

Eastchester Town Clerk
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
MAY 5, 2022

HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:
LAURA RAFFLANI, CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

MAY 9 6 2022

RECEIVED

Dina M. Morgan, Reporter
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MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Next up I would like

to move to approve the minutes from

January 6th, 2022.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: The last is to

approve the minutes from February 3rd, 2022.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: We have new

business. First up on our agenda tonight is

Application 22-09, which is for -- If you

would, please come up to the podium -- Coffee

Labs Roasters at 493 New Rochelle Road.

Welcome.

MR. CORDONE: Good evening, folks. My

name is Matthew Cordone. I'm the architect for

the Coffee Labs Roasters. We are in the middle

of fitting out the interior space for the new

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THE CHAIRPERSON: Welcome to the town
of Eastchester Architectural Review Board
meeting for May 5th, 2022. If you would,
please stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Margaret, if you
could call the roll.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Rafflani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre is not able
to make it this evening.

THE CHAIRPERSON: Okay. Do we have
the right people to approve the right minutes?

MS. UHLE: Yes, because you have --
yes.

THE CHAIRPERSON: I would like to make
a motion to approve, first of all, the
November 4th minutes from 2021.

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coffee shop. This application before you has
to do with the exterior upgrades.

The first upgrade I would like to
point your attention to would be the overhead
door that we want to install in the front of
the building.

This shows examples of the existing
conditions. It used to be an old Chase Bank.

MS. NEMECEK: Excuse me, can you just
bring the mic.

MR. CORDONE: Oh, sure. Sorry. So
this first page just shows the existing
conditions of the space. It used to be an old
Chase Bank next to an insurance company. So
we're really focused on this structure here,
the red brick structure with the yellow stucco
in the back. Currently, there is a picture
window and a aluminum storefront door on the
front facade with a ramp, asphalt shingle roof,
and brick facade. The sides of the building
consist of stucco with some existing punched
openings.

In the rear of the building on the
north facade, you'll see one punched opening

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1 and more stucco.
2 The west facade is specific just to
3 the bank wing. It's the bank proper. This
4 used to be an old drive-thru bank teller
5 window. In site plan you can see it here.
6 This elevation is pointing towards this wall
7 here.

8 So our proposal is to install an
9 overhead style storefront door where the
10 existing picture window is. This door will be
11 active. We also want to upgrade the existing
12 planting bed in the front of the building to
13 have a little bit of a walkway and some
14 localized plantings that would be native plants
15 to the northeast region. The existing front
16 door will remain. The drive-thru we're going
17 to shut off from vehicular traffic. We're
18 going to place bicycle parking in front of it.
19 We're also going to engage this small alleyway
20 or the old carport for additional seating and
21 standing space for the coffee patrons.

22 This is a better view of the proposed
23 garden, storefront, and walkway here. We do
24 intend on putting large planters in the front

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1 trying to work with the architectural and urban
2 fabric with our new storefront. The nice
3 thing, too, is that we're right next to the
4 Fire Department, so we can give them fresh
5 coffee whenever they need it.

6 So I do want to point your attention
7 to the last page. I do have some more
8 renderings that come before this, but I just
9 want to talk about some of the materials that
10 we're planning on using, and also that mural
11 that I mentioned earlier. The mural will be on
12 the east facade. As you can see here, it's
13 going to be a coffee bean, coffee leaf motif.
14 This is drawing A-103.

15 So we have our color spectrum that
16 we're choosing from. We're working with grays,
17 blues, reds. The concept of new hope colors
18 actually does come from the Star Wars theme,
19 and that's actually the relevance of where
20 we're getting our color pallet from. The idea
21 is that we're going to use a mural that's going
22 to embrace all the native plants that are
23 around coffee beans. So we have coffee
24 flowers, we've got some coffee beans, we have

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1 of this to make sure that vehicles do not drive
2 through here. Now that we are making this a
3 completely pedestrian space, we do want to make
4 sure that no car can make a mistake and pull in
5 here. It's not on the rendering, but we do
6 intend to have two planters up front just to
7 prevent any car from driving through.

8 The rear of the building is going to
9 remain the same. We're going to re-coat the
10 stucco, and we also are going to be proposing a
11 mural on this side, which doesn't show on the
12 rendering, but I do have a fully rendered mural
13 on the next page.

14 Before we move to the next page, I
15 just want to show some existing photographs of
16 the surrounding buildings. We do have some
17 commercial spaces, some strip malls that kind
18 of happen around this neighborhood. Just to
19 the east of the building is a garage, that has
20 obviously garage doors, which is where we're
21 kind of embracing our aesthetic, trying to work
22 within the context of the neighborhood. Also,
23 on the other storefronts you see this very
24 large, deep picture windows. Again, we're

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1 coffee seeds painted within the mural.
2 THE CHAIRPERSON: The signage, which
3 the mural is part of signage, does need to go
4 before the Signage Board.

5 MR. CORDONE: I do understand that.

6 THE CHAIRPERSON: It's a separate
7 thing. Right now, for sure this is
8 non-conforming to the sign law. Item number 4,
9 proposed signage, where is this proposed?

10 MR. CORDONE: Sure. This actually
11 going to be installed right at the front above
12 the trellis at the front storefront. We don't
13 have the icon of the dog in our rendering, but
14 basically what you're seeing here, the Coffee
15 Labs Roasters --

16 THE CHAIRPERSON: Internally
17 illuminated signage, especially with a raceway,
18 is not allowed. Just as a general kind of
19 thing on the sign law. So you really do need
20 to review that before you present something
21 else to the Sign Board. You're not allowed to
22 do internally illuminated letters unless you're
23 75 feet back from the property line or the road
24 I believe is it is, Margaret; right?

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1 MS. UHLE: Yes.
2
3 THE CHAIRPERSON: Even when you are
4 doing internally illuminated letters, then you
5 have to have hidden raceways. There are no
6 visible raceways allowed.

7 MR. CORDONE: Understood.

8 MS. UHLE: Just to kind of follow-up
9 with what the Chairwoman is saying, this board
10 and the Planning Board will look at the overall
11 aesthetics of the architecture and all of the
12 other details. Then after you get Planning
13 Board approval, you can go to the sign
14 committee. That's a more informal process
15 really, but you will work with them and review
16 the sign law with regard to permitted signage.
17 They do have the authority to grant certain
18 waivers under certain circumstances, just so
19 you have a heads up about that. Technically
20 the mural is considered a sign -- I'm being
21 redundant -- and the one on the front facade
22 doesn't comply, so you will want to work with
23 them on that.

24 MR. CORDONE: Sure. I just didn't
25 want to not present that to you because it is

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1 part of upgrade that we're trying to do to the
2 building. We are planning on submitted to
3 them.
4

5 THE CHAIRWOMAN: If we move this along
6 to the Planning Board and then the Planning
7 Board actually approves the plans, just because
8 this is on the plans does not mean that it's
9 approved.

10 MR. CORDONE: I completely understand
11 that.

12 THE CHAIRPERSON: I have a question
13 about the planters in the front. You said cars
14 won't be able to get through but bicycles will,
15 right, pedestrians, bicycles will?

16 MR. CORDONE: That's right. Yes. I
17 did locally show them on the site plan just to
18 get an idea what they're going to look like.
19 They're going to be about 4 feet long, there's
20 going to be about 3 feet between them, so
21 cyclists can park their bikes and use that area
22 and pedestrians can walk in as well.

23 THE CHAIRPERSON: To me, it appears
24 that there's a lot more upgrade on the State
25 Farm side. Is that your proposal as well? It

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1 just seems that that's --

2 MR. CORDONE: No. The State Farm is
3 going to be a separate proposal. When the
4 owner reached out to Nature's Cradle, who's
5 doing the landscaping, they prepared a master
6 plan for both properties.

7 THE CHAIRPERSON: Okay.

8 MR. CORDONE: But we're really only
9 focused on our end, which is right here.
10 Again, I left it just for context, and we also
11 rendered it just for context.

12 THE CHAIRPERSON: But right now that's
13 not the way it is; correct?

14 MR. CORDONE: Correct. Right now it's
15 just grass and some pavings. Actually, if you
16 look at page A-100, you could kind of get a
17 sense. I don't have Allstate, but it's very
18 similar to what's here. We just have some
19 grass, some generic plantings, some overgrown
20 Azalea bushes.

21 THE CHAIRPERSON: And A-102 also,
22 number 7, is a good shot of the whole property.

23 MR. CORDONE: Yes, that's correct.
24 Yes.

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1 MS. NEMECEK: So in the photograph of
2 the existing facade, the driveway is asphalt.
3 Are you going to remove the asphalt and pour
4 concrete?
5

6 MR. CORDONE: No, we we're not going
7 to rip up the asphalt. We are hoping to put a
8 coating on it to give a little more light
9 reflection on top of the asphalt and have it
10 look more pedestrian friendly.

11 THE CHAIRPERSON: So then the green
12 turf --

13 MR. COLANGELO: Could I comment on
14 that? I'm John Colangelo.

15 MS. UHLE: If you could identify
16 yourself and speak into the microphone.

17 MR. COLANGELO: John Colangelo, I'm
18 the owner of the property.

19 THE CHAIRPERSON: Okay.

20 MR. COLANGELO: Nice to meet you. We
21 just got an updated plan from Nature's Cradle
22 that we decided to propose -- what's it like,
23 crushed dust?

24 MR. CORDONE: Right.

25 MR. COLANGELO: For just that area

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EASTCHESTER ARB - 5/5/22

1 there. And then also for the pathways instead
2 of having an impervious sort of like slate or
3 something like that, we were proposing the
4 crushed dust, so that way it's more pervious.
5 I have the plans here. That's why I was late,
6 I was waiting for them to print it out so I
7 could show you what those look like, if that's
8 okay.

9
10 MR. LUCA: So the asphalt is going to
11 get remove then.

12 MR. COLANGELO: Just in the front
13 and --

14 THE CHAIRPERSON: Where you show turf
15 here, is that where?

16 MR. COLANGELO: Correct.

17 THE CHAIRPERSON: So it's stone dust
18 like Item 4?

19 MR. CORDONE: Yes, it will be similar
20 to item 4, except it won't have the three other
21 materials in it, it will be just the crushed
22 stone.

23 MR. COLANGELO: We're going to be
24 doing a Belgian block apron in the front and in
25 the back.

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1 THE CHAIRPERSON: How do you do snow
2 removal on something like that? Just for
3 pedestrians or whatever.

4 MR. COLANGELO: (Inaudible) -- shovel.

5 MR. CORDONE: Every season, you would
6 come in and introduce new crushed stone if you
7 need to refill, almost like a typical
8 landscape.

9 MR. COLANGELO: The back portion will
10 still remain asphalt.

11 THE CHAIRPERSON: So then I see you
12 have a circle around phase 2, which is the
13 back.

14 MR. COLANGELO: The Fire Department
15 actually has all fences up, so we can't do
16 anything just because we don't know when
17 they're going to be finished with their
18 construction. So I just told her to break it
19 down into two phases; a phase 1, but we also
20 would like to show you what a phase 2 would
21 look like with continuing with the landscaping,
22 it's just that for me for pricing I just want
23 her to split it up because I may have to do
24 that in the fall or whenever. I just don't

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EASTCHESTER ARB - 5/5/22

1 want to do that --

2 THE CHAIRPERSON: So then that means
3 that the State Farm portion of this is included
4 in your --

5 MR. COLANGELO: Correct. Yes. So we
6 want everything to be -- to look --

7 THE CHAIRPERSON: It looks nice. It
8 will look more like what's in this mockup here,
9 kind of, in terms of the amount of vegetation?

10 MR. COLANGELO: Yes. It was actually
11 hard to get exactly what Nature's Cradle was
12 depicting. So that's why provided a schedule
13 there of the plants that she's proposing to
14 what the architecture firm was able to actually
15 find in their system to depict in the pictures.

16 MR. CORDONE: If you look at drawing
17 A-103, I have a little snapshot of what
18 Nature's Cradle has proposed in terms of the
19 species of plants.

20 THE CHAIRPERSON: It's included on
21 this as well.

22 MR. CORDONE: In addition to that,
23 that's correct, yes.

24 MS. NEMECEK: The breezeway, is that
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EASTCHESTER ARB - 5/5/22

1 going to be colored green like it is in the
2 rendering, or is it going to stay the same
3 color?

4 MR. COLANGELO: The crushed stone was
5 actually a decision that was made today with
6 Nature's Cradle. We just felt like since we
7 were doing -- we wanted a different option for
8 the walkways in front of both State Farm and
9 also in front of Coffee Labs, so we're just
10 saying like let's just do the whole thing
11 crushed stone and just do a Belgian apron on
12 both ends.

13 MS. NEMECEK: No, the facade itself is
14 colored green?

15 MR. LUCA: The elevation.

16 MS. NEMECEK: The elevation. The arch
17 is green.

18 MR. COLANGELO: Oh, that one, yes. So
19 that's a Chappell green. It's a Farrow & Ball
20 color.

21 MS. NEMECEK: Do you have a sample of
22 that?

23 MR. COLANGELO: I don't.

24 MR. CORDONE: I don't, but I could

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1 provide it to you.

2 MS. NEMECEK: Are you going to have a
3 trellis like that because it's cute? The
4 trellis is cute. What are the vines that you
5 are going to grow? None of the plants on the
6 list are a vine.

7 MR. COLANGELO: So we didn't propose
8 anything for that breezeway yet. That was just
9 something that they added. We don't have
10 anything yet set in the plans for the
11 breezeway. We wanted to incorporate some sort
12 of vegetation, but we didn't know exactly --

13 MS. NEMECEK: Another thing I was
14 thinking about is, you have a pergola over, you
15 know, the main part of your building; why don't
16 you carry the pergola right over the breezeway?

17 MR. CORDONE: Carry it through?

18 MS. NEMECEK: Yes.

19 MR. CORDONE: We did explore that at
20 first. We could go back to that.

21 MR. COLANGELO: I think it's because
22 the white portion here -- well, the green
23 portion here is like recessed back, so there's
24 like a distinct -- it's like 4 to 6 inches

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1 recessed back, so it doesn't really continue
2 flush.

3 THE CHAIRPERSON: These 3D pictures
4 are very helpful, but is it me or am I missing
5 actual elevations, just flat elevations on the
6 plans?
7 plans?

8 MR. CORDONE: We have the renderings
9 in lieu of the elevations.

10 THE CHAIRPERSON: You're definitely
11 going to need elevations.

12 MS. NEMECEK: That's why I'm missing
13 the idea of bringing that --

14 THE CHAIRPERSON: Yes, that would help
15 just to get the full picture, the elevations
16 and the plans shot for sure. It's very
17 helpful, but there is a reason why we use
18 plans.

19 MS. NEMECEK: Yes, we need the CADs.

20 THE CHAIRPERSON: So you said that the
21 door would be operational, is that it, the
22 garage door? Is it to kind of create like an
23 indoor/outdoor feel to it?

24 MR. CORDONE: That's correct. The
25 interior has a very small amount of space for

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1 seating, so we're hoping to take advantage of
2 the mild fall, summer and spring and allow
3 people to engage the exterior of the building.

4 MS. NEMECEK: Are you going to use
5 granite pavers? In your rendering, there's
6 pavers.

7 MR. CORDONE: That's right, we do have
8 pavers on the walkway.

9 MR. COLANGELO: It's actually the
10 crushed stone.

11 MR. CORDONE: I apologize, that was a
12 change that happened quite recent.

13 THE CHAIRPERSON: Then the apron, did
14 you say Belgian block or -- okay.

15 MS. UHLE: It may say it on here, but
16 the front facade you're just maintaining the
17 brick or you're painting the brick? It looks
18 darker in the elevation.

19 MR. COLANGELO: Painting the brick.

20 MS. UHLE: It's maintaining it as it
21 is?

22 MR. COLANGELO: Yes.

23 THE CHAIRPERSON: Did you say
24 maintaining or painting?

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EASTCHESTER ARB - 5/5/22

1 MR. COLANGELO: We're going to repoint
2 and then paint the brick.

3 THE CHAIRPERSON: Repoint and paint.

4 MS. UHLE: Okay.

5 MR. COLANGELO: I don't know if you
6 guys know, recently a car drove through the
7 corner of the building, so we had to repoint
8 it. So right now, the pointing doesn't
9 actually match.

10 THE CHAIRPERSON: Okay.

11 MR. GARCIA-BOU: I think the brick is
12 part of the mural.

13 MR. COLANGELO: There is actually
14 stucco on the side right now. The portion that
15 looks like the house, the gable is actually
16 brick, but the rear portion of that is all
17 stucco. Then we're doing copper gutters in the
18 front and --

19 MR. LUCA: The brick and the stucco
20 get painted -- according to this -- painted
21 gray?

22 MR. COLANGELO: Excuse me.

23 MR. LUCA: The color gray.

24 MR. COLANGELO: Of what?

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EASTCHESTER ARB - 5/5/22

1 MR. LUCA: The brick and the stucco.
 2 MR. COLANGELO: No, it's not gray.
 3 MR. GARCIA-BOU: According to the
 4 mural, it shows a gray color on it.
 5 MR. CORDONE: I think he's referring
 6 to the mural, not the actual --
 7 MS. UHLE: No, the label on the other
 8 elevation --
 9 MR. COLANGELO: I think right now we
 10 don't want to, you know, confuse the board with
 11 the mural. I think that's something we have to
 12 take up with the sign committee. I think right
 13 now the color of the building we are proposing
 14 is the -- tannery brown?
 15 MR. CORDONE: Tannery brown.
 16 MR. COLANGELO: Tannery brown, which
 17 is a Farrow & Ball color. We would like to
 18 paint the building that color at the moment.
 19 MS. UHLE: The label on that drawing
 20 says gray. If you look at the label right
 21 there with the arrows, stucco to be painted
 22 gray, but it's more this brown color? It's a
 23 coffee bean color. It looks like a coffee bean
 24 color.
 25

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EASTCHESTER ARB - 5/5/22

1 MR. COLANGELO: Yes. Right.
 2 MS. UHLE: I like that color.
 3 Actually, the ARB and the Planning Board could
 4 approve that color on that side facade, and
 5 then if the sign committee wanted to approve a
 6 mural, that would be a second step.
 7 MR. COLANGELO: Yes.
 8 THE CHAIRPERSON: It's a shame that
 9 there's no planting bed there because that wall
 10 would you be a beautiful green wall.
 11 MR. CORDONE: Yes, it really would.
 12 MR. COLANGELO: Fortunately, there is
 13 an opportunity to do it on the side of State
 14 Farm. Right now, you see like a yellow stucco.
 15 We're actually adding vegetation along the side
 16 that will accent that wall properly.
 17 MR. LUCA: The asphalt shingle
 18 remains?
 19 MR. COLANGELO: So the shingle that's
 20 there is going to remain. It's sort of like a
 21 brownish shingle. It sort of replicates a
 22 cedar shake. That's existing. That was
 23 replaced less than eight years ago. I think
 24 once the useful life of that shingle has met
 25

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EASTCHESTER ARB - 5/5/22

1 its life, we would like to replace it with real
 2 cedar. Right now, it gives the illusion that
 3 it looks like a cedar.
 4 THE CHAIRPERSON: Well, it's nice to
 5 see there that there are some significant
 6 improvements on the whole building itself, and
 7 that, you know, you're kind of working to
 8 create not just piece by piece by piece, you're
 9 thinking about it as a whole.
 10 MR. GARCIA-BOU: In terms of the
 11 lighting at the entrance area, what's your
 12 thinking?
 13 MR. COLANGELO: There's an overhang
 14 here, so we're thinking of down lighting,
 15 recessed flushed down lighting. No up
 16 lighting.
 17 MR. CORDONE: No physical light
 18 fixtures as well.
 19 THE CHAIRPERSON: So Coffee Labs
 20 Roasters, is it a chain?
 21 MR. COLANGELO: No. This is their
 22 second store. They have a roaster in
 23 Tarrytown. They've been voted Best of
 24 Westchester the past 30 years. They were one
 25

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EASTCHESTER ARB - 5/5/22

1 of the original roasters here in Westchester
 2 County. I was able to attract them to the
 3 property given the location, and also the fact
 4 that I'll be building it up for them and making
 5 considerable improvements.
 6 THE CHAIRPERSON: Okay.
 7 MS. NEMECEK: I have one other
 8 question. In front of the State Farm building
 9 on your A-101 sheet, proposed aerial view, you
 10 show a sign that says both Coffee Labs and
 11 State Farm --
 12 THE CHAIRPERSON: The monument sign.
 13 MS. NEMECEK: The monument sign.
 14 MR. COLANGELO: Right.
 15 MS. NEMECEK: Is that going to be
 16 there?
 17 MR. COLANGELO: So we're going to
 18 propose that to the sign committee. Right now,
 19 we're just -- right now, there is a light post
 20 that was damaged by the car that drove by, so
 21 right now, we're just going to build the base
 22 of the monument sign, and then until like the
 23 sign committee approves like what kind of sign
 24 that they would like, that's the only thing
 25

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EASTCHESTER ARB - 5/5/22

1 that's going to be there in the middle of the
2 garden.
3
4 THE CHAIRPERSON: Before you build a
5 base, make sure you got your measurements on
6 that, just before you go do something and then
7 it's --

8 MR. COLANGELO: I don't know if you
9 guys recall, there's a monument sign there that
10 is right next to the sign that's part of the
11 Exxon or Mobil Station that's there. We were
12 just taking the measurements off of that sign.
13 I don't know if that's something that --

14 MS. UHLE: That was actually taller
15 than it's permitted to be. We recently
16 contacted them to make that one shorter.

17 MR. COLANGELO: We're not building the
18 sign, we're just doing the base, and then from
19 there we're going to figure out what we're
20 allowed to do as far as the height.

21 MS. UHLE: Even the base I would wait.
22 If you want to coordinate with me next week, I
23 could kind of explain what that process is and
24 what the requirements are. Just like the ARB,
25 the sign review committee is very careful about

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EASTCHESTER ARB - 5/5/22

1 the aesthetics and massing and all that kind of
2 stuff. I would just kind of hold off on
3 building it.

4 The sign committee meets during the
5 week and you can kind of e-mail us things,
6 whatever. That's a little more of a less
7 formal process.

8 MR. COLANGELO: My whole thing is, I
9 just want to get the planting in before the
10 season sort of expires and we would have to
11 wait until the fall just because we don't have
12 sprinklers there.

13 THE CHAIRPERSON: We don't want you
14 fall into like the same problem that the Sunoco
15 fell into by just putting something up that was
16 wrong and then having to fix it or whatever.
17 Then the same thing, you took it from them, and
18 it's kind of like a domino effect when, you
19 know, there's things that people put up that
20 are not --

21 MR. COLANGELO: So right now, the
22 light is electrified, so we're just going to
23 leave the electrified portion there with a
24 junction box so that way when the time comes,

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EASTCHESTER ARB - 5/5/22

1 we can build off of that. There would be a
2 void there until this sign is approved.

3 MS. UHLE: Sure.

4 THE CHAIRPERSON: No problem. Any
5 other comments or questions from the ARB? Are
6 we okay to send it to the Planning Board?

7 MS. UHLE: Do you want to open the
8 public hearing first?

9 THE CHAIRPERSON: Yes. I would like
10 to make a motion to open Application 22-09 for
11 the public hearing. Is there anyone here who
12 has any questions or comments that would like
13 to get up?

14 (No comments.)

15 THE CHAIRPERSON: Do we feel that
16 there is enough here or are there questions?

17 MS. NEMECEK: There's no samples of
18 materials and the colors and there's no CAD
19 facade elevations.

20 THE CHAIRPERSON: There's no
21 elevations, no true elevations.

22 MS. NEMECEK: And we don't see any
23 lights, we don't see any cut sheets for lights.
24 You said you were just going to have recessed.

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EASTCHESTER ARB - 5/5/22

1 THE CHAIRPERSON: Well, I know they
2 would like to see that. We could give them
3 recommendations to do that, but do we want them
4 to come back to us first is my question to you
5 guys?

6 MS. NEMECEK: These renderings are
7 nice, but they're just not representative,
8 really, because this is going to change, that's
9 going to change. This is kind of recessed and
10 when you see it in the photo, it looks really
11 small. I would like to see what it looks like.

12 THE CHAIRPERSON: So you want them to
13 come back?

14 MS. NEMECEK: I think so.

15 THE CHAIRPERSON: All right.

16 MR. COLANGELO: I have samples on my
17 phone, if you want to see.

18 THE CHAIRPERSON: It's not just the
19 paint colors. The elevations are the
20 elevations, and that's what plans are. We love
21 the 3D renderings. Usually that's an extra
22 kind of a thing. The plans are for sure
23 something that you have to have because there
24 are things here that we just don't see based on

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EASTCHESTER ARB - 5/5/22

1 EASTCHESTER ARB - 5/5/22
 2 that fact.
 3 MS. NEMECEK: Like the roof line and
 4 where that pergola meet, looks really tight. I
 5 can't really tell because I'm looking at a
 6 rendering.
 7 MR. COLANGELO: If it's just the
 8 pergola, I can --
 9 MS. NEMECEK: No, we would like to see
 10 the plans.
 11 MR. CORDONE: We would be more than
 12 happy to prepare some two dimensional drawings
 13 for you, absolutely.
 14 MR. COLANGELO: Before we come back,
 15 is there anything the board -- there are
 16 things -- I don't want to design a pergola if
 17 you guys don't like a pergola.
 18 MS. NEMECEK: It's not that we don't
 19 like the pergola, but it's hard to -- you know,
 20 it may look different.
 21 THE CHAIRPERSON: It's really hard to
 22 see. It's pretty but it's --
 23 MS. NEMECEK: The renderings are nice,
 24 but there's no --
 25 MR. CORDONE: I do have a section of

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EASTCHESTER ARB - 5/5/22

1 EASTCHESTER ARB - 5/5/22
 2 that pergola. What I'll do is, I'll
 3 superimpose that on a 2D elevation so you guys
 4 can see how it looks.
 5 MR. GARCIA-BOU: 103 shows a detail of
 6 that trellis and the storefront.
 7 THE CHAIRPERSON: Okay. Item number
 8 1.
 9 MS. NEMECEK: But it's out of context.
 10 MR. CORDONE: I'd be more than happy
 11 to put that on a two dimensional drawing and
 12 present it to you.
 13 MS. UHLE: I think one of the issues
 14 is, too, you're -- which I understanding from
 15 your perspective you're making some kind of
 16 last minute changes, so the renderings don't
 17 necessarily match the plans, that don't
 18 necessarily match the proposed elevations.
 19 THE CHAIRPERSON: When you come back,
 20 just make sure everything is like all up to
 21 date.
 22 MR. CORDONE: We'll take off all the
 23 signage information as well, so it's nice and
 24 clear what you guys are approving is just the
 25 architectural and no signage reference.

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EASTCHESTER ARB - 5/5/22

1 EASTCHESTER ARB - 5/5/22
 2 THE CHAIRPERSON: Okay.
 3 MR. LUCA: I think the signage should
 4 stay on the drawing because it's part of the
 5 visual.
 6 MS. UHLE: It's not permitted, though,
 7 so I think that it will be quite different.
 8 THE CHAIRPERSON: Unless you come up
 9 with something different and you want to show
 10 that on it. Take a good look at the sign law
 11 before you do that, though; okay?
 12 MR. CORDONE: Understood.
 13 MR. COLANGELO: When is the next
 14 meeting?
 15 MS. UHLE: The next meeting is on
 16 June 23rd -- I'm sorry, that's the Planning
 17 Board. It's June 2nd. Then the Planning Board
 18 is June 23rd.
 19 MR. COLANGELO: Can I get started with
 20 the landscaping?
 21 MS. UHLE: With the installation of
 22 the landscaping? Yes. Again, if you want to
 23 work with my department a little bit, we can
 24 see how we can help. I do think it's a great
 25 use of the space. I know that's been vacant

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EASTCHESTER ARB - 5/5/22

1 EASTCHESTER ARB - 5/5/22
 2 for a long time, and I'm sure you're anxious to
 3 get up and going in there.
 4 THE CHAIRPERSON: Thank you. I would
 5 like to make a motion for Application 22-09 to
 6 come back to see us at the June meeting.
 7 MR. GARCIA-BOU: Second.
 8 THE CHAIRPERSON: All in favor.
 9 (AYE)
 10 THE CHAIRPERSON: Thank you very much.
 11 Again, we do appreciate your improvement of
 12 that building, of that area. It will be
 13 beautiful when it's all done. I'm sure it
 14 will.
 15 MR. COLANGELO: I have one question.
 16 Do you guys have like a tactical review
 17 committee that reviews or somebody to sit down
 18 with?
 19 THE CHAIRPERSON: I haven't heard of
 20 one of those.
 21 MS. UHLE: I did have some
 22 communication with your architect about certain
 23 things. I'm happy to meet with people at any
 24 time if you want to sit down and talk to me.
 25 We don't have a regular procedure, but there

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1 are people that request meetings.
 2 MR. CORDONE: I appreciate your input.
 3 MS. UHLE: And you were responsive.
 4 Thank you.
 5 MR. COLANGELO: Thank you so much.
 6 THE CHAIRPERSON: Thank you.
 7 MS. NEMECEK: Thank you.
 8 THE CHAIRPERSON: Next up on our
 9 agenda this evening is Application 22-17 for 16
 10 Greystone Circle.
 11 MR. MAIORANO: Good evening, board
 12 members. My name is Adamo Maiorano from
 13 Community Designs and Engineering. On behalf
 14 of the applicant and owner, Steve Piacquadio,
 15 we are proposing a new single family dwelling
 16 at 16 Greystone Circle, but it's also known as
 17 20 Greystone because it just went under a
 18 subdivision within the past year. So that
 19 address is sort of just being finalized. So
 20 the subdivision, 20 Greystone is the property
 21 to the right of our proposed lot, which is a
 22 vacant lot right now. Greystone is basically a
 23 dead end street, so as you drive up the street,
 24 once you hit our property, the next property is

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1 20 Greystone Circle, and to the left of ours is
 2 number 10 Greystone.
 3 The property is situated in an R-10
 4 zoning district. It has a slope from the front
 5 of the property to the rear. Also, as you
 6 drive up Greystone, there's a slope in the
 7 topography from the beginning of the lot to the
 8 end of the lot. We situated the driveway on
 9 the left-hand side, which is the lower
 10 elevation, and then there's a retaining wall a
 11 little off of the driveway just to create a
 12 flat area along the front, and then the back of
 13 the residence is basically a walk-out basement
 14 and a deck in the rear as well. In order to
 15 get a sort of get a level rear yard, we're also
 16 proposing a very small three-foot high
 17 interlocking retaining wall, which will pretty
 18 much go around the back of the property.
 19 As far as the elevations -- so most of
 20 the homes in the area are sort of like large
 21 ranch style homes. To the left, as I said,
 22 number 10 Greystone, is sort of like a -- they
 23 call it a center hall colonial. So our
 24 proposed residence is sort of like a new

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1 American craftsman style home with most of the
 2 finishes that you'll see on mostly all the new
 3 residences going up. It's a Hardie Board fiber
 4 cement shingle siding. So the front is sort of
 5 a mixture. There's shake siding and lap
 6 siding, and then the rest of the elevations
 7 will be the regular lap siding. It's a gray
 8 slate. It's just a basic mid-tone gray color.
 9 The windows are black Andersen 400 series
 10 windows with the divided light. It basically
 11 sort of just looks like a big, you know, single
 12 divider with a splash down the middle on the
 13 top and bottom of the windows, and that's
 14 pretty much the same throughout the residence.
 15 On the front, there's a stone veneer
 16 basically on the front porch and a little water
 17 table by the garage and a little on the
 18 foundation on the right-hand side. The roof is
 19 a basic architectural shingle asphalt roof
 20 which is in a charcoal color. All of the trim
 21 is, you know, your standard white AZEK trim, as
 22 well as the brackets, the accent brackets are
 23 AZEK board as well. It sort of mimics
 24 similarly to the right, which is 20 Greystone.

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1 It has a similar sort of style idea at the
 2 front, so that kind of pick up some resemblance
 3 of the neighboring home.
 4 I'll just go to the street-scape.
 5 Again, the street-scape sort of just gives you
 6 an idea, the property, Greystone itself, slopes
 7 from the beginning as you go up to the dead
 8 end. So to the left is number 10, our proposed
 9 residence is 16, and then 20 is to the right.
 10 The houses right now on this street-scape look
 11 a lot closer. They are very much spread a
 12 part. In order to sort of fit it so that you
 13 could see it, I had to move them closer, but
 14 there's a lot more property on each side of the
 15 residence. We have 16 feet here, another 16
 16 here. We are like 30 feet apart from each
 17 neighboring residence.
 18 Then landscape, obviously it's a new
 19 residence, so we have a complete new landscape
 20 plan which was done by Bob Tramontano. I could
 21 sort of go through it. Where we're proposing
 22 that retaining wall in the rear, there's
 23 flowering beds along that, flowering bushes on
 24 the front, and then, you know, sort of

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1 screening the right side property, and ours is,
2 you know, trees along that property line as
3 well, going up to pretty much the street --
4 well, the property line.

5 Just the basic rendering to somewhat
6 get an idea of what the house sort of looks
7 like in a rendering format.

8 That pretty much covers it.

9 THE CHAIRPERSON: So I'm looking at
10 the materials board and I'm looking at the --
11 I'm losing my vocabulary -- SP1, the site plan,
12 and I'm trying to figure out what walls and
13 fences are where.

14 MR. MAIORANO: So on the rear of the
15 property, which is like a darker hatch, that's
16 the interlocking stone wall that you see is
17 like in a natural color, like a grayish color.
18 There's an existing stone -- actually here. So
19 there's an existing stone wall on the property,
20 which you could kind of see here in this
21 picture, 1C. So that stone wall is going to
22 continue, which is right by the covered deck.
23 That's going to be the same stone -- he has it
24 on the site -- the same stone that's on that

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EASTCHESTER ARB - 5/5/22

1 wall, he's going to make steps to go up to that
2 grade. So that will be the stone wall, and the
3 other walls that are sort of separate are the
4 interlocking Cambridge.

5 THE CHAIRPERSON: So basically visible
6 from the street is more the stone wall?

7 MR. MAIORANO: Well, no, really
8 nothing is visible because it slopes from --
9 the street is up here, so you won't be able to
10 see anything from the street, really, as far as
11 stone walls.

12 THE CHAIRPERSON: The chain link
13 fence, is that something that's on their
14 property or somebody else's property?

15 MR. MAIORANO: It's on the opposite
16 property. The X is here, so there is nothing
17 that we were -- we can maybe work it out with
18 the neighbor to see if they want to do
19 something with it.

20 THE CHAIRPERSON: Is it needed because
21 of a drop off?

22 MR. MAIORANO: No, not necessarily.
23 It's just an old chain link fence that's just
24 there. There is a retaining wall that is not

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EASTCHESTER ARB - 5/5/22

1 on our property, on the neighboring property,
2 number 10, and that chain link fence is on top
3 of it, but nothing that it's really like --

4 THE CHAIRPERSON: Well, do you think
5 it's there maybe to keep people falling off?

6 MR. MAIORANO: The retaining there,
7 yes. There's no like walkway or anything
8 there, but yes, that very much sort of helps
9 nobody jumping down.

10 THE CHAIRPERSON: Okay. Again, back
11 to this. So then all the other stone on the
12 home is this natural thin stone veneer?

13 MR. MAIORANO: Exactly. Which is on
14 the front porch area.

15 THE CHAIRPERSON: Are there different
16 types of siding in the gray?

17 MR. MAIORANO: Yes. So on the front,
18 there's the shake siding, which is on the
19 elevation, and then the lap siding is that
20 little portion, and then around the sides and
21 rear is the regular lap siding.

22 THE CHAIRPERSON: Regular lap siding.
23 Okay.

24 MR. MAIORANO: To break it up a little
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EASTCHESTER ARB - 5/5/22

1 bit.

2 MR. GARCIA-BOU: That patio right next
3 to the steps --

4 MR. MAIORANO: It's just a brick paver
5 patio.

6 MR. GARCIA-BOU: Does it access --

7 MR. MAIORANO: That's at grade, so
8 when you walk out the basement, you'll be at
9 the grade patio, but then the deck is at the
10 first floor, and then there will also be a PVC
11 black railing around the deck.

12 MR. GARCIA-BOU: I don't see the
13 basement layout here.

14 MR. MAIORANO: Oh, on the picture
15 page. The last page has the basement.

16 MR. GARCIA-BOU: Okay.

17 MR. MAIORANO: There's a sliding door
18 out the back.

19 MR. GARCIA-BOU: Thank you. That's
20 what I was looking for.

21 MS. NEMECEK: It's nice. The lights
22 are the same all over the house?

23 MR. MAIORANO: Pretty much, yes. You
24 can't really see it on the front porch, but

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EASTCHESTER ARB - 5/5/22

1 there's a side light by the front door, and
 2 then the back it's on the elevations.
 3 THE CHAIRPERSON: And they're there.
 4 MS. NEMECEK: By the garage, no
 5 lights?
 6 MR. MAIORANO: There will be soffit
 7 lights inside that little overhang.
 8 THE CHAIRPERSON: What about like AC
 9 units?
 10 MR. MAIORANO: Condensers, yes. It's
 11 actually hidden. The garage has a little
 12 indent, so they'll be behind that, and then
 13 there will be screening obviously around it.
 14 THE CHAIRPERSON: So I believe that we
 15 can open it up for a public hearing. I would
 16 like to make a motion to open Application 22-17
 17 for a public hearing.
 18 MR. GARCIA-BOU: Second.
 19 THE CHAIRPERSON: All in favor.
 20 (AYE)
 21 THE CHAIRPERSON: Is there anyone here
 22 that would like to get up and have comments or
 23 questions regarding this application tonight?
 24 (No comments)
 25

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EASTCHESTER ARB - 5/5/22

1 THE CHAIRPERSON: No? Okay. Any more
 2 questions or comments from the board?
 3 MR. GARCIA-BOU: I'm good.
 4 MS. NEMECEK: No.
 5 MR. LUCA: No.
 6 THE CHAIRPERSON: I would like to make
 7 a motion to move Application 22-17 along to the
 8 Planning Board with a recommendation for
 9 approval. Margaret, I don't think that there
 10 were any comments.
 11 MS. UHLE: Just approval as submitted.
 12 Did you close the public hearing?
 13 THE CHAIRPERSON: No. I'll do that.
 14 I would like to make a motion to close the
 15 public hearing for Application 22-17.
 16 MR. GARCIA-BOU: Second.
 17 THE CHAIRPERSON: All in favor.
 18 (AYE)
 19 THE CHAIRPERSON: Very good.
 20 MR. MAIORANO: Thank you very much.
 21 THE CHAIRPERSON: Thank you. I would
 22 like to make a motion to close the ARB meeting
 23 for May 5th, 2022.
 24 MR. GARCIA-BOU: Second.
 25

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EASTCHESTER ARB - 5/5/22

1 THE CHAIRPERSON: All in favor.
 2 (AYE)
 3 THE CHAIRPERSON: Thank you very much,
 4 and goodnight, everyone.
 5
 6
 7 (Meeting adjourned.)
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CERTIFICATION

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 3
 4 STATE OF NEW YORK)
) SS.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a video of the actual hearing. I was not
 13 present for such hearing. The video was taken
 14 and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 26th day of May, 2022.

22
 23
 24
 25

Dina M Morgan
 DINA M. MORGAN
 Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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