free of	4	exactly what the dimension is from its location
5	the windows from the apartment building.	5	on the plan to the residential dwelling?
6	So this is the wall that I was	6	MR. WEXLER: This one? When I first
7	pointing to on the picture right here. There	7	started out, I was going to put it over here,
8	are going to be two, 12 inch ducts from the	8	and that was 49 feet away from the residence.
9	dryers that penetrate the roof here. Are those	9	After I got the specifications and spoke to
10	gooseneck too?	10	them, it's a lot more complicated where you put
11	MR. RIVKIN: I believe so, yes. Yes,	11	that vent from the boiler, it really is. It
12	they are.	12	can only go one quarter of the height of the
13	MR. WEXLER: There's going to be	13	vent horizontally, and it can that's the
14	that's the 2 inch pipe that's coming from the	14	key. So I there's the boiler room, I could
15	cleaning machines. This is a water tank that	15	only put it over here to get the 30 feet. I
16	sits about this high, 3 or 4 inches in	16	can't move it over. I was going to take it
17	diameter, and that's for what does that do,	17	further away, I can't. It made the 30 feet.
18	that water?	18	That's their minimum.
19	MR. RIVKIN: So there's a water tank	19	MR. CAMPANA: But it's more than
20	that will reside on the roof not far from where	20	30 feet from the residential structure?
21	the dry cleaning machines will be located below	21	MR. WEXLER: From the this is
22	it, and that just provides cool water to go	22	residential too, by the way.
23	into the dry cleaning machines and provides a	23	MR. CAMPANA: Well, the houses.
24	cooling function for certain points during the	24	MR. WEXLER: Oh, yes. From the
25	dry cleaning process.	25	residential, probably about 60 feet. That's
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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			40
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	
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	41		43
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	moved it even further away?	2	right, for the dryers?
3	MR. WEXLER: I moved it even further.	3	MR. RIVKIN: I'm sorry.
4	MS. UHLE: It sounds like you don't	4	MR. DAVEY: Two 12 inch vents coming
5	have much flexibility to move it any further.	5	up for the dryers?
6	MR. WEXLER: No, I can't.	6	MR. GIACOBBE: Vents.
7	MR. CAMPANA: Right. Okay, thank you.	7	MR. RIVKIN: Two, yes.
8	MR. WEXLER: When I spoke to Fulton,	8	MR. DAVEY: What height are they
9	the manufacturer, they said, that's our	9	coming up off the roof?
10	guidelines, if you want to move it closer I	10	MR. RIVKIN: I believe he said
11	will not do that because once you deviate from	11	MR. DAVEY: We'll come back to that.
12	their specifications, you're open to a lot of	12	Also, I want to be sure that there are no odors
13	problems.	13	or smells, is a better word, from these vents
14	ACTING CHAIRMAN NEMECEK: I don't know	14	because we're very close. My house is directly
15	if we've fully went through the issue of the	15	on the diagonal of that property. It's right
16 17	parking. You said you were going to re-pave that entire	16	behind the funeral home. Obviously, my patio
18	MR. WEXLER: Yes. It's terrible. It	17	is there, so I would be concerned about smells
19	really looks like an	18 19	and odors. I want to be assured that you're not going to have that because, otherwise,
20	ACTING CHAIRMAN NEMECEK: I think the	20	there are going to be problems and all, and I
21	vans were going to be parked in the garage.	20	don't want to have problems with my neighbors.
22	MS. UHLE: I think the ARB's question	22	MR. RIVKIN: Should I respond into the
23	about parking wasn't so much the re-striping or	23	microphone?
24	anything, it's whether they had raised curbs	24	MR. DAVEY: Just let me finish up. I
25	and that kind of thing. I think it is	25	have a few more questions. If you don't mind,
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	42	1	
1	42		44
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	44 EASTCHESTER PLANNING BOARD - 10/27/22
1		1	
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	45		47
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	Sundays; correct? No trucks on Sundays?	2	it would probably be fine.
3	MR. RIVKIN: I can't understand you,	3	MR. DAVEY: I just don't want it to be
4	sir.	4	12 to 15 feet above the roof.
5	ACTING CHAIRMAN NEMECEK: Nothing on	5	MR. RIVKIN: It's not going to be 12
6	Sundays?	6	to 15 feet, that much I know.
7	MR. DAVEY: Nothing on Sundays with	7	In terms of what comes out of there,
8	trucks and all of that?	8	these are attached to dryers, so it's steamed
9	MR. RIVKIN: Not on Sunday.	9	dryers, so basically it's water vapor that's
10	MR. DAVEY: Okay.	10	coming out of there.
11	ACTING CHAIRMAN NEMECEK: He did state	11	With regard to your question about
12	that there could be an exceptional circumstance	12	odors, there are no odors. The only thing that
13	where they had to do repairs on a Sunday	13	might have an odor would be, you know, back in
14	because it's the one day that they're closed.	14	the old days when you had Perchloethylene, that
15	I would imagine it would be a very unusual	15	had a very strong odor as a dry cleaning
16	circumstance.	16	solvent. SK4 does not have that odor at all.
17	MR. DAVEY: I understand that.	17	Aside from that, whatever is vented out through
18	ACTING CHAIRMAN NEMECEK: Okay. He	18	the roof in that 2 inch opening, has been
19	did have a question about the vents.	19	through a carbon filtration, so it's hot water
20	MR. RIVKIN: I just texted my	20	vapor is really what's coming out of it.
21	equipment vendor just to double on that because	21	There's nothing else in it. It's just
22	I want to give an accurate answer to that. I'm	22	basically water at that point.
23	pretty sure that I don't know if he said 3	23	(Question from the audience.)
24	feet or 6 feet, I believe that's the range, but	24	MR. RIVKIN: How often
25	I want to just double check what he said, but	25	ACTING CHAIRMAN NEMECEK: Are they
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	46		48
	40	1	40
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1 2		1 2	
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2	EASTCHESTER PLANNING BOARD - 10/27/22 certainly not higher than 6 feet.	2	EASTCHESTER PLANNING BOARD - 10/27/22 cleaned?
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	49		51
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2	Safety Clean are the two companies that we use.	2	MR. DAVEY: At the last meeting, I had
3	So they pick them up. They're stored inside in	3	spoken about the garbage receptacles. Where
4	a drum until they pick it up.	4	are they going to be stored, the garbage
5	MS. UHLE: Another question was, how	5	receptacles? The previous people that were
6	many employees, and I would say on site at a	6	there had a company come in. They had to have
7	specific time together, and where will they	7	garbage outside, garbage containers, which I
8	park?	8	had a problem with all the time because you
9	MR. RIVKIN: So we have 13 so we	9	have vermin, you're going to have squirrels and
10	have 11 employees in the plant area, the plant	10	all that. What we spoke about at the last
11	or retail area, and two full-time employees	11	meeting was, we prefer if any garbage
12	upstairs in the offices. That's 13. We have	12	receptacies were kept inside the building until
13	the drivers that come in. So there are four	13	collection day, you know. That's a big
14	drivers on a daily basis for the most part. As	14	problem. We live in the neighborhood. Thanks.
15	far as the people in the plant are concerned,	15	MR. RIVKIN: Of course. You're
16	many of them take public transportation. They	16	welcome. I believe that was addressed earlier.
17	don't have cars. So I believe that we have	17	The trash will be kept inside the garage until
18	so out of the 13 people, there are I believe	18	trash pickup day, in which case it will be
19	there are five cars out of the 13 people. Out	19	taken out.
20	of the drivers that are coming, so if there are	20	ACTING CHAIRMAN NEMECEK: That would
21	four drivers in a particular day, they I	21	be a condition of approval of the application.
22	know three of them have cars I think	22	We would condition the approval so that is
23	actually all four have cars, so there are nine	23	something that we could if they were not
24	cars. So in terms of parking, we have 10	24	honoring that, we could take appropriate action
25	parking spots outside, and we have three spots	25	because there is a pledge to keep it within the
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	50		52
		4	
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
1 2		1 2	EASTCHESTER PLANNING BOARD - 10/27/22 garage, I believe it was, and to only put the
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2	in the garage. So we have 13 spots. So that should be five and so it's nine		garage, I believe it was, and to only put the garbage out on the day of delivery. There was
2 3 4	in the garage. So we have 13 spots. So that should be five and so it's nine theoretically, nine cars.	23	garage, I believe it was, and to only put the garbage out on the day of delivery. There was also a representation that the amount of
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2	smell of dry cleaning, and it's not a pleasant	2	MR. KARTY: Hello. Good evening. My
3	smell, and I could absolutely understand where,	3	name is Ben Karty. I work for Zyscovich
4	if I were a neighbor, I would be quite	4	Architects, representing Sephora, and located
5	concerned with that. There's a level of trust,	5	at 696 White Plains Road.
6	I guess, that we have. You've come forward,	6	Most of you have seen this before, so
7	you've told us about this process, and that	7	I don't have a whole lot to say about it.
8	it's all in compliance with New York	8	Basically, we're putting in Sephora into a
9	Regulations and alike. I think, otherwise, it	9	previously located three tenant situation. We
10	looks like you've addressed pretty much all of	10	are currently going to have a Sweetgreen, which
11	the considerations that the ARB raised, that	11	is there, and an adjacent well, two adjacent
12	the members of the public have raised, and	12	spaces that are currently not tenanted, but
13	there have been several. So under those	13	that's not part of this application. This
14	circumstances, I really am out of questions to	14	application is for the facade, and that's what
15	ask. I believe you've been thorough enough	15	I'll be showing on the next board.
16	that and there does appear to be this is	16	So one of the comments that came from
17	certainly a use that's supported by the zoning,	17	the ARB last time, which is not really a
18	so I would not have a problem moving forward	18	comment since it's part of signage I just
19	with the approval of this application, subject	19	updated the elevation, so let me show the
20	to the condition about the garbage.	20	actual legal signage. They are going to come
21	With that said, I make a motion	21	back and request a variance. That's up to
22	gentlemen, do you have any further comments?	22	them. Ultimately, it's going to be, at least
23	MR. CAMPANA: I have no further	23	from their branding standpoint, a storefront,
24	comments.	24	black and white stone, a black metal panel, and
25	MR, GIACOBBE: Nothing further.	25	then a granite base. That's kind of what's
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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	54		
1	EASTCHESTER PLANNING BOARD - 10/27/22	1	EASTCHESTER PLANNING BOARD - 10/27/22
2	EASTCHESTER PLANNING BOARD - 10/27/22 ACTING CHAIRMAN NEMECEK: All right.	2	EASTCHESTER PLANNING BOARD - 10/27/22 shown there. You could look at them if you
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	ei
15 but it did not 15 The final board, which is only what	
16MS. UHLE: Then that looks weird too.16showed last there is the left and right. Th	
17It's going to be somewhere between 18 inches17is actually going to sit inside what used to	
18 and 36 inches.18 a Wine Stop and an Ann Taylor. So there	
19ACTING CHAIRMAN NEMECEK: So this19going to be a new demising wall that's put	•
20 gives us a perspective of what it may look20 We're reconstructing the facade to meet the	e
21like.21type of brand that they like. It's a little	
22 MR. KARTY: I think the only thing I 22 bit cantilevered from the existing facade o	ıly
23did not mention prior to this, which is23to make the thing flat. It's kind of their	
24probably important to the Planning and maybe24branding style and type.	
25 not so much the ARB, is that we do provide a 25 Other than that, thank you very n	uch.
DINA M. MORGAN, REPORTER DINA M. MORGAN, REPORTE	R
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1EASTCHESTER PLANNING BOARD - 10/27/221EASTCHESTER PLANNING BOARD	10/27/22
2 canopy. They note it as a different names in 2 ACTING CHAIRMAN NEMECEK: A	iy
3 different locations, but a sort of metal 3 questions?	
4 construction that extends off the building. We 4 (No comments.)	
5 will be providing back drainage for that, and 5 ACTING CHAIRMAN NEMECEK: I'	n going to
6 the drainage will be coming back into the 6 make a motion, then, to open the public h	earing
7 building and connecting to their storm water 7 on Application 22-36, Sephora, 670 White	Plains
8 the building's storm water drainage. So I di 8 Road, also known as 696 White Plains Roa	d. Any
9 want to highlight that as an element. 9 members of the public want to speak about	t
10 ACTING CHAIRMAN NEMECEK: How far out 10 Sephora?	
11 does that go? 11 (No comments.)	
12 MR. KARTY: It only goes out about 2 12 ACTING CHAIRMAN NEMECEK: N	nt seeing
	ot seeing
13 feet, I believe. It's not significant, but13 any, I make a motion to close the public	ot seeing
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	and construction of the second s		
	61	1	63 EASTCHESTER PLANNING BOARD - 10/27/22
1	EASTCHESTER PLANNING BOARD - 10/27/22	2	CERTIFICATION
2	obviously. It looks like it's an attractive	3	
3	facade. Certainly one that's consistent with		
4	the brand, I think. You could go knock	4	STATE OF NEW YORK)
5	yourself out with the size of the Sephora	5) SS. COUNTY OF WESTCHESTER)
6	signage, but that's not our concern. In terms	6	
7	of the facade, I think it looks very handsome,	7	I, DINA M. MORGAN, Court Reporter and
8	and I think it will be a fine addition to that	8	Notary Public within and for the County of
9	area.	9 10	Westchester, State of New York, do hereby certify:
10	I make a motion to approve Application	11	That the above transcript was taken from
11	22-36, Sephora, 696 White Plains Road or 670	12	a video of the actual hearing. I was not
12	White Plains Road, depending on what numbers	13	present for such hearing. The video was taken
13	you're using, as submitted.	14 15	and transcribed by me to the best of my
14	MR. CAMPANA: Second.	16	ability. And, I further certify that I am not
15	ACTING CHAIRMAN NEMECEK: All in	17	related to any of the parties to this action by
16	favor,	18	blood or marriage, and that I am in no way
17	(AYE)	19	interested in the outcome of this matter.
18	MR. KARTY: Thank you. Goodnight.	20 21	IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of November, 2022.
19	MR. GIACOBBE: Good luck.	[
20	MR. CAMPANA: Good luck.	22	\wedge
21	ACTING CHAIRMAN NEMECEK: And		
22	unfortunately, since we've gotten to	23	Ama M What
23	application the fourth application, which is	24	DINA M. MORGAN
24 25	Application 22-37, 7 Longview Drive, and since the application would be presented by a member		Court Reporter
25	DINA M. MORGAN, REPORTER	25	DINA M. MORGAN, REPORTER
-	62		DINA M. MONGAN, NEFONTEN
1	EASTCHESTER PLANNING BOARD - 10/27/22		
2	of the board, Mr. Campana, which would only		64 EASTCHESTER PLANNING BOARD - 10/27/22
3	leave two members of the board to consider the		2
4	application, we would not have a quorum, we		3 CORRECTION SHEET
5	wouldn't have a sufficient number of		4 5
6	individuals. So regrettably, Louis, I think		6 PAGE CORRECTION
7	you're going to have to advise your client that		7
8	the numbers didn't support your presentation		8
9	today.		9
10	MR. CAMPANA: Yes, unfortunately.		10
11	ACTING CHAIRMAN NEMECEK: I'm sorry		12
12	for that. We will put you we'll figure it		13
13	out for next time. December 1st is the next		14
14	hearing.		15
15	Since we also do not have the		16
16	additional person that we were hoping for to		17 18
17	approve the minutes, we're going to table that		19
18	to the next meeting as well.		20
19	I think that's it. I make a motion to		21
20	close the town of Eastchester Planning Board		22
21	meeting of October 27, 2022.		23 24
22	MR. CAMPANA: Second.		24 25
23 24	ACTING CHAIRMAN NEMECEK: All in		
24 25	favor. (AYE)		DINA M. MORGAN, REPORTER
20	DINA M. MORGAN, REPORTER		DANG P. PURCHI REURIDA
		E	