

Regular Meeting of the Chester Heights Civic Association

Meeting Called to order on **6/6/2018** at 7:30 PM with the following Board members in attendance: Ray Inello, Paul Mazzola, Elena O'Mahony, Irene Sarno and Dawn Attwood. Approximately 25 members attended.

If any corrections list them here: N/A

Treasurer's Report:

Opening Balance	4968.14
Income/Dues Collected	231.50
Funds	5199.64
Expenses	0
Closing Balance	5199.64

Communications: Correspondence with TPAC regarding traffic issues on New Rochelle Road

Bills Against the CHCA: Liability insurance through Traveler's Insurance Company paid through period 12/2017 through 12/2018, based on collection of membership dues.

Membership Update: Out of the 258 residential homes in CH, 63 paid residential members to date for 2018.

Old Business:

Meetings to take place at Marble School House, pending completion of firehouse renovations

Community Relations

Guest Speakers – TUFSD Superintendent Carl Albano and Lee Lew, Head of Finance and Facilities presented budget plan prior to budget vote May 15

CHCA Community – discussion regarding potential expansion of boundaries to include side roads off New Rochelle Road and California Road (within Tuckahoe school district); would need commitment from those residents as to help with CHCA events, committees, etc.

TUFSD – budget presentation by superintendent at next meeting

Traffic Issues – 4 Board Members attended 4/24 Traffic Advisory Meeting, presented PDF file and bullet list of concerns with feasible inexpensive suggestions (traffic, timing of signals, striping, new signs). Positive reception.

Committee Members/Reports

1. Civic Affairs – Bob Marziotti (chair), Steve Moschetta & Jason Attwood: (1) Gas station construction scheduled to conclude July; (2) Former Chase Bank site still vacant, no applications; (3) Permit issued 9/20/17 for internal construction to Chester Heights Bakery site, by owner - no known lease applicants; (4) new clothing store, Karma Fashions; and (5) Gas line work on California Road to continue for few years, will result in temporary closures to California Road during work week.
2. Membership/New Residents/Welcome –Seth Goldberg/ Randi Cappadora & Joseph Doherty.
3. Communications – Elena O’Mahony: 203 email subscribers. Will advertise for needed additional membership on CHCA committees, potential membership levels
4. Events – Susan Miele (chair), Elena O’Mahony, Irene Sarno, Anna Manca & Dawn Attwood: Potential upcoming events to be planned: Cocktail party at schoolhouse, picnic, Halloween, Tree Lighting, Community-wide Tag Sale
5. By-laws - Tom Moore – review of and proposed revisions to be drafted to 1955 by-laws
6. Small Business/Fundraising - Andy Pierovich
7. Beautification – Mario Pizzonia (chair) & Matt Manca – star for community tree
8. Scholarship – Noel Dallacco-Ammirati: scholarships to be awarded to CH seniors at June 6, 2018 meeting.

New Business:

Scholarships Awarded – Five CHCA scholarships awarded to the following high school graduates from Chester Heights: M. Santucci, N. Sasso, C. Killip, M. Iomazzo and S. O’Toole – awards ceremony and reception

Committee Members/Reports

1. **Civic Affairs** – Bob Marziotti (chair), Steve Moschetta & Jason Attwood:

504 New Rochelle Road (gas station/convenience store)

- Plans to open on July 2nd. At this point, the longest lead item is the proposed sidewalk/curb cut/cross walk improvements.

• 493 New Rochelle Road (former Chase bank)

- Because of the size and nature of the building (small with a drive-through window), the town periodically gets inquiries for drive-through food establishments and/or fast food restaurants. Because the Zoning

Law specifically prohibits drive-through windows at food service establishments and prohibits fast food restaurants, these types of businesses would require a use variance from the Zoning Board of Appeals – which is very difficult to obtain. If someone applied for a use variance, we'd all be notified and the application would be subject to a public hearing. So far, the town has not received any formal submissions regarding the property.

- **490 New Rochelle Road (former Chester Heights bakery)**

- Although the owner has permits for interior and exterior improvements, the architect informed the town that they do not yet have any specific tenants.

- **Other:**

- No other pending issues in the area.

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3. **Communications** – Elena O’Mahony: 203 email subscribers. Will advertise for needed additional membership on CHCA committees
4. **Events** – Susan Miele (chair), Elena O’Mahony, Irene Sarno, Anna Manca & Dawn Attwood: Upcoming events to be planned: picnic, Halloween, Tree Lighting
5. **By-laws** - Tom Moore – review of and proposed revisions to be drafted to 1955 by-laws
6. **Small Business/Fundraising** - Andy Pierovich
7. **Beautification** – Mario Pizzonia (chair) & Matt Manca – star for community tree
8. **Scholarship** – Noel Dallacco-Ammirati: scholarships to be awarded to CH seniors – awards ceremony and reception at meeting

Adjournment: There being no further business to be brought before the members a motion to adjourn was made by Elena O’Mahony and seconded by Dawn Attwood. The meeting adjourned at 8:30 PM.