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1. just make sure that you have the mic.
2. Introduce yourself, please.
3. M.S. FLORESCA: Okay. My name is Dalira Floresca, I'm with GK&A Architects. We are the firm that's remodeling the Dunkin' at 38 Mill here in Eastchester. May I...
4. THE CHAIRPERSON: Distribute the other ones?
5. M.S. FLORESCA: Distribute the updates.
6. THE CHAIRPERSON: Just as an FYI, the architect met with us at the sign meeting on what day was it?
7. M.S. FLORESCA: Friday.
8. THE CHAIRPERSON: I'm losing all track of time. On Friday. These new updates are based on our meeting on Friday.
9. M.S. FLORESCA: Correct. There is a bit more information here than what was submitted at the sign committee just because the client wanted to improve upon the coping, and also extend that orange band to the adjacent liquor store just to make it, you know, a better looking facade because that strip kind of comes in and out. This entire

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1. portion of the building comes out from the rest of the facade. Just to maintain that continuous orange band, we continued it on to the liquor store and turning the corner to the side line about 3 feet in.
2. I'm going to describe the improvements from the ground up. The existing facade has an awning. We're removing that. There is a metal material on the storefront, both at the bottom and at the top. We're proposing to paint that charcoal, which is one of the new Dunkin' colors. The orange band will be installed in view of the orange band that is currently there. If you look at the second photo that I just gave you, it shows you the profile of what's there currently. There is an orange band there with fluorescent lighting. We proposed to remove that and install this new orange band, which is 8 inches in depth and 9 and a half inches in height. It has recessed lights on the underside to be able to illuminate the sidewalk. Previously we had some lights at the top, which we removed, since the sign committee had asked us to do so. So

1. ESTATE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for October 7th, 2021.
2. Margaret, if you would do the Pledge of Allegiance first. Sorry, Pardon me.
3. (Pledge of Allegiance.)
4. THE CHAIRPERSON: The roll call.
8. M.S. UHLE: Here.
11. M.S. UHLE: Enda McIntyre is running very late, and I'm not sure about the status of Carlos. So I think we should just proceed.
12. THE CHAIRPERSON: Proceed. We do have a quorum.
13. So first up this evening is Application 21-30, Dunkin Donuts -- Dunkin' I should say -- new name -- at 1 Michael Frey Drive. If you could just grab the mic over there. You could take it with you if you would like, you don't have to stay by the podium, but

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we do not have any up lighting. We have
recessed lights on the underside of the orange
band.

THE CHAIRPERSON: At one point, I
thought you had said that there was both up and
down lighting on the band, but the band is
completely unilluminated; correct?

MS. FLORESCA: Correct. The lights
that shine down are the recessed lights that
are underneath. That's the only thing that's
down there.

Then the orange band, the same thing,
one it goes into the liquor store, we will not
have up lighting, we will only have recessed
lights on the underside. You currently do have
illumination there, which is florescent
lighting, which will be substituted by the LED
recessed lights.

Working my way up, this entire band,
which is -- it's a combination of an extruded
metal and a wood printed on aluminum material,
and I have an example of it here, this whole
thing will be made by the signage vendor to be
mounted on the building by the GC. This is not

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illuminated, it is a series of white and pink
stripes with a wood tone in the middle.
On the top, we have the existing
coping, which will be painted that charcoal
color.
I'm going to distribute the materials
now so you can see them. This is the color
samples. This is a fiber cement material.
That isn't what we're using here. It will be
aluminum with that printed on it.

MS. NEMECZEK: So it's just that
imprint.

MS. FLORESCA: Yes. This is the
material of the orange band.

MS. NEMECZEK: This is the gray color
that's going to be painted?

MS. FLORESCA: If you can show me what
that is. No, that's white at the sign.

THE CHAIRPERSON: The sign backer?

THE letter backer?

MS. FLORESCA: Yes. The grayish white
that you see will be at the sign on the sign
backer. The orange is the Dunkin' letter
orange and also the orange band. This pink is

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THE CHAIRPERSON: Okay.

MS. NEMECEK: Currently, you have two stationary trash bins in front of the store; are they going to remain?

MS. FLORESCA: They will remain. They may -- we may change them to something a little -- we will have trash cans, but it may be something, you know, a little bit newer than what's there, but we will keep the trash cans, yes.

MS. NEMECEK: Okay. That's why I'm asking.

THE CHAIRPERSON: Yes, they could use an update.

MS. NEMECEK: If you could include that, I guess, if we move this along today.

MS. UHLE: I'll put that as a condition. When they refer you to the Planning Board, then maybe you could provide a cut sheet or they're going to request that you provide a cut sheet of the new and improved trash cans.

MS. FLORESCA: Okay. No problem.

THE CHAIRPERSON: Now that you're extending the orange all the way across, the DINA M. MORGAN, REPORTER

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liquor store will still have the --

MS. FLORESCA: The shakes. Yes.

THE CHAIRPERSON: The shakes. Okay.

MS. FLORESCA: The signage won't change. It's the same sign. It's just the coping will get painted and the orange band will go straight across.

THE CHAIRPERSON: This appears larger.

This is 8 inches -- oh, that's the overhang.

What's the dimension; 6 and a half?

MS. FLORESCA: The height is 9 and a half.

THE CHAIRPERSON: 9 and a half?

MS. FLORESCA: Yes.

THE CHAIRPERSON: Is it 9 and a half now? It appears smaller.

MS. FLORESCA: Right now it is smaller, but since we're taking off the awning at the Dunkin', there is going to be basically like a blank fascia there. So it will be a filler.

THE CHAIRPERSON: It's still going to project out a little bit, though; right?

MS. FLORESCA: Yes. So the projection DINA M. MORGAN, REPORTER
MS. FLORESCA: We could definitely clarify, you know, the detail for that corner.

THE CHAIRPERSON: Yes, for sure. What you need to take into consideration is whether or not you're on your -- because this looks like actually you're past the property line, the way this is rendered here. Where it says 28.6 storefront, that line that comes down looks like you're past --

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You would not need to come back to this board or the Planning Board, that would be just to the Sign Committee.

THE CHAIRPERSON: I think we should make a motion to open up the application -- what’s the number?


THE CHAIRPERSON: 21-30 for a public hearing.

MS. NEMECZ: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Anyone here?

(No comments.)

THE CHAIRPERSON: I kind of though so.

A motion to close the public hearing on Application 21-30.

MS. NEMECZ: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Any other comments or suggestions regarding sending this along to the Planning Board?

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MS. NEMECZ: Just about the trash.

THE CHAIRPERSON: Okay. Yes, that would be nice.

MS. UHLE: The two comments were to bring a cut sheet of the proposed trash cans, and to just clarify on the drawing where the orange band ends on the right side or how that will end on the right side of the building.

MS. FLORESCA: Okay, we’ll provide that.

THE CHAIRPERSON: I would like to make a motion to send Application 21-30 along to the Planning Board with the above mentioned qualifications with a recommendation of approval.

MS. NEMECZ: Second.

THE CHAIRPERSON: All in favor.

(AYE)

MS. FLORESCA: Thank you.

THE CHAIRPERSON: Very good. Thank you very much.

MS. UHLE: Do you want your samples back? You could bring them to the Planning Board meeting, if you would like.

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overhead doors will be either a wood or a
fiberglass painted to match the trim work
and the siding, which happens more on the rear
of the building. I have samples of the
materials, which are pretty typical materials.
I can hand them over.
I'll be happy to answer any questions
you have.

MR. LUCA: I just have one comment.
On the garage door, you're not
saying how big the AZEK boards are, but I would
definitely want them to be very similar to what
you have. Not a 5 quarter by 4, it might be 5
quarter by 6 or 5 by 8.

MR. IANNACITO: We're going to try to
match.

MR. LUCA: Because the boards on the
existing house, they look like they're 8 or
10 inches wide.

MR. IANNACITO: They're much wider, so
we'll probably try to match the upper part of
this gable here or even this gable here. We'll
try to keep it the same size. That has brick
in between. We're definitely going to try to

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THE CHAIRPERSON: Right now it doesn't
look like that, though.

MR. IANNACITO: It might be drawn a
little narrower on the rendering.

MR. LUCA: What I'm saying is, you
might actually lose a board.

MR. IANNACITO: Right. So we'll have
them on the sides of the windows, and then
we'll space them accordingly. I'll revise that
for the Planning Board, making them a little
wider. I'll show them at 7 and a quarter.

MS. NEMECEK: Are there lights on the
garage? Lights? Are they going to be
recessed?

MR. IANNACITO: We'll probably going
to have lights -- I think we'll have lights on
either side of the garage door. For the
breezeway, we'll have recessed lighting. We'll
probably have -- it gets a little tight, so
we'll have a narrow fixture.

THE CHAIRPERSON: Is there anything
else on the house existing now, any other
lighting?

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THE CHAIRPERSON: This stone wall is also beautiful on the project site front and side. Is that the stone wall to the adjacent property driveway? I'm not sure exactly what I'm looking at there.

MR. IANNACITO: That's another house.

This wall here at the very back, it's like a 50 foot drop. So that wall runs across the whole property. They see that from their yard.

THE CHAIRPERSON: It has nice character. It looks like it's been there for quite some time.

MR. IANNACITO: That's one of my favorite neighborhoods.

THE CHAIRPERSON: It is quite nice.

MR. IANNACITO: Sorry for the people who live in Lake Isle.

THE CHAIRPERSON: That's a whole different era.

MR. IANNACITO: I just lost all my clients.

MR. LUCA: That whole area is 1920's.

THE CHAIRPERSON: I would like to make

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THE CHAIRPERSON: I think, Margaret, if we would just review the light fixture.

MS. UHLE: Sure. There were three things:

To ensure the width of the boards on the gable on the garage match the size of the existing boards. Match the rake boards on the gable as well. Add similar light fixtures at the garage doors.

THE CHAIRPERSON: So I would like to

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