

CHCA Meeting Minutes

April 20, 2022

7:30pm Virtual Via Zoom

- I. Welcome
- II. Committee Reports
 - a. Treasurer
 - i. Opening Balance: \$6,061.34
 - ii. Income: \$4,077.78 Dues
 - iii. Expenses: \$575.00
 - 1. Trivia Night: \$500
 - 2. Business Committee Expenses: \$75
 - iv. Closing Balance: \$9,564.12
 - b. Membership Committee
 - i. We have 116 members, 5 businesses
 - ii. There are a few new houses on the market
 - 1. 1 sold on Central
 - iii. Letters sent out
 - 1. 4 new members from letter campaigns
 - c. Communications
 - i. 276 email subscriptions
 - ii. 205 unique emails
 - iii. 29 not in the neighborhood
 - iv. 11 businesses
 - d. Business
 - i. Added in-kind membership
 - 1. Crimson Rose and Gordy's are in-kind members
 - ii. Dantoni, Hannah's Service Station & Trufton Management are paid members
 - iii. Dantoni looks like they are looking to sell the business
 - e. Events Committee
 - i. Tag Sale May 14, 9am-1pm
 - ii. Discussing dates with the town for softball game
 - iii. Summer Picnic
 - iv. We had a large turn out at Trivia Night
 - f. Beautification Committee
 - i. Spring flowers
 - ii. Memorial Day decorations
 - iii. Earth Day is next Saturday – neighborhood cleanup event
 - iv. Book Swap May 14th
 - g. Scholarship Committee
 - i. Scholarship event June 2nd
 - ii. Adopt-a-Senior gift bags

- III. Civic Affairs
 - a. Con Ed is replacing gas lines
 - b. 505 New Rochelle Road (CVS) and 495 New Rochelle Road (Mixed Use Building):
 - i. CVS Parking Lot: Periodically, they still receive complaints about residents tossing dog waste and sometimes other trash into the CVS parking lot.
 - ii. Cameras and signage would potentially be helpful in this case as well.
 - iii. CVS Building: The town is not aware of any potential tenants for the CVS building at this time. They are still providing Covid testing at certain times by appointment, but no complaints have been received.
 - c. 490 New Rochelle Rd:
 - i. The Flowerbake by Angela bakery received a Certificate of Compliance (CC) on 10/4/2021 for the interior renovations (meaning all construction work is complete and has passed all inspections). The building dept. issued a building permit for façade improvements for the entire building on 10/4/2021. They are not aware of a proposed tenant for the remaining vacant space at the corner of the building (at Alta and NR Road).
 - d. 480 New Rochelle Rd:
 - i. The Golden Century Spa received a CC on 3/22/2021 and is open for business. There was a complaint about a banner on the façade, and it was later removed.
 - e. 493 New Rochelle Road (former Chase Bank):
 - i. Coffee Lab Roasters received a building permit for interior renovations for a coffee shop on 6/22/2021 and construction is still underway.
 - 1. Note: it will NOT be a drive-through coffee shop (drive-through food service businesses are not permitted). They have submitted an application to the ARB for façade improvements to the existing building for the meeting on May 5, 2022. If approved, the proposal would then have to go to the Planning Board for final approval.
 - f. 497 New Rochelle Road (Amoco station):
 - i. A sign permit was issued on 5/3/21 to install (legalize) new signage. Plans and an application have been submitted for preliminary Planning Board review on April 28, 2022, for preliminary approval prior to going to the Zoning Board, for a height variance of 8.83 feet over the permitted height for a proposed canopy over the gas pumps.
 - g. 502 New Rochelle Road:

- i. The former ANC Store has been occupied by Smokeville. The Civic Affairs Comm submitted complaints about signage & product displays at this location as well. The building inspector reports that some window signs were removed/brought into compliance. There haven't been any complaints about business operations at the site (i.e., with regard to products sold). However, that's the purview of the EPD who does monitor the business operations

IV. Comments

a. Fire Board

i. Tomorrow is the Fire Board Meeting at Headquarters

1. CHCA wrote to Fire Board and copied the Town on 3/10/22
 - a. Requested timeline for completion
2. There is no clear indication as to when the firehouse will be done
3. 3 of the 5 fireboard members assured us it will be completed
4. We should consider running someone from CH on the Fire Board in 2022. We tried in 2021, but there was no interest.
5. Might be good idea for CHCA to write a letter to Town Board to get better, firmer answers

b. School Board

i. Budget meeting May 9th

ii. Vote for 2 Trustees also coming up (running unopposed)

c. Playground

- i. Swings need painting
- ii. Basketball hoops not being replaced as of now
- iii. Wood chips need to be replaced
- iv. Big playground needs inspection

Meeting ended 8:22pm

Submitted by Ashley McCarrick