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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
FEBRUARY 26, 2015

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HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
February 26, 2015 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:

CHAIRMAN JAMES BONANNO
MARK CUNNINGHAM, MEMBER
PHILIP NEMECEK, MEMBER
BILL WEST, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
JAY KING, BUILDING INSPECTOR
GARRETT BURGER, ASSISTANT PLANNER

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

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EASTCHESTER PLANNING BOARD - 2/26/15

THE CHAIRMAN: Good evening. This is the Town of Eastchester Planning Board meeting of February 26, 2015. If everyone would rise for the Pledge of Allegiance, please.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Attendance. Mr. Phil Nemecek.

MR. NEMECEK: Present.

THE CHAIRMAN: Mr. Jim Bonanno; present. Mr. Bill West.

MR. WEST: Present.

THE CHAIRMAN: Mark Cunningham.

MR. CUNNINGHAM: Present.

THE CHAIRMAN: Mr. Robert Pulaski could not be here.

The applications we're doing tonight are going to be an application that's been in front of us, and it's an open public hearing for Mickey Spillane's. Then we're going to do three new applications. One is 54 Webster Road, the next is Siwanoy Country Club, and the

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EASTCHESTER PLANNING BOARD - 2/26/15

last is 185 Summerfield Street.
Page 2

3 So the first one, Application 14-42,
4 Mickey Spillane's.

5 MR. NEMECEK: By the way, for our
6 sizable viewing audience at home, 185
7 Summerfield Street is not the Summerfield
8 Gardens.

9 THE CHAIRMAN: Right. Summerfield is
10 not here. The other Summerfield is here.

11 MR. IANNACITO: Good evening. My name
12 is John Iannacito. I'm an architect, and I'm
13 representing Mike Hynes and Steve Carty this
14 evening, the owners of Mickey Spillane's, who
15 are with me this evening.

16 This project was presented to the
17 Planning Board for preliminary review back in
18 September of 2014. Since then, we've been in
19 front of the Zoning Board and the Architectural
20 Review Board, and we are back here tonight for
21 a final review of the alterations.

22 Just to recap, we're proposing
23 additions and alterations to the existing
24 structure located at 429 White Plains Road.
25 The proposed scope of work will include

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 construction of an addition over the existing
3 structure to expand an existing banquet hall or
4 banquet room, construction of a new roof garden
Page 3

5 at the rear of the structure adjacent to the
6 banquet room, and then facade and interior
7 alterations.

8 The property is currently
9 non-conforming with respect to the following
10 zoning requirements: Front yard setback, rear
11 yard setback, both side yard setbacks, building
12 coverage, and total number of off-street
13 parking spaces.

14 I'm just going to go over the plan to
15 show you what we're proposing. On the first
16 floor, we're proposing to relocate the main
17 entrance into the bar restaurant area. The new
18 entrance will be an accessible entrance with an
19 accessible vestibule, and it will be centered
20 on the facade. The new doors will be glass and
21 wood to match the existing doors that are there
22 today. On the second floor, we're proposing to
23 remove the service areas, the toilet rooms, the
24 office and prep room at the back of the banquet
25 hall, and then utilize that entire space for

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 the new banquet room. Here we have the
3 proposed second floor plan with the front space
4 being utilized by the banquet room. At the
5 rear of the property -- at the rear of the
6 second floor, we're going to construct a two

7 story addition and a new roof garden. The two
8 story addition will have the services, the
9 toilet rooms, the coat room, storage rooms and
10 prep room.

11 On the facade, we're proposing to keep
12 the existing stone base with the new door
13 centered, and then the addition above will be a
14 combination of glass and stucco. On either
15 side of the banquet hall, there will be folding
16 glass partitions that will open up out to the
17 street with balconies and allow patrons to look
18 down onto the existing dining area at the
19 sidewalk level. The banquet hall will also be
20 open at the street side and at the garden --
21 the roof garden side to allow air to move
22 freely through the space. We're proposing to
23 raise the roof over the banquet hall to create
24 more volume and then construct a new clear
25 story at the center of the banquet hall to

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 allow more light to filter in.

3 The application was presented to the
4 Zoning Board back in November of 2014, and the
5 following variances were granted: The first
6 was for a front yard setback where the proposed
7 and the existing are 8.5 and the required is 10
8 feet; the second variance was for the first

9 side yard setback where the existing and
10 proposed is 0 and the required is 10; and the
11 third variance was for the second side yard
12 setback where again the proposed and existing
13 was 0 and the required is 10.

14 After that, the application was
15 presented to the Architectural Review Board on
16 January 8th of 2015 and then resubmitted for a
17 second review on February 5th, 2015 with
18 responses to the comments that the
19 Architectural Review Board had. I'll just
20 review some of the comments and the changes
21 that we made. Based on the comments from the
22 Architectural Review Board, we reduced the
23 massing and the scale at the top of the
24 building to lower the entire scale of the
25 building, and how we did that was we took the

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 proposed clear story, which originally was out
3 at the face of the facade, of the street
4 facade, and pushed it back on the roof so that
5 it didn't -- so that the cornice could be
6 continuous across the front facade. So the
7 cornice runs straight across and the clear
8 story is setback. We relocated the windows
9 above the folding glass partitions in order to
10 minimize the amount of solid space between the

11 top of the windows and the cornice. We also
12 added a signage band below the balconies with
13 built-in lighting to wash the existing stone
14 and also light up the signage, and we located
15 new sconces along the front facade. Based on
16 those comments at the second review with the
17 Architectural Review Board, it was approved
18 without any further comments.

19 We also had a street-scape drawing --
20 these are the details basically showing the
21 cornice detail here in a blowup, the signage
22 band, and then the finishes where the stucco
23 will be two shades of gray, the field of the
24 stucco will be a lighter gray, and the trim
25 will be the darker gray. That's the existing

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 stone. The railings and the windows will be a
3 black, a painted black. This is a street-scape
4 drawing showing the existing street facade and
5 the proposed in relation to the adjacent
6 buildings.

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

9 MR. NEMECEK: The cornice on the
10 proposed structure looks like it lines up
11 pretty exactly to the building.

12 MR. IANNACITO: Pretty close to the
Page 7

13 top of the existing structure here, yes.
14 Previously this center piece here was up
15 higher, and the cornice just stopped when it
16 hit that higher piece and then had another
17 cornice.

18 MR. NEMECEK: How much higher is that
19 setback piece?

20 MR. IANNACITO: Off the roof it's six
21 feet, but then with the cornice it sticks up
22 above two feet above for a parapet. So it's
23 going to be about 4 feet above the cornice, but
24 it's also set back about 3 and a half feet from
25 the front facade. So at street level you

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2 probably won't see it. You may see it up Mill
3 Road. As you're coming up Mill Road, you'll
4 probably see glimpses of it. It does have
5 glass on all four sides to allow more light to
6 filter in.

7 MR. NEMECEK: You said the ARB had a
8 series of comments at the January meeting and
9 you addressed those?

10 MR. IANNACITO: At the February 5th
11 meeting, the second meeting, there were no
12 additional comments.

13 THE CHAIRMAN: So the building to the
14 south, that one there, that building, they have

15 one window on that facade? I think I see it
16 right here in the picture.

17 MR. IANNACITO: This one here?

18 (Indicating.)

19 THE CHAIRMAN: Yes.

20 MR. IANNACITO: Up above?

21 THE CHAIRMAN: Yes.

22 MR. IANNACITO: There actually might
23 be two dormers on that side looking down. I
24 guess that would be the third story of that
25 building.

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2 THE CHAIRMAN: Right. They haven't
3 made any comments about the building plan?

4 MR. IANNACITO: They haven't been to
5 any of the -- this is the fourth meeting.

6 THE CHAIRMAN: Wake up one morning and
7 there's going to be a building there.

8 Do we have a lot line window? We
9 don't have anything now?

10 MS. UHLE: In terms of?

11 THE CHAIRMAN: Can't do it? I mean,
12 they've been there forever; right? New
13 buildings you could put windows on lot lines;
14 right?

15 MS. UHLE: Yes. Again, this
16 particular applicant had to get a variance in

17 order to put the building up to the lot line.
18 We don't have any provisions about whether you
19 could have a window in that wall or not.

20 THE CHAIRMAN: But there are none.

21 MR. IANNACITO: Well, New York State
22 Code you wouldn't be allowed a window.

23 THE CHAIRMAN: That's what I'm getting
24 at, but this is there.

25 MR. IANNACITO: Our building will be

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2 solid on the lot line, fire rated. It will be
3 a concrete block wall.

4 THE CHAIRMAN: The only other question
5 I had is about the plantings in front. Whose
6 plantings are they?

7 MR. IANNACITO: The flower boxes that
8 are there now?

9 THE CHAIRMAN: Yes.

10 MR. IANNACITO: They're Mickey
11 Spillane's.

12 THE CHAIRMAN: It just struck me
13 looking at them it seems like they're going to
14 be -- they're off center -- they appear to be
15 off center. They're skewed such that they are
16 away from the existing entrance.

17 MR. IANNACITO: They'll redo them and
18 relocate them.

19 THE CHAIRMAN: They're sort of
20 blocking the main entrance there.

21 MR. IANNACITO: Originally, the
22 entrance was over to one side.

23 THE CHAIRMAN: Correct.

24 MR. IANNACITO: Which is here. It was
25 used to basically shield the outdoor dining

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2 area from the street traffic. This way with
3 the entrance more centralized, I think the
4 flower box would be better --

5 THE CHAIRMAN: I think there should be
6 two, one on each side.

7 MR. IANNACITO: On either side.

8 MR. NEMECEK: I also recall I believe
9 it was at the late September 2014 meeting at
10 which you appeared for the first time on behalf
11 the applicant, I believe there was a discussion
12 of possibly putting flower boxes or some sort
13 of floral on the second floor.

14 MR. IANNACITO: On the railings, yes.

15 MR. NEMECEK: Yes. Is that still the
16 plan?

17 MR. IANNACITO: Yes.

18 MR. NEMECEK: Seasonally, I assume.

19 MR. IANNACITO: Yes.

20 MR. NEMECEK: I think that would be
Page 11

21 nice. At the time the comment was made to give
22 it sort of a European look.

23 MR. IANNACITO: That's a pretty
24 typical English and Irish pub.

25 MR. NEMECEK: Irish. Let's be correct

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 about this.

3 THE CHAIRMAN: Back to the flower
4 boxes. So right now they're set away from the
5 face of the building. Looking at that, do they
6 really belong like underneath the windows?

7 MR. IANNACITO: Well, if we put them
8 there, then we would be taking away the space
9 for the outdoor dining.

10 THE CHAIRMAN: That's true.

11 MS. UHLE: Those aren't permanent, are
12 they, the flower boxes?

13 MR. IANNACITO: No.

14 MS. UHLE: So they bring them in and
15 out to define the outdoor dining area.

16 THE CHAIRMAN: They're not out there
17 right now, I guess.

18 MR. WEST: So will you reduce the
19 amount of flower boxes, because if you move the
20 door where the window is, then you have the
21 other fire escape over there?

22 MR. IANNACITO: These are the two main

23 egresses from the second floor.

24 MR. WEST: You still only have tables
25 on one side or are you going to put tables in

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2 front of both windows?

3 MR. IANNACITO: Right now they only
4 have them on one side. I think with the new
5 layout we'll probably have tables on both
6 sides.

7 MR. HYNES: Depending on -- one of the
8 main issues with the outdoor dining on lower
9 level is because of the A.D.A. compliance, we
10 need to be A.D.A. compliant for the people that
11 want to eat outside with the American's with
12 Disability Act. So we will require at least
13 two or three tables, as we have already.
14 Otherwise, people won't be able to get upstairs
15 to have the dining upstairs. So that's
16 basically why we have that section downstairs,
17 for cases like that. Again, we would like to
18 keep it for that particular purpose. If we can
19 modify anything at this stage, especially with
20 the planting with the flower boxes, we will
21 want to make that -- we're spending so much
22 money on the building, to make it look better
23 is the key here, take what we have already and
24 make it look as good as we can.

25

THE CHAIRMAN: That's a good question:

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How do you deal with A.D.A. upstairs?

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MR. IANNACITO: Because we provide

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outdoor seating on the first floor, we don't

5

need to provide it upstairs. We have seating

6

downstairs, so we don't have to have

7

accessibility up there. As long as you provide

8

it on the first floor and it's the same type of

9

outdoor-indoor dining, you don't have to --

10

THE CHAIRMAN: You're the code guy, so

11

you know better than me.

12

MS. UHLE: Jay, is it necessary to

13

have the outdoor dining downstairs? For the

14

outdoor dining, you don't believe it's

15

necessary downstairs?

16

MR. KING: No.

17

THE CHAIRMAN: You have outdoor

18

downstairs, so you don't need access to the

19

patio upstairs.

20

MR. KING: As long as the services are

21

similar, you don't have to provide it. That's

22

why Ciao's is the way it is with that outdoor

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dining upstairs, they don't have to have it

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downstairs.

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MS. UHLE: Because they provide inside

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2 and outside. So you're saying that you don't
3 believe that because there's outdoor dining
4 upstairs, that there has to be an alternative
5 outdoor dining, there just has to be
6 alternative dining. So that's just something
7 you guys may want to consider.

8 MR. KING: The services are the same.
9 The difference is that they're inside as
10 opposed to outside, but the services that are
11 rendered inside on the first floor are similar
12 to what you would get if you were outside.

13 MS. UHLE: That being said, you've
14 already been approved for that outdoor dining.
15 Just to clarify that point, it doesn't sound
16 like it's a requirement for A.D.A.

17 MR. NEMECEK: Does the fact that the
18 second floor facilities being contemplated, as
19 it is now, for something of a banquet use, does
20 that -- is that a difference with any
21 significance?

22 MS. UHLE: Also, I think that's for
23 regular dining as well; right? That's just
24 additional regular dining. It used to be more
25 of a banquet use.

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 MR. NEMECEK: That's right. At the
3 last hearing before us in September, because I
4 did go back and reread the transcript online,
5 because it's available there, it was
6 contemplated that this was -- that one of the
7 needs for this was to use it for bridal
8 parties, for communions, confirmations, but I
9 think I asked the question, Is this also going
10 to be used for regular dining, and the answer
11 was, Yes. So that's what's in front of right
12 now.

13 THE CHAIRMAN: I'm sure you've all
14 been to Ciao, and they have that handicapped
15 rail to get upstairs. I guess at one point
16 they thought it was necessary to put it in in
17 order to allow people who couldn't navigate the
18 stairs up and down, but it's certainly not a
19 requirement, it's something they chose to do.
20 Let's see.

21 MR. NEMECEK: We still have an open
22 public hearing.

23 THE CHAIRMAN: Yes, we do. Any
24 comments from the public? This is an open
25 public hearing. The applicant can't make

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comments.

(No comments.)

THE CHAIRMAN: Then I'll make a motion to close the public hearing on Application 14-42, Mickey Spillane's Restaurant.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I think that means we like it, and they like it. I don't think we have any more comments.

MR. NEMECEK: I can see -- I think we can all see that you're really putting a lot of money into this to make this really look nice. Again, I was so impressed a year or so ago when Mickey Spillane's first came before us and there were so many public testimonials as to the good works that it does in the community and how it's a real member of the community. Even putting that aside, this looks like a real

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enhancement, and it's always nice to see

3 busi nesses i nvesti ng i n Eastchester. Great
4 desi gn.

5 THE CHAIRMAN: Especi ally bars.

6 MR. NEMECEK: I ri sh bars.

7 THE CHAIRMAN: Okay. So then I
8 make a --

9 MS. UHLE: Before you do the
10 resol uti on, j ust for the record you need to
11 adopt a Negati ve Decl arati on. The moti on i s
12 the very l ast thi ng on the page there.

13 THE CHAIRMAN: So then I make a moti on
14 to adopt a Negati ve Decl arati on for Appli cati on
15 14-42, Mi ckey Spi ll ane' s Restaurant.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All i n favor.

18

19 (All aye.)

20

21 THE CHAIRMAN: I' ll make a moti on to
22 approve Appli cati on 14-42, Mi ckey Spi ll ane' s
23 Restaurant.

24 MR. NEMECEK: Second.

25 THE CHAIRMAN: All i n favor.

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3 (All aye.)

4

5 MR. NEMECEK: Any conditions?
6 THE CHAIRMAN: The condition is that
7 you invite us to the grand opening.
8 MR. NEMECEK: Good luck.
9 THE CHAIRMAN: The next application is
10 14-55, 54 Webster Road.
11 MR. IANNACITO: Good evening again.
12 MR. NEMECEK: And you would be?
13 MR IANNACITO: John Iannaci to again.
14 I'm an architect, and I'm representing Mr. and
15 Mrs. Anthony Annunziata, the owners of the
16 single family residence located at 54 Webster
17 Road.
18 We're proposing additions and
19 alterations to the existing single family
20 residence. The scope of work will include the
21 demolition and the removal of an existing
22 detached garage at the rear yard, construction
23 of an addition along the side yard of the
24 existing residence, and then reconfiguration of
25 the existing driveway and retaining walls at

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2 the front of the property.
3 So just to review the plans: On the
4 proposed addition, we will have the new garage
5 towards the front of the house, a new family
6 room, and then a new bedroom suite at the rear.

7 On the second floor, the addition will include
8 the expansion of two existing bedrooms and the
9 creation of additional closet space.

10 On the elevations, we're proposing to
11 expand the existing mass of the house and the
12 roof profile toward the side property line, and
13 then construct two gables, one at the front and
14 one at the rear, to match existing.

15 On the proposed exterior materials,
16 the wall surfaces will be a three coat stucco
17 to match existing; the roof shingles will be
18 asphalt to match existing; the windows will be
19 vinyl clad in a white finish to match existing;
20 the trim boards will be a painted AZEK finished
21 to match existing; and the garage door will be
22 a stained wood finish to match the existing
23 front door.

24 This application was presented to the
25 Zoning Board back in November of 2014 and

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2 variances were granted for the following: The
3 first was for a front yard setback where the
4 proposed was 27 feet and the required is 30;
5 the second was for a rear yard setback where
6 the proposed was 16.58 and the required is 25;
7 the third was for a side yard setback where the
8 proposed was five feet and the required is 9;

9 and the fourth was for the principal building
10 coverage where the proposed was 1,618 and the
11 required is 1,575.

12 Then the application was presented to
13 the Architectural Review Board back on
14 January 8th of 2015, and the application was
15 approved with two recommendations. The first
16 was to show the existing and proposed
17 condensing units on the site plan, and the
18 second was to show locations of proposed
19 lighting on the facade. So here are the
20 lights. This is an existing light fixture
21 above the entrance door. We're going to have
22 two additional light fixtures on either side of
23 the garage door to match the existing, and
24 these are existing light fixtures at the side
25 door and the rear door.

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2 Then on the site plan, currently there
3 are existing condensers on the side yard here,
4 and we're proposing one additional condenser in
5 the rear yard in this corner here. This is a
6 sketch of the existing and proposed elevation
7 and photographs of the existing condition.

8 MR. WEST: So the new garage, that
9 comes how far out from the current facade of
10 the house now?

11 MR. IANNACITO: Right now this portion
12 of the house right here is 24.5 feet from the
13 front property line. The garage will be 27.
14 So right now it's going to be 2 feet forward of
15 this existing brick facade here, but it will be
16 further back than the entrance that's currently
17 there.

18 MR. WEST: Okay, because that extends
19 out from the house; right?

20 MR. IANNACITO: That extends out.

21 THE CHAIRMAN: So there's going to be
22 three planes, I guess. So as you described,
23 the stucco on the garage is going to match the
24 stucco that we see?

25 MR. IANNACITO: Correct. We were

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2 thinking about trying to do that in brick, but
3 the brick is a very old brick on this house,
4 and it would be very difficult to match it, and
5 we didn't have enough to try to reuse it. So
6 we felt that the stucco was the better way to
7 go.

8 THE CHAIRMAN: It's a very handsome
9 house the way it is now. It's pretty.

10 MR. IANNACITO: Moving the garage to
11 the front is actually reducing the amount of
12 coverage on this lot. The addition is actually

13 being constructed where the existing driveway
14 goes back to the detached garage, and the
15 detached garage is being eliminated, and it's
16 going to become grass area to the back yard.

17 MR. NEMECEK: Is there more permeable
18 surface created by this than there is now?

19 MR. IANNACITO: Correct. We're
20 reducing the coverage. We're increasing the
21 footprint of the building but reducing the
22 coverage, because we're eliminating the
23 detached garage.

24 MR. WEST: And the basketball court.

25 MR. IANNACITO: Oh, is there a --

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2 right. Well, you got to play in the front
3 yard.

4 THE CHAIRMAN: That would take away
5 from the beauty of the house.

6 MR. IANNACITO: We'll put one right
7 there; right?

8 THE CHAIRMAN: So the comment that the
9 ARB had have been addressed?

10 MR. IANNACITO: Yes. The lighting
11 and --

12 MR. WEST: Can you show the rear view?

13 MR. IANNACITO: The rear view of the
14 house. This line here represents the existing

15 house where it ends. This is the addition and
16 this gable end here. This is existing.

17 (Indicating.)

18 MR. WEST: Okay.

19 THE CHAIRMAN: Public hearing. So I
20 make a motion to open the public hearing on
21 Application 14-55, 54 Webster Road.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.

24

25 (All aye.)

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2

3 (No comments.)

4

5 THE CHAIRMAN: Since there's no
6 comments, I'll make a second motion to close
7 the public hearing on Application 14-55, 54
8 Webster.

9 MR. NEMECEK: Second.

10 THE CHAIRMAN: All in favor.

11

12 (All aye.)

13

14 THE CHAIRMAN: I don't really have
15 anymore comments.

16 MR. WEST: Just one thing for the

17 record; this is my neighbor.

18 MR. NEMECEK: I guess you used to like
19 to play basketball there.

20 MR. WEST: My house would be right
21 above here.

22 (Indicating.)

23 THE CHAIRMAN: It's a beautiful house.
24 I think it's beautiful, and I think the
25 addition is just going to enhance the block and

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 your property value even more, so I take that
3 in account.

4 I make a motion to approve Application
5 14-55, 54 Webster Road.

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.

8
9 (All aye.)

10
11 THE CHAIRMAN: Thank you.

12 MR. CUNNINGHAM: Good luck.

13 THE CHAIRMAN: That's your house?
14 Congratulations. It's a beautiful house.
15 That's not the applicant? Oh, it's the next
16 one.

17 SO the next application is 15-03,
18 Siwanoy Country Club.

19 MS. MARRONE: Good evening. My name
20 is Maggie Marrone, the architect for Siwanoy
21 Country Club.
22 Siwanoy has three existing paddle
23 courts and a small hut, and the paddle courts
24 are actually oriented not properly. The sun is
25 really strong during the day. So they would

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 I like to change three of the paddle courts and
3 realign them so that the new ones -- I should
4 say east-west -- they'll be east-west instead
5 of north-south, and they would like to add an
6 extra court, and they would like to rebuild a
7 new paddle hut. The new paddle court will be
8 about 112 feet back from the property line on
9 Crawford. The hut will have a fireplace and a
10 powder room, which would be really great for
11 the members.
12 Here's the hut. They would like to
13 add a court. So from the street you will see
14 the three courts -- so the street view you will
15 see the three courts on the end views and the
16 paddle hut behind. The hut will have a Cupola
17 that matches the existing pool house, which is
18 here. The materials are all the same as the
19 existing pool house. It will have the high
20 windows, it will have wood siding to match

21 existing painted white, asphalt shingle roof
22 that also matches the existing, and the trim
23 will be the same white as existing, Anderson
24 windows. Trying to keep it as similar as
25 possible to the pool house. That's it. We're

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 putting a gas line in. Right now the courts
3 are heated by propane tanks and there is gas at
4 the clubhouse, and we would like extend the
5 line so we don't have to use the propane tanks
6 anymore and could heat the courts and also use
7 it for the fireplace and heating.

8 THE CHAIRMAN: Can you go back to the
9 view from the street, please.

10 So right now what do you see from the
11 street like at present, because you're adding a
12 court; right?

13 MS. MARRONE: Well, the court really
14 they're all shifted --

15 THE CHAIRMAN: They're skewed, right.

16 MS. MARRONE: -- so it's not that much
17 wider in terms of how it is now.

18 THE CHAIRMAN: Right.

19 MS. MARRONE: It's just you're going
20 to be seeing it from a different angle. The
21 one court is behind -- actually behind here, so
22 you're not seeing it from the street.

23 022615PB_1.TXT
THE CHAIRMAN: Okay.

24 MS. MARRONE: We are doing -- we did
25 go to the Architectural Review Board, and they

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 suggested a landscape plan, which we provided.
3 We're just going to do some evergreens. The
4 courts at the street side are about six feet
5 high, and they go down to about two feet on the
6 other side. So at that area we'll be doing
7 evergreen shrubs and trees to kind of cover the
8 base.

9 THE CHAIRMAN: So that view there, the
10 end view of the court, what is that material?

11 MS. MARRONE: It's an aluminum
12 decking.

13 THE CHAIRMAN: What color is that?

14 MS. MARRONE: It's brown. It's brown
15 aluminum finish.

16 THE CHAIRMAN: Just so I understand,
17 the courts are elevated because they're heated
18 below so they are warm when you're playing?

19 MS. MARRONE: Yes. So the snow gets
20 off and falls down.

21 MR. NEMECEK: Tell me a little bit
22 more about the gas line.

23 MS. MARRONE: There's a gas line at
24 the club right now, and they would like to

25 extend it over to the paddle hut, which will be

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 for a new gas fireplace and the heating in the
3 hut, as well as providing the heat for
4 underneath the courts.

5 MR. WEST: How far are they extending
6 it? How far?

7 MS. MARRONE: How far is it extending?

8 MR. WEST: Yes.

9 MS. MARRONE: About 150 feet,
10 something like that.

11 THE CHAIRMAN: Okay. So this is a
12 public hearing, let's just run through that.
13 So then I make a motion to open the public
14 hearing on Application 15-03, Siwanoy Country
15 Club.

16 MR. NEMECEK: Second.

17 THE CHAIRMAN: All in favor.

18
19 (All aye.)

20
21 (No comments.)

22
23 THE CHAIRMAN: I make a motion to
24 close the public hearing on Application 15-03,
25 Siwanoy Country Club.

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 MR. NEMECEK: Second.

3 THE CHAIRMAN: All in favor.

4

5 (All aye.)

6

7 THE CHAIRMAN: Great. So it's pretty
8 straightforward. So right now the only thing
9 blocking the view between that is going to be
10 whatever landscaping you put in front of that
11 wall; right?

12 MS. MARRONE: Yes. Currently there
13 are a lot of small trees and shrubs and things
14 existing. I mean, it's kind of hard because
15 the picture is in the winter, but we're
16 definitely going to add more.

17 MS. UHLE: As part of the previous
18 Planning Board approval when the improvements
19 were done to the clubhouse, the Planning Board
20 required this 35 foot wide setback off of
21 Crawford Street and required that that be
22 maintained as landscape, there's larger trees
23 and some understory, and then as the applicant
24 said at the ARB there was a suggestion that
25 they do some additional landscaping.

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 So my only comment was -- actually
3 both one of the members of the ARB, who's a
4 landscape architect, and I looked at this, and
5 it's kind of a good first step, but we would
6 still like to work with the applicant with
7 regards to doing more of a detailed plant list
8 and planting schedule and maybe modifying some
9 of the plant selections, but overall they look
10 pretty good. So I think as a condition of
11 approval we'll just kind of continue to work
12 with you, which I did mention to the applicant
13 prior to the meeting.

14 MR. NEMECEK: Good. I was going to
15 bring that up also. I happen to know the
16 member of the ARB pretty well.

17 MS. UHLE: That was the only comment.
18 The ARB did not have any other comments or
19 concerns, it was really just the suggestion
20 that there be some additional landscaping.

21 MR. NEMECEK: Yes. I guess the plan
22 will include whatever gas lines as well.

23 MS. UHLE: That's a good point, just
24 to show where that is going to be located.

25 MR. NEMECEK: I have every confidence

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2 that working with Margaret and the Building
3 Department, that you can work through that and
4 the town will get what it requires in terms of
5 a detailed landscaping plan and all the right
6 trees and shrubs, etcetera.

7 MS. UHLE: And it is in addition to
8 what was previously approved, maintaining the
9 same setback, so it's kind of above and beyond
10 the previous approval, which is kind of a good
11 thing.

12 MR. NEMECEK: Yes.

13 THE CHAIRMAN: As far as the materials
14 and fencing and lights, that's all matching
15 what's there; right?

16 MS. MARRONE: Yes, it's all matching.
17 Three of the courts are all existing. The one
18 that is new will match the courts.

19 THE CHAIRMAN: Right. You were
20 saying?

21 MR. CUNNINGHAM: What I was going to
22 say is, is the gas line extension part of this
23 package for approval by us?

24 MS. UHLE: No. I mean, they
25 definitely need to show it for the building

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 permit. You haven't shown it on this at all.

3 MS. MARRONE: No.
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4 MR. CUNNINGHAM: I was kind of curious
5 as to why you were bringing -- that would be
6 sort of a mechanical issue --

7 MS. MARRONE: Also, we're not even a
8 hundred percent we're going to use it, because
9 we're going to see how expensive it costs. If
10 it's really way more than they want to spend,
11 we might stick to what we have.

12 MR. CUNNINGHAM: You guys will be
13 reviewing that?

14 MS. UHLE: Yes. I think it may come
15 up at the ARB because we were curious whether
16 they were heated. Some of us weren't aware of
17 that, and then it was, how are they going to be
18 heated.

19 MR. CUNNINGHAM: Okay. That's still
20 under --

21 MS. UHLE: Whatever they can propose
22 is fine, but it will be reviewed by the
23 Building Department.

24 MR. CUNNINGHAM: Okay.

25 MR. NEMECEK: These courts have been

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 up since 2008, is that when?

3 MS. MARRONE: The way they currently
4 are, yes.

5 MR. NEMECEK: Okay. The main impetus

6 for wanting to change it is because they were
7 configured improperly?

8 MS. MARRONE: Yes. The members
9 complain about the sun hitting their eyes when
10 they play during the day.

11 THE CHAIRMAN: That and a nicer
12 warming hut too.

13 MS. MARRONE: The warming hut will be
14 a lot better, yes, with a much needed powder
15 room.

16 THE CHAIRMAN: Okay. So then I don't
17 have any questions.

18 MR. CUNNINGHAM: This was in front of
19 us a few years ago, and they're going to match
20 this too, and I think it's a nice addition.

21 THE CHAIRMAN: That was the pool
22 house. I don't have any more comments.
23 Subject to the resolution of landscaping,
24 that's the only condition.

25 MR. NEMECEK: And the further

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 approvals of the Building Department with
3 respect to the landscaping and potentially the
4 gas line or whatever the solution that you
5 determine with respect to heating, that will go
6 through the Planning Department -- Building
7 Department as well.

8 THE CHAIRMAN: Yes. Landscaping and
9 utilities are outside our purview. Jay and the
10 ARB are.

11 So then I'll make a motion subject to
12 those conditions, make a motion to approve
13 Application 15-03, Siwanoy Country Club.

14 MR. NEMECEK: It looks more like 15-03
15 to me.

16 THE CHAIRMAN: What did I say?

17 MR. NEMECEK: You're ignoring the
18 dash. 15 is the year.

19 THE CHAIRMAN: Approval of the
20 application. I make a motion.

21 MR. NEMECEK: Second.

22 THE CHAIRMAN: All in favor.

23

24 (All aye.)

25 MS. MARRONE: Thank you very much.

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 THE CHAIRMAN: Unanimous approval.

3 The last but not least is Application
4 15-08, 185 Summerfield.

5 MS. UHLE: I had asked that the
6 applicant prepare a little bit larger site
7 plan, because the one in the package is very
8 tiny, and also provide pictures of the garage.

9 MR. HAYNES: Good evening, Ladies and
Page 35

10 gentlemen of the Board. My name is Tom Haynes
11 from Tom Haynes Architects.

12 Tonight we're before you to present an
13 application for a partial change of use to an
14 existing two story structure located at 185
15 Summerfield Street.

16 Our proposal is: The partial change
17 of use would consist of on the ground floor of
18 the existing building converting it from
19 existing office space to a proposed bistro
20 restaurant. The size of the restaurant would
21 be, I believe, 1485 square feet, and the
22 existing gross floor area of the total building
23 is 2,855 square feet as currently existing. As
24 part of this change, we are required to present
25 to the Planning Board first in order to seek a

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 referral over to the Zoning Board for a special
3 permit for a Type 1 food service establishment,
4 as well as a variance for deficient parking.
5 As part of our requirement for the restaurant
6 combined with the office space, the existing
7 building and property would require 17 parking
8 spaces where currently we have 4.

9 So we're before you tonight again to
10 make this presentation. In regards to the
11 actual site work for this project, as we're

12 proposing it now, it would only consist of
13 striping parking spaces in the back and
14 providing a handicapped parking space back
15 there.

16 I'll be happy to answer any questions.

17 MS. UHLE: Just one thing I want to
18 clarify. The special permit is actually
19 approval by this Board. So the Zoning Board
20 would review the area variances, and if they
21 granted the area variances, it would come back
22 to you for both site plan and special permit
23 approval.

24 THE CHAIRMAN: Right. So currently
25 the usage of the site is?

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 MR. HAYNES: It's a two story office.

3 THE CHAIRMAN: Two story office.

4 We're keeping the office on the top --

5 MR. HAYNES: Office will remain on the
6 top level, exactly.

7 THE CHAIRMAN: So the photo you gave
8 us is a rear view or --

9 MR. HAYNES: The photo that we just --
10 well, I have photos in the package which
11 include the subject property and the adjacent
12 properties. The photo that I just handed out
13 now is actually a photograph of the existing

14 garage in the back. I spoke with Margaret and
15 she had made the request if there were any
16 questions pertaining to that existing garage,
17 at least you get an idea of what it looked
18 like.

19 MR. NEMECEK: It's at the far rear of
20 the property?

21 MS. UHLE: It's right here.

22 (Indicating.)

23 MR. HAYNES: Yes.

24 MS. UHLE: Actually, they're proposing
25 to utilize two garage spaces and then add two

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 parking spaces here, including a handicapped
3 accessible space. So they're planning to keep
4 the garage and utilize the two spaces in it.

5 MR. CUNNINGHAM: Inside of the garage?

6 MS. UHLE: That's correct. Inside the
7 garage, yes.

8 MR. WEST: How many spots are included
9 with the building?

10 MS. UHLE: Four.

11 THE CHAIRMAN: That's the only
12 variance, the parking?

13 MR. HAYNES: Correct.

14 THE CHAIRMAN: What's the street
15 parking there? Is there street parking?

16 MR. HAYNES: There is. There is
17 metered street parking all the way down and
18 directly across the street, if you look at the
19 photos of the building, that are directly
20 across Summerfield, there's actually metered
21 spots in front of those buildings as well. I
22 might add, immediately adjacent to our property
23 on the right-hand side is a municipal lot,
24 which will be available for parking, and also
25 across the street there is another municipal

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 lot that is much larger across the street from
3 there as well.
4 THE CHAIRMAN: And the number of spots
5 is a function of the square footage of the
6 establishment; right?
7 MR. HAYNES: It is. You know, if you
8 check the zoning code requirements breakdown
9 that we provide on the front page, the building
10 is a legal non-conforming building as exists.
11 So although it was a two story office building,
12 they would have required a total of 11 parking
13 spaces for that structure and there was always
14 only 4. So again, we're proposing a change of
15 use to the first floor leaving the offices, but
16 if you take the building as a whole with
17 respect to the property our requirement is

18 going to be 17 total technical spots. Again,
19 we only have 4 because that's what's currently
20 existing.

21 THE CHAIRMAN: Okay.

22 MR. HAYNES: I might also add, I don't
23 know if it's a little premature and I know that
24 this is really more for zoning, but I know you
25 have some concerns about it, but our client has

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 been in negotiations with a neighboring
3 property to rent spaces at nighttime for
4 additional parking. So we may make that
5 presentation at the Zoning Board as well.

6 THE CHAIRMAN: Got it. That would be
7 part of the application, the agreement to use
8 spaces at night?

9 MR. HAYNES: Well, no. I'm just
10 saying, again, it's something that they're
11 discussions with now. There is no arrangement
12 there.

13 THE CHAIRMAN: I'm just trying to
14 understand it.

15 MR. NEMECEK: What is the proposed
16 future use of the second story of this
17 building; it will continue to be commercial;
18 right?

19 MR. HAYNES: It will be an office

20 space; correct.

21 MR. NEMECEK: So presumably that
22 office space would have its heaviest usage
23 during the regular business hours and the
24 restaurant component would presumably have its
25 heavier business -- would it be lunch and

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 dinner?

3 MR. HAYNES: I believe so. Would it
4 be? Possibly lunch, but most likely I think
5 the heaviest traffic would be after hours.

6 THE CHAIRMAN: I think you're leading
7 the witness.

8 MR. NEMECEK: I know the Eastchester
9 Fish Gourmet is just across the street and
10 there's a pizza place right there, so there are
11 other food establishments in the area that
12 would also presumably be competing for some of
13 those street and municipal spaces.

14 THE CHAIRMAN: So Margaret, this is
15 just a get to know the application.

16 MS. UHLE: Our law requires that
17 commercial applications that require area
18 variances first be heard by the Planning Board
19 just to get any initial reactions or for you to
20 express any concerns before they come back to
21 you. Yes, it's preliminary review. It was not

22 noticed as a public hearing.

23 THE CHAIRMAN: I do see a member of
24 the public here.

25 MS. UHLE: You could take public

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 comment if you want to, yes. It's not
3 technically a public hearing. When it comes
4 back to you, if it comes back to you, it will
5 have to be noticed as a public hearing. For
6 now you could take comments if you would like.

7 THE CHAIRMAN: Are there comments that
8 you would like to bring forth? We would love
9 to hear them.

10 MR. SWEENEY: Good evening, Frank
11 Sweeney from the North Eastchester Civic
12 Association. I just have a few questions as it
13 relates to the building and the size and the
14 scope of the operation.

15 What type of restaurant will it be?

16 THE CHAIRMAN: Hold on. Just ask us
17 and then we'll go back to him.

18 MR. SWEENEY: The hours that it's
19 going to be in operation, whether it's going to
20 be lunch and dinner. Are the spaces that
21 they're including in front of the building,
22 because I believe that is town property, if I'm
23 not mistaken?

24 MS. UHLE: They're not. They're not
25 including those. They would not be permitted

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 to include those.

3 MR. SWEENEY: The idea is if in the
4 future the second story is rented out, where
5 will those folks go in terms of parking?

6 THE CHAIRMAN: Right. Okay. Any more
7 questions?

8 MR. SWEENEY: The other is that, I
9 know it's very, very tight, and I know you
10 folks know the area very, very well, that
11 Summerfield Street is extremely tight all day
12 long, all night long. We all know about the
13 Eastchester Fish Gourmet. I just passed by
14 there two minutes ago. It is packed. There is
15 not one single spot in the municipal lot and
16 the people directly across the street there is
17 zero parking there currently right now. So I
18 would like you to at least be sensitive to the
19 fact that if they're asking for 17 spots, I
20 just don't know where they are going to come
21 from. We are very, very tight in the north
22 end, and I just ask you to be somewhat
23 reasonable. I know they're trying to run a
24 business, but at the same time if you take a
25 look at that street during the business day or

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 even the early evening hours, most of it is
3 commercial, most of it is repair shops, which
4 we all know about. We would love to see a
5 great new restaurant, but the idea is that I
6 would be kind of interested in the type of
7 restaurant that's going to be there.

8 THE CHAIRMAN: Thank you for your
9 comments.

10 MR. CUNNINGHAM: Thank you.

11 THE CHAIRMAN: As you know, the
12 questions that are put forth are ones that are
13 going to be answered most completely by zoning,
14 but certainly this is a good starting point.
15 So, as you know, you're going back to zoning to
16 express the same comments to them, but
17 certainly this was an opportunity to bring them
18 forth.

19 So now to answer your questions, the
20 first was the type of operation that you
21 envision.

22 MR. HAYNES: Okay. The type of food
23 would be authentic Italian family style food.

24 THE CHAIRMAN: Great. So the hours
25 you said maybe lunch but certainly dinnertime.

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 MR. HAYNES: Absolutely, yes.

3 THE CHAIRMAN: Spaces in the front we
4 said on the street are not part, it's just the
5 ones in the back.

6 MR. HAYNES: Only in the rear.

7 THE CHAIRMAN: As far as parking for
8 the second floor, they're all using the same
9 spots now.

10 MR. HAYNES: Yes. Essentially, I
11 mean, I know if you have a food service
12 establishment you may have more patrons coming
13 in and out than you would in office space, but
14 based on the fact that there were 11 required
15 spots previously but only 4 existing, in my
16 opinion we're not really extending it that
17 greatly. The space isn't large. Our first
18 floor could only accommodate up to a total
19 occupancy of 57 people maximum. That's
20 including work staff. So we can't -- it's not
21 a very large space. Again, yes, it will bring
22 in cars and additional volume, but I don't
23 think in any severe extreme levels. Again, as
24 an option we were again trying to offset some
25 of these issues with negotiating after-hours

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 parking or valet service, things of that
3 nature.

4 THE CHAIRMAN: Just to make it clear,
5 currently both floors are being used?

6 MR. HAYNES: Well, the building was
7 recently purchased. The building was recently
8 purchased. The second floor has occupancy.
9 The ground floor does not at this time.

10 MS. UHLE: Also, I want to correct you
11 on one thing. The existing uses they're legal
12 non-conforming, as the applicant said, but they
13 would actually require 15 spaces, not the 11.
14 15 parking spaces.

15 MR. HAYNES: It's non-conforming by
16 11.

17 MS. UHLE: I wanted to clarify that.
18 It's just to make sure the numbers are
19 accurate. He was saying that they require 11,
20 they require 15 total, they have 4, so they are
21 deficient by 11 for existing use.

22 THE CHAIRMAN: So two floors of office
23 as it is, it's 15.

24 MS. UHLE: It would require 15, yes.

25 MR. HAYNES: To convert the first

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1 EASTCHESTER PLANNING BOARD - 2/26/15

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floor we would require 17.

THE CHAIRMAN: I got it. So currently it's 15 spots, because there's two floors of office?

MR. HAYNES: Correct. But the municipality doesn't really give credit for that. Some municipalities would work that way where we would get credit for 15 spots and our variance request would only be 2. In this case it's not that way, we're requesting the full variance.

THE CHAIRMAN: So the second floor is being utilized right now?

MR. HAYNES: Correct.

THE CHAIRMAN: Do you have a floor plan of what's up there on the second floor?

MR. HAYNES: I was going to apologize in advance, when I printed the large plan, every single page printed except for the floor plan. They are in the sets. I don't know if I can put it up.

Essentially the existing storefront is to remain, double door entry. The whole front portion of the space is dining. The right-hand

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EASTCHESTER PLANNING BOARD - 2/26/15
side is an L shape bar which has nine seats at the bar, and when you walk through there's a

4 small hallway, to the back left would be a
5 kitchen, and everything would be open and on
6 display. Again, we're thinking about doing a
7 large pizza oven in there that the patrons
8 could see everything taking place inside the
9 kitchen, and then to the back right is a his
10 and hers restroom, and there is a second means
11 of egress out the back as well.

12 THE CHAIRMAN: So in addition to the
13 first floor, on the second floor how many work
14 stations are there; how many people work on the
15 second floor?

16 MR. HAYNES: The second floor I don't
17 have that layout.

18 THE CHAIRMAN: I'm saying, do you know
19 what is there? That's the wrong answer. It's
20 three people right now. So it seems to be
21 underutilized. Got it.

22 MR. NEMECEK: What type of business is
23 there right now?

24 MR. HAYNES: I think it's a
25 construction design company. Construction

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2 design.

3 THE CHAIRMAN: Okay. So at this point
4 it's really up to zoning to further this
5 application.

6 MR. NEMECEK: We have to refer it to
7 zoning.

8 THE CHAIRMAN: Unless there's any
9 other observations or comments from the Board.

10 MS. UHLE: I have another comment.

11 THE CHAIRMAN: Yours is the most
12 appreciated.

13 MS. UHLE: I was just going to say,
14 before you go to the Zoning Board, you may want
15 to give the Zoning Board a little bit more
16 detailed analysis of the existing parking
17 conditions in the area, which you may be
18 planning to do under any circumstances. That's
19 all.

20 MR. WEST: Parking is going to be a
21 problem.

22 THE CHAIRMAN: It's a good thing we
23 aren't on zoning. We are concerned.

24 MR. NEMECEK: Some of the issues that
25 Mr. Sweeney raised, for example, you can expect

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 them to be raised again at zoning, and as
3 Margaret said you really want to do your
4 homework and make sure that you're very
5 prepared, including you probably will want to
6 know what hours you're going to be operating,
7 because that certainly could have an affect on

8 your need for parking.
9 THE CHAIRMAN: So since we're the
10 Planning Board, I'll tell you if we were -- if
11 we were to ask you, we would probably say,
12 please do a parking study and let us know
13 what's going on; what's available, what's used
14 different times of the day. When you come back
15 if the zoning doesn't do it, we're going to ask
16 you. We are. We're going to want to
17 understand what's used, when it's used, when
18 it's vacant, when you're operating, and you
19 have to prove one way or another it's enough
20 parking. Whether you do it before you go to
21 zoning or when you come back here, someone is
22 going to ask for it.
23 Then with that comment, I make a
24 motion to refer Application 15-08, 185
25 Summerfield, to the Zoning Board for review.

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1 EASTCHESTER PLANNING BOARD - 2/26/15
2 MR. NEMECEK: Second.
3 THE CHAIRMAN: All in favor.
4
5 (All aye.)
6
7 THE CHAIRMAN: Great. Thank you.
8 Just to make Garrett happy, maybe we can do
9 some minutes. I have no idea who was present

10 for any of these. Does anyone know?

11 MS. UHLE: Garrett included that in
12 the notes. We have two. On December 4th:
13 Jim, Bob and Bill, so you can't do that one;
14 and January 22nd, everyone but Bill.

15 THE CHAIRMAN: So the three of us
16 could do it. Did you make comments?

17 MR. NEMECEK: I had one minor comment.

18 MS. UHLE: So close.

19 THE CHAIRMAN: I'll make -- just the
20 three of us -- a motion to approve the meeting
21 minutes for January 22, 2015.

22 MR. NEMECEK: Second.

23 THE CHAIRMAN: All in favor.

24 MR. NEMECEK: Aye.

25 THE CHAIRMAN: Aye.

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1 EASTCHESTER PLANNING BOARD - 2/26/15

2 MR. CUNNINGHAM: Aye.

3 THE CHAIRMAN: I make a motion to
4 close the Town of Eastchester Planning Board
5 meeting of February 26, 2015.

6 MR. NEMECEK: Second.

7 THE CHAIRMAN: All in favor.

8

9 (All aye.)

10

11 THE CHAIRMAN: Good night.

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(MEETING ADJOURNED.)

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

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

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

That the above transcript was taken from
a videotape of the actual hearing. I was not

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