

Regular Meeting of the Chester Heights Civic Association

Meeting called to order on 9/13/2018 at 7:30 PM with the following Board members in attendance: Ray Inello, 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	5199.64
Income/Dues Collected	750.00
Funds	5949.64
Expenses	3328.24
Closing Balance	5949.64

Communications: Correspondence with EPD re recent neighborhood activity.

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, 86 paid residential members to date for 2018.

Old 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 at 6/6/18 meeting

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.

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
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 awarded to CH seniors – awards ceremony and reception at meeting

New Business:

New meeting dates to be scheduled for 2019

Potential guest speaker from EFD to attend 2019 meeting to discuss CH firehouse renovations

Committee Members/Reports

Guest speaker Lt. Jeff Hunter, EPD attending meeting to discuss recent neighborhood activities, crime prevention, neighborhood watch committee, potential fencing/barrier to properties abutting the Hutchinson River Parkway, issues with landscaping trucks blocking traffic to be addressed

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

504 New Rochelle Road (Gas station/Convenience store):

- a. Up and operating; no word of problems so far.

- b. Currently operating under a Temporary Certificate of Compliance (TCC), since there are still a few minor loose ends to be tied up, specifically:
 - pavement markings and signage at the entrance and exits to be added
 - the Town's lighting consultant is scheduled to do a field check of all light fixtures, light levels and all instructions for which lights can and cannot remain on after operating hours
 - the TCC is good until October 8, but they should be ready for the Final CC within a week or so

493 New Rochelle Road (former Chase bank):

- a. No inquiries at all since the last report
- b. Previous inquiries regarding the potential for coffee shops/fast food -- but nothing concrete ever materialized (and those are not generally allowed anyway).

490 New Rochelle Road (former bakery):

- a. No news or inquiries about potential tenants (and the renovations appear to have slowed down a bit).

Road Construction:

As we know, the local area road closures due to resurfacing/construction are becoming overwhelming. We understand some (or maybe most) of this is related to a gas pipeline project that extends as far north as Canada, and the portion running through our area (mostly on California Road) is up for repair at this time. But it's been going on for months in the same spot, roads are frequently closed, and with all the construction traffic New Rochelle Road has become a potholed mess.

- a. Information from Hector (Supt. of Highways) and Lisa Pinto in the Supervisor's Office:
 - Project about two months behind schedule due to technical difficulties found with the pipe under the initial section of California Road. This current section should be done by 9/30/18
 - The rest of it will take until about August 2019 to get to Mill Road
 - California Road to be paved as soon as possible. However, New Rochelle Road is not "owned" by the Town of Eastchester, so Town presently waiting to hear back on that.

2. **Membership/New Residents/Welcome** –Seth Goldberg/ Randi Cappadora & Joseph Doherty.
3. **Communications** – Elena O’Mahony
 - 213 email subscribers
 - The weekly “Around Town” and Classifieds continue to circulate on Saturday mornings. Members are free to email with any local events that they would like published.
 - 2 new event lawn signs were delivered, with 2 more on the way, which will be located on the corners of Archer and Parkway Plaza. Thank you to the Ushay family for their generous donation!!
 - CHCA events have also been posted on the CH Facebook page, which is administered by Noel Dallacco-Ammirati
4. **Events** – Susan Miele (chair), Elena O’Mahony, Irene Sarno, Anna Manca & Dawn Attwood: Upcoming events to be planned: Halloween block party, Tree Lighting
5. **By-laws** - Tom Moore – review of and proposed revisions to be drafted to 1955 by-laws
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Adjournment: There being no further business to be brought before the members, a motion to adjourn was made by Ray Inello and seconded by Irene Sarno. The meeting adjourned at 8:30 PM.