

CHCA Meeting Minutes

September 28, 2022

6:00pm

- I. Welcome
- II. Committee Reports
 - a. Treasurer
 - i. Opening Balance: \$6,868.55
 - ii. Income: \$397.94
 - iii. Expenses: \$2,495.94
 - 1. 170.00 beautification
 - 2. 223.00 adopt a senior
 - 3. 23.78 welcoming
 - 4. 2,079.16 picnic
 - iv. Ending Balance: \$4,770.77
 - b. Events
 - i. Halloween party coming up (Saturday before Halloween)
 - 1. We need volunteers
 - ii. Tag Sale
 - 1. This Saturday/Sunday about 7 families each day have signed up
 - iii. Christmas tree lighting
 - c. Civic Affairs
 - i. What is happening with J&G Deli?
 - 1. The applicant/owner submitted an application for a building permit for interior renovations to the deli. The town's plan review is complete. However, they cannot issue a permit until the plans have been reviewed and approved by the Health Department – which is the holdup at this point.
 - ii. When will the new coffee shop open?
 - 1. The town is not aware of their schedule. They were issued a permit for interior renovations in June 2021. They have obtained all required ARB and Planning Board approvals.
 - 2. They submitted an application to the ARB for façade improvements to the existing building for the meeting on May 5, 2022. The ARB and Planning Board ultimately approved proposed façade improvements, and the Sign Committee approved proposed signage.
 - 3. The applicant began painting a mural on the rear façade of the building that was NOT approved. They covered it with a tarp. The Sign Committee recently denied the mural and it must be painted over.

- iii. Does CVS plan to continue covid testing? Are there other prospects?
 - 1. CVS is continuing with Covid testing by appointment.
 - 2. The town has not been approached by any other prospective tenants for the building.
- iv. Rats: Lots of rat holes around Mobil. Rumors of rats in J&G. Rat appeared near CVS open construction hole.
 - 1. The town has been working closely with Mobil. They have had exterminators at the site a number of times who, among other things, have set various type of traps and filled in the rat holes/nests on the hillside behind the site. However, within days the rats burrow into different locations on the site. They believe most of the rat sightings in the area are generated from these nests/holes. On the town's site visits the nearby properties (and the Mobil station itself), have been clear of garbage and debris (with the notable exception of the CVS lot – see below for more on CVS). The code enforcement officer, Gary Gibbs, is meeting with another exterminator at the Mobil site again this week. According to Gary, this exterminator employs more drastic measures. Interestingly, they have received more complaints about rats all over the town than they ever have in the past. What is unusual is that many of these complaints are in wholly residential (single-family homes), well maintained neighborhoods and there is no evidence of garbage or cat or dog food, etc. being left outside. In one location there was evidence that the rats gnawed through a solid wooden trash enclosure with a secure lid. They do appreciate that it is a serious issue in Chester Heights and are trying to resolve it.
- v. Bronxville Foot Spa illuminated Neon window sign
 - 1. The owner called the town this morning to say he had taken the sign down.
- vi. Continuing business matters
 - 1. 505 New Rochelle Road (CVS) and 495 New Rochelle Road (Mixed Use Building):
 - 2. Our own Joy Budesa (thanks Joy!) sends the town emails and photos fairly frequently, and both the Building & Highway departments try to be very responsive to her emails. Unfortunately garbage on the site appears to be generated from people in the area and not from the CVS operations – and they can't monitor the site 24/7. However, CVS has a company coming once per week to remove debris that has collected on the site (and is otherwise quick to respond to our calls). The

Highway Department has picked up debris from the site on occasion as well.

3. The town is not aware of any potential tenants for the CVS building at this time.
- vii. 490 New Rochelle Rd
1. The Flowerbake by Angela bakery received a Certificate of Compliance (CC) on 10/4/2021 for the interior renovations. All construction work is complete and has passed all inspections). The building dept. issued a building permit for façade improvements for the entire building.
 2. The town is not aware of a proposed tenant for the remaining vacant space at the corner of the building (at Alta and NR Road).
- viii. 480 New Rochelle Rd:
1. 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.
 2. The town has not received any subsequent complaints about the Spa.
- ix. 493 New Rochelle Road (former Chase Bank):
1. Coffee Lab Roasters received a building permit for interior renovations for a coffee shop on 6/22/2021 and construction is still underway.
 2. Note: it will NOT be a drive-through coffee shop (drive-through food service businesses are not permitted).
- x. 497 New Rochelle Road (Amoco station):
1. 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. The ZBA approved the height variance to permit a canopy over the fuel pumps. The application is scheduled to be on the Planning Board's September 22 agenda for final site plan approval. After they receive Planning Board approval, they will need to obtain a Building Permit before they can construct the canopy.
- xi. 502 New Rochelle Road:
1. 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.

2. No further complaints have been received about the business.

- d. Welcome Committee
 - i. Has continued to drop off plants to our new residents
- e. Household Membership
 - i. 119 previous + 7 = 126 members
- f. Business Membership
 - i. 5 members: Dantoni's, Hanna, Trufton + 2 inkind: Gordys & Crimson Rose
- g. Communications
 - i. 278 email subscribers: 207 unique addresses, 35 not in CH, 9 Stores
 - ii. E-weekly is emailed every Sat at 8am includes Community events, issues, CHCA notices, classifieds

III. Comments

- a. Swings never got painted, gate is broken again
- b. Fire house
 - i. Punch list is in budget
 - ii. Meeting looking to hire 3 new fire fighters
 - iii. Looking to get back into the fire house at the end of December

Meeting ended 6:30pm

Submitted by Recording Secretary: Ashley McCarrick