1 EASTCHESTER PLANNING BOARD - 3/28/19

2 THE CHAIRMAN: Good evening. This is
3 the Town of Eastchester Planning Board meeting
4 of March 28, 2019. If everyone would rise for
5 the Pledge of Allegiance.
6 (Whereupon the Pledge of Allegiance
7 was said.)
8 THE CHAIRMAN: Board members: Phil
9 Nemecek, as Margaret just said, is a little bit
10 late, will join us in a minute.
11 Robert Pulaski.
12 MR. PULASKI: Present.
13 THE CHAIRMAN: Jim Bonanno is here.
14 Bill West.
15 MR. WEST: Present.
16 THE CHAIRMAN: Mark Cunningham could
17 not be here.
18 So we just have three applications:
19 210 Hillside Plaza, Gentile Contractors;
20 Huntley Stationers; and Siwanoy.
21 The first application is 18-32, 210
22 Hillside Place.
23 MR. COTUGNO: Good evening. My name
24 is John Cotugno. I'm the architect for Joe
25 Gentile Contractors. We were before this board

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 3/28/19

Mr. Pulaski: In comparison to a flat roof, I think the hip roof is going to be far more attractive on that building.

Mr. Cotugno: You can't really see it to be honest, but whatever. It's definitely an improvement.

The Chairman: Let me do the public hearing. I make a motion to open the public hearing on 18-32, Gentile Contractors.

Mr. Pulaski: Second.

The Chairman: All in favor.

(All aye.)

(The Chairman: Close the public hearing on the same application, Gentile Contractors, 210 Hillside Place.

Mr. Pulaski: Second.

The Chairman: All in favor.

(All aye.)

The Chairman: All right, Mr. Cotugno, there's not much more we could say except we're done. So I'll make a motion to approve this application, 18-32, 210 Hillside.

Dina M. Morgan, Reporter

EASTCHESTER PLANNING BOARD - 3/28/19

Mr. Pulaski: Second.

The Chairman: All in favor.

(All aye.)

The Chairman: Next application is 18-54, Huntley Stationary.

Mr. Iannacito: Good evening. My name is John Iannacito, I'm an architect, and I'm representing KC Mill Road, LLC, the owners of the subject property. We are proposing alterations to an existing retail space located at 14 Mill Road.

I'll come up there and go through the plans. So the space that's being altered is highlighted on the survey, the site plan. The scope of work includes dividing the existing retail space that's occupied by Huntley Cards and Gifts into two separate retail spaces. So this is the floor plan of the existing Huntley space today, and we're proposing to construct a new partition along the existing column line to create two smaller retail spaces. We're also going to install a new storefront at the newly created retail space.

Dina M. Morgan, Reporter
EASTCHESTER PLANNING BOARD - 3/28/19

MR. WEST: In practice, I doubt that. MS. UHLE: Potentially. I guess it depends on what goes in there.

MR. IANNACITO: Well, I think if you have a thousand square foot space with ten retail spaces or a ten thousand square foot space with one retail space, it's the same amount of parking.

MR. WEST: The store now sells knickknacks and lottery tickets; right? It sells knickknacks and lottery tickets?

MR. IANNACITO: Correct, yes, and it's not very busy in there.

MR. WEST: It's going to generate more traffic, which is --

MR. IANNACITO: Well, I think if they decided to close down Huntley and put a different retail space in the entire space, it would probably create more traffic.

THE CHAIRMAN: So the soffit that they're adding is going to match the one over Sushi Castle and Carvel?

MR. IANNACITO: No, not Sushi Castle. The one at the end here. Sushi Castle and

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

Carvel is a different building, different owner. These are the two adjacent buildings. These are all the stores that are existing along this one property. Starting at the Huntley space going all the way to the Allstate is the existing structure. So we're looking to remove the existing cladding, repair it, and make it, you know, straight and not so wavy, and make it all brown to try to unify the elevation.

MS. UHLE: If you look at the pictures, there should be another one that says SH Hair Salon and Allstate.

MR. IANNACITO: It's the one at the end.

MS. UHLE: You could see the soffit over that. It will match that. So they're going to reface and repair the existing soffit to match that.

MR. IANNACITO: Basically the first step is to unify the elevation, and then hopefully as different tenants move in, they can all use the same brown storefront, and then the whole elevation should be able to read as

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 3/28/19

(All aye.)

THE CHAIRMAN: Close the public hearing on Huntley Stationary, 14 Mill Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: We don't have any idea who the tenant is?

MR. IANNACITO: I don't know who the tenant is. The owner of the building says that he does have a tenant. They'll have to file a separate plan for, I guess, their space, the interior plans.

Mr. NEMECEK: As long as it's not a foot spa, we're okay.

THE CHAIRMAN: So during construction, they have to pull everything out, put everything in, I mean, there's going to be some sort of traffic there. Where are they going to load and unload; is there loading in the back?

Mr. IANNACITO: As far as traffic for all the stores?

THE CHAIRMAN: No. For construction. So they have to take fixtures out, load up new fixtures; are they coming through the front or is there an entrance in the back?

Mr. IANNACITO: There are entrances in the back also.

THE CHAIRMAN: So everything goes out the back obviously?

Mr. IANNACITO: They could have dumpsters and construction materials enter through the back. Every store along the back has a separate entrance. Huntley currently has two entrances towards the back, which were there from when I think it was first constructed. So now when we divide it, it will each individually have a second entrance in the back. This is all part of their property also. There's space for trucks and dumpsters back there.

THE CHAIRMAN: Okay. Thank you. So unless there's any other comments from the board, I make a motion to approve this application, 18-54, Huntley Stationary.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

THE CHAIRMAN: Thank you, Mr. Iannacito.

MR. IANNACITO: Thank you.

THE CHAIRMAN: Have a nice evening.

The last application is 19-03, Siwanoy Country Club.

MR. ERICSON: Good evening. Can you hear me?

THE CHAIRMAN: Yes.

MR. ERICSON: Good evening. My name is Luke Ericson. I'm here from Rogers McCagg on behalf of Siwanoy Country Club. With me tonight is David Cecil, general manager of Siwanoy Country Club, Lucia Chiocchio from Cuddy & Feder, and Jim Levinson (Ph.) from our office.

We were here before you I think about a year ago to go through the country club project, which is now underway. Now I'm before you to go through the temporary facilities. Obviously with the country club shut down and nice weather coming in, the club activities are still going to commence, and they need a space to have some after golf and mid golf activity.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

So we had proposed to put a tent in of roughly 3500 square feet. This is the location of the clubhouse. Construction activity is kind of held in this area, and this portion of the parking all the way up to over here is going to remain open for member traffic. The cart barn is currently located right here and will remain, and the new temporary facility will be in this location, which is over the chipping and putting green, which has kind of been pushed further down.

The main structure of the tent will be the center, and that's roughly 2,000 square feet. That will be where most functions will be held. That will have drop down curtains on all sides. There are three exits, one service exit, two for egress. Then off the front or the south side facing the large putting green, there will be an open sided tent. This will have the ability to be enclosed but will only be enclosed for certain larger functions that will happen. The back portion of the tent is open, but it's just a cover for a series of pods and walk-in refrigerators to facilitate...
EASTCHESTER PLANNING BOARD - 3/28/19

the back of house operations.
The majority of the food preparation and everything will occur down at the pool house and then will be brought up here. So there won't be much food preparation at all in this temporary tent, but there will be storage of some food. Basically it's grab and go service and things like that. There will be a bar at the proposed tent. I think I've given you a layout of all the tables and chairs and everything.

Most of the circulation will remain, so there is access between the pro shop and the cart barn to the tent, and also most deliveries will be routed to the north side, and then there will be some bushes that are taken out to provide access to the back of the tent. Again, this is more of the back of house space, and then this would act as the front of house or member space. We also have included a rest room trailer, I believe it's nine stalls, and that will be pumped out at a fairly regular basis.

That really covers the program of the

DINA M. MORGAN, REPORTER

---

EASTCHESTER PLANNING BOARD - 3/28/19

come up with a solution for that, and it just meant moving some of the pods around in the back and leaving some access through some fencing. We've satisfied that.

MR. NEMECEK: Are the members' putting and chipping games going to suffer by virtue of the limitation of the --

MR. ERICSON: You have to ask David.

He'll keep up on it.

THE CHAIRMAN: 18th hole is over there; right?

MR. ERICSON: Yes, it's over on the other side of the club. It comes up to the south side of the club.

THE CHAIRMAN: Oh, I see, yes. Okay. Looks good to me.

MR. NEMECEK: I recall this was a very well conceived plan from the inception, and it looks like this is well organized as well.

MR. ERICSON: Thank you.

MR. PULASKI: You described the food handling. How about the restroom facilities, how is that connected with the tent location?

MR. ERICSON: So it's actually -- you

DINA M. MORGAN, REPORTER

---

EASTCHESTER PLANNING BOARD - 3/28/19

can get off to grade at any point in this. You'll see some doors here and there is a ramp for A.D.A. access, but you'll essentially be able to step right off of this. It isn't more than 6 inches off the ground, so you're able to come right off on this side. There's a stockade fence that comes around the side, and we'll put some lighting out there if it's a nighttime event, you know, photometric. It will come on when it gets dark, and people will be able to get guided to those restrooms.

MR. PULASKI: But how distant are they from the tent area?

MR. ERICSON: It looks to be about 25 feet, 30 feet.

MR. PULASKI: Are they portables?

MR. ERICSON: It's a trailer. It's actually a pretty nice trailer set.

MR. PULASKI: Yes, I've seen those before.

MR. ERICSON: It's the bottom right-hand corner.

MR. NEMECEK: Bonnano has one of these out in front of his house.

DINA M. MORGAN, REPORTER
EASTCHESTER PLANNING BOARD - 3/28/19

MR. ERICSON: So the tent is on the far right, and if you look here, this is kind of the porch concept out front. Those would be the walk-ins, the white coolers there, and then commercial storage pods, and the restroom is off to the bottom right.

THE CHAIRMAN: Seems like you thought about everything.

Let’s do the public hearing. Just hang on. Open the public hearing on Siwanoy Country Club, 351 Pondfield Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: Any other comments?

(No comments.)

THE CHAIRMAN: Looks good to me. Very nice.

MR. ERICSON: Thank you very much.

THE CHAIRMAN: I make a motion to close the public hearing, 19-03, Siwanoy Country Club.

MR. NEMECEK: Second.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: I think we're good to go then. So I'll approve the application, Siwanoy Country Club, 351 Pondfield Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

THE CHAIRMAN: Thank you.

MR. ERICSON: Thank you. Have a good night.

MS. UHLE: If you have time, you could approve the first two minutes.

MR. PULASKI: Yes, we have time.

THE CHAIRMAN: We have time to have a coffee, come back. So the first one is myself, Bob, and Phil. I make a motion to approve the minutes of the November 29th, 2018 Planning Board meeting.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

MR. NEMECEK: Aye.

THE CHAIRMAN: Aye.

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

THE CHAIRMAN: The second one is Phil, myself, and Bill. So Bob you're out.

I make a motion to approve these minutes of January 24, 2019.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

MR. WEST: Aye.

THE CHAIRMAN: Aye.

MR. NEMECEK: Aye.

MS. UHLE: That's it. We'll have the February ones for the next meeting.

THE CHAIRMAN: Okay, good. That's it.

I make a motion to close the Planning Board meeting of March 28, 2019.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER

EASTCHESTER PLANNING BOARD - 3/28/19

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 present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of April, 2019.

DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER