

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
NOVEMBER 1, 2018

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

DEC 03 2018
Dina M. Morgan, Reporter
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The first application that we have
this evening is Application 18-34 for 5 Leslie
Road.

MR. MAIORANO: Good evening, Chair,
board members. My name is Adamo Maiorano from
Community Designs and Engineering. On behalf
of the applicant and owner Vincent Riccardi, we
are proposing a one story front addition to the
existing residence at 5 Leslie Road.

Currently this project did undergo a
zoning variance for the front addition, as well
as the roof overhang. We did receive that
approval about a month or so ago. The reason
for that is the existing dwelling the first
floor doesn't have a powder room, so obviously
site features and whatnot the ideal solution
was to extend out the front. So the front
addition will have a closet and a powder room
located inside it in sort of like an entryway.

The existing dwelling -- if you've
been by there -- there's a gable that's sort of
off center, doesn't really have no rhyme or
reason to it, it's sort of touching on each
ends of the windows in the front. So basically

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THE CHAIRPERSON: Good evening,
everyone. Welcome to the November 1st, 2018
Architectural Review Board meeting. If you
would please stand for the Pledge of
Allegiance.

(Whereupon the Pledge of Allegiance
was said.)

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

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: I believe Enda McIntyre is
on his way, and Silvio Luca is not able to make
it.

THE CHAIRPERSON: While --

MS. UHLE: Actually, maybe for the
minutes wait until Enda gets here and just
start with the first application.

THE CHAIRPERSON: Okay. We will do
that. Save that until later.

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with the front proposed new addition, it will
be centered on that front elevation, there will
be two windows symmetric to that addition.

As far as the materials on it, the
front will be a cultured stone veneer. The
rest of the house will receive new vinyl siding
and new roof throughout, which is a charcoal
asphalt shingle roof, and the other pieces on
the fascia will be a white AZEK in the
materials that you have.

Other than that, it's pretty
straightforward. Any questions, I'll be happy
to answer them.

THE CHAIRPERSON: All right. Any
questions from the board members on this
application?

MS. NEMECEK: Just one question. The
steps are not going to be the full length of
the new patio, they're just going to be in the
front?

MR. MAIORANO: The platform will be
the full length, but the step is only like a 6
foot step in the front. It's only one step up
to the platform and then it goes to a smaller

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 2 walkway.
 3 MS. NEMECEK: Okay.
 4 MR. MAIORANO: That platform will be a
 5 blue stone platform, but then the sides will be
 6 wrapped in a cultured stone veneer.
 7 THE CHAIRPERSON: It definitely looks
 8 much better than as is. It really pulls it
 9 together, the symmetry and everything. It's a
 10 little tiny house.
 11 MR. MAIORANO: Trying to be cost
 12 effective.
 13 MR. GARCIA-BOU: Are you keeping the
 14 pavers for that walkway?
 15 MR. MAIORANO: Yes, it's still going
 16 to be brick pavers. I don't know if they're
 17 going to redo the brick pavers or not, but it's
 18 still going to be a brick paver walk. The
 19 front obviously will have to get modify because
 20 of the addition and then they'll fix it.
 21 THE CHAIRPERSON: So then I would like
 22 to make a motion to open for a public hearing
 23 Application 18-34.
 24 MR. GARCIA-BOU: Second.
 25 THE CHAIRPERSON: All in favor.
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 2 (All aye.)
 3 THE CHAIRPERSON: Anybody here that
 4 wants to address this application?
 5 (No comments.)
 6 THE CHAIRPERSON: As usual, no. I
 7 make a motion to close Application 18-34 for a
 8 public hearing.
 9 MR. MCINTYRE: Second.
 10 THE CHAIRPERSON: All in favor.
 11 (All aye.)
 12 THE CHAIRPERSON: Any other questions
 13 or comments from the board regarding this
 14 application? No?
 15 (No comments.)
 16 THE CHAIRPERSON: Okay. Then I would
 17 like to make a motion to move Application 18-34
 18 along to the Planning Board with a
 19 recommendation of approval.
 20 MR. MAIORANO: Thank you.
 21 THE CHAIRPERSON: Thank you for
 22 coming.
 23 Just so that we take care of it before
 24 we forget about them, there are a couple of
 25 minutes -- minutes from a few months that we
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 2 are able to approve this evening with our
 3 attendants. The minutes of February 1st, May
 4 3rd, and September 6th.
 5 MS. UHLE: The February 1st are Laura,
 6 Jennifer, and Carlos.
 7 THE CHAIRPERSON: I would like to make
 8 a motion to approve the minutes for
 9 February 1st.
 10 MS. NEMECEK: Second.
 11 THE CHAIRPERSON: All in favor.
 12 MS. NEMECEK: Aye.
 13 THE CHAIRPERSON: Aye.
 14 MR. GARCIA-BOU: Aye.
 15 THE CHAIRPERSON: May 3rd was me, Enda
 16 and Carlos. I like to make a motion to approve
 17 the May 3rd minutes.
 18 MR. GARCIA-BOU: Second.
 19 THE CHAIRPERSON: Second. All in
 20 favor.
 21 MR. GARCIA-BOU: Aye.
 22 THE CHAIRPERSON: Aye.
 23 MR. MCINTYRE: Aye.
 24 THE CHAIRPERSON: And then I would
 25 like to make a motion to approve the minutes
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 2 for September 6th.
 3 MR. MCINTYRE: Second.
 4 THE CHAIRPERSON: All in favor.
 5 MS. NEMECEK: Aye.
 6 THE CHAIRPERSON: Aye.
 7 MR. GARCIA-BOU: Aye.
 8 THE CHAIRPERSON: Very good. Thank
 9 you very much. That's now out of the way.
 10 We're on to the next application,
 11 which is Application 18-42, DeCicco & Sons at
 12 777 White Plains Road.
 13 MR. DI LEO: Hello. My name is Lou
 14 DiLeo, I'm the principal of Studio Rai
 15 Architects. We're here tonight to show you
 16 what the changes are proposed for this building
 17 for the new DeCicco's Supermarket.
 18 It's an existing building. The Acme
 19 Supermarket is there now, as you may be
 20 familiar. We're proposing two changes to the
 21 building basically, one facing Post Road and
 22 one facing the back area, which is the main
 23 entrance, the parking lot area. Can I take
 24 this off?
 25 THE CHAIRPERSON: Yes, please.
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1 MR. DI LEO: So this drawing shows --
 2 which you should have a copy of -- this is the
 3 back section, which is the main entrance for
 4 the Acme Supermarket. We're not touching the
 5 parking or the lighting or anything to do with
 6 the site. The building has now an existing
 7 roofed over canopy. We're basically rebuilding
 8 that the same size. It's going to have columns
 9 instead of floating. It's going to have
 10 standing seam metal roof and it's going to be
 11 built out of timber. It will have exposed wood
 12 sitting on -- well, we'll see the details in
 13 the second. So that's one of the changes on
 14 the back, which is the main entrance.

15 Then the other change is on the Route
 16 22 side. We wanted to sort of show something
 17 happening upstairs on the second floor, which
 18 you really as you drive by or as you approach
 19 that whole shopping center, you never know
 20 what's going on up here. So we're proposing to
 21 put a window in the second floor which faces
 22 Route 22. So that's the main work.

23 Also, the signage, that's the free
 24 standing sign that's now by Route 22. We're
 25

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1 also rebuilding it, and you could see some of
 2 the drawings that we have. Same size, same
 3 location. Looks more of a trellis pergola kind
 4 of effect, also timber and some metal detail,
 5 but the same exact size just more up to date.

6 Basically this is the main entrance
 7 from the parking lot side, which is the upper
 8 section. This is our new canopy, which
 9 replaces the old canopy, and it's a combination
 10 of cedar timbers holding a piece of galvanized
 11 steel, holding more timbers, on top of which
 12 there's a sloped standing seam metal roof. All
 13 of the existing -- right now it's all a metal
 14 panel right now going straight across that will
 15 be removed. We're applying bricks from the
 16 bottom to a certain point and then stucco. In
 17 the main section, the entrance is accentuated
 18 by this sort of round shape and also brick,
 19 thin brick material that we're putting. The
 20 glass section left and right of the existing
 21 will pretty much be the same. It's new
 22 storefront, new material, new colors. In a
 23 sense there it gets a little bit bigger and
 24 taller at the entrance to accentuate the
 25

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1 entrance.

2 The whole architecture talks about
 3 craftsmanship of the connections of the timbers
 4 sitting on top of this plinth on top of the
 5 steel, sort of similar to the concept of what
 6 their business is. They're into this craft of
 7 food making and selling quality things. That's
 8 what the architecture is meant to represent.

9 This is the main entrance side, and
 10 then facing Route 22 is sort of this arch
 11 window that we're putting into the existing
 12 facade that will sort of bring light into the
 13 store. It will show something happening
 14 upstairs as people drive by. We just took the
 15 existing roof parapet and bumped it up and just
 16 elaborated it a little bit with some steel
 17 brackets and a little bit of a roof overhang.
 18 Same colors, same stucco. The only new real
 19 thing is the extension of the parapet, this
 20 little baby roof, and some steel brackets that
 21 will be galvanized in color.

22 We have here a material sample board,
 23 but again, we're maintaining a lot of the same
 24 exact colors. This is the standing seem metal
 25

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1 roof. This is the existing brick. We're
 2 matching the existing brick. They make a thin
 3 brick version of it, which we're going to use.
 4 This is a concrete plinth, which is part of the
 5 column structure that we have at the entrance.
 6 Let me show that again. Sort of columns that
 7 are sort of moving left and right. This is
 8 cast concrete, which is this color here. The
 9 brick is basically the brick of the existing
 10 building that matches color. These are the
 11 lights that we have. Let's see. This is what
 12 it will look like as you're walking along the
 13 walkway that exists. We're going to redo it.
 14 It's a concrete walkway. The ceiling will be
 15 wood. You could see this sort of perspective
 16 created by our lights. These are the columns
 17 that we created. They're four pieces of six by
 18 six cedar sitting on top of this brick plinth
 19 held in place by these steel connector elements
 20 that are decorative and structural at the same
 21 time.
 22

23 So again, the entrance side all the
 24 storefront will be changed. The street side,
 25 Route 22 side, only this big window and the

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1 roof overhang is what is being changed. That's
2 it.

3 THE CHAIRPERSON: Right now the
4 existing signage on the street side is where?

5 MR. DI LEO: Okay. If you look --

6 THE CHAIRPERSON: I kind of know, but
7 where is going to be on your new --

8 MR. DI LEO: It's the same exact
9 location.

10 THE CHAIRPERSON: Right under the
11 window?

12 MR. DI LEO: Yes. It's the same size.

13 MS. UHLE: I think she means on the
14 facade.

15 MR. DI LEO: Oh, the building, the
16 building signage. So right now it says -- I
17 forgot what it says --

18 THE CHAIRPERSON: The Shoppes at
19 Eastchester.

20 MR. DI LEO: So that's changing to
21 DeCicco Plaza, the same exact location.

22 THE CHAIRPERSON: What I'm talking
23 about is the other units.

24 MS. UHLE: Actually, she means the
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1 signs for the storefronts on the first floor on
2 the ground level. It looks like --

3 MR. DI LEO: The existing?

4 MS. UHLE: Yes, the existing signs.

5 MR. DI LEO: They will remain.

6 THE CHAIRPERSON: Then that will fall
7 right under that window?

8 MR. DI LEO: All of this, believe it
9 or not, is calculated to keep all the existing
10 signage and existing banding. We're starting
11 right from that band up. We measure that and
12 this is what it's based on. So the signage
13 right it's -- right here, this is a color band
14 that will remain there.

15 THE CHAIRPERSON: Right below that
16 window?

17 MR. DI LEO: Yes. Actually, we have
18 photographs. So this band is remaining and
19 we're taking this little bump up and making it
20 bigger, more in proportion.

21 MR. MCINTYRE: Can we take a look at
22 that photograph, please?

23 MR. DI LEO: Sure.

24 MR. MCINTYRE: Thank you.

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1 THE CHAIRPERSON: The window sits
2 right on top of the band.

3 MR. DI LEO: The window sits right on
4 top of that red color band.

5 THE CHAIRPERSON: Can you please
6 sketch here where that window will appear.

7 It's not clear.

8 MR. MCINTYRE: You have to put the
9 window in the exterior wall.

10 MR. GARCIA-BOU: You're redoing just
11 the stucco in that area?

12 MR. DI LEO: Yes. There's a lot of
13 expansion joints, the vertical lines you could
14 barely see them.

15 MR. MCINTYRE: You're going to have to
16 repaint that whole facade.

17 THE CHAIRPERSON: Only that area will
18 be touched and then the rest of this won't?

19 MR. DI LEO: Right.

20 MR. MCINTYRE: Well, that would be the
21 hope; right? If it's not, then you have to
22 have everything sort of refinished so it's
23 contiguous.

24 THE CHAIRPERSON: So right now Acme
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1 has signage over here on this column; is that
2 coming off completely? This signage here.

3 MR. DI LEO: Right, that's coming off.

4 THE CHAIRPERSON: And you're not
5 replacing it with anything?

6 MR. DI LEO: No, because we have it on
7 the top. The other signage that we have is
8 where you see the main entrance.

9 MR. MCINTYRE: But that's back of the
10 house?

11 MR. DI LEO: That's back of the house,
12 right.

13 MR. MCINTYRE: So the signage on the
14 front of the house again is --

15 MR. DI LEO: It's replacing the
16 existing plaza name up on top. If you look at
17 the photograph, you'll see it.

18 MR. MCINTYRE: You don't have a
19 picture of it; right? Do you have an image of
20 the proposed?

21 MR. DI LEO: It's in the drawings.

22 MR. MCINTYRE: So it's DeCicco Plaza,
23 that's what it's going to be called?

24 MR. DI LEO: Yes.

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MR. MCINTYRE: Okay.

THE CHAIRPERSON: It's hard to see.

MR. MCINTYRE: Isn't that a sign?

THE CHAIRPERSON: Yes. It will come before the sign board.

MR. DI LEO: There is a sign permit.

We have to go through that process.

MR. MCINTYRE: That needs to be

further developed as part of that process.

MR. DI LEO: If you look at the actual flat drawings, we actually drew that.

MR. MCINTYRE: I got it. That's the back. It's probably the next one after that.

THE CHAIRPERSON: I don't see the front.

MR. DI LEO: This sheet has some details. This is the new standing sign.

MS. UHLE: Lou, can you keep the microphone with you because we have a stenographer that takes minutes for us.

THE CHAIRPERSON: It's not on here. I was looking for it.

MR. MCINTYRE: The glass in that arched window, is that clear glass; is it

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frosted glass?

MR. DI LEO: It's going to be clear glass.

MR. MCINTYRE: Is there anything inside that's going to prohibit --

MR. DI LEO: Just people. No, no, no. We designed the whole interior for people to be able to walk by and be able to see out and people be able to see in. The window is like 42 inches high off the floor, so there will be merchandize under the window. This is the window. It's pretty big.

THE CHAIRPERSON: So as you go down the aisles --

MR. DI LEO: The whole idea is to be able to look out.

MR. MCINTYRE: What are those little bump outs on the fascia right now?

MR. DI LEO: Light fixtures. They're coming down where the arch is, these two. This is staying and that one is staying.

THE CHAIRPERSON: I'm glad to know that that sign is coming down because it's installed improperly. This is the only place

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in town where they were allowed to install actually signages and keep a raceway, a visible raceway. We asked them to make it as invisible as possible, but there is a visible raceway. It is against the sign code, but they were given that ability because of a recent change on the building, and it was there from the very beginning.

MR. DI LEO: The raceway you're referring to is the banding?

MR. MCINTYRE: No. Surface mounted conduit in the back. Everything has to be recessed from behind.

MR. DI LEO: We have individual letters.

THE CHAIRPERSON: So that I'm glad to see. I want to make sure that that's what you're doing, and that we don't see any of this conduit leading up to the signage in any place.

MR. DI LEO: It's all new, the whole structure that the sign is on, so we control that totally.

THE CHAIRPERSON: Okay.

MS. NEMECEK: And it will be red in

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color?

MR. DI LEO: It actually will be white, not red. Again, we're going to come back to you with the sign company.

THE CHAIRPERSON: With the signage. That will be the sign committee, which I am also on so, but I just want to make sure from those --

MR. DI LEO: We sort of wanted to introduce ourselves to you and show what we're planning to do and see if you have any comments.

MR. MCINTYRE: All of the infrastructure within the store is existing to remain; there are no new roof top units or anything like that?

MR. DI LEO: There will be probably new rooftop units because we're replacing everything. Everything is old. Every single one is going to be replaced. The interior is going to be completely gutted out. It's going to be totally new.

MR. MCINTYRE: I'm only concerned about, you know, if we're replacing in kind and

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1 similar size.

2 MR. DI LEO: It's the same size
3 building, so it -- as a matter of fact, things
4 get more efficient these days, so it will
5 probably be smaller than what's there. We can
6 also show you that, do a roof plan and show
7 that. We don't have that yet.

8 THE CHAIRPERSON: For the Planning
9 Board for sure.

10 MR. MCINTYRE: Yes. I think just in
11 terms of footprint.

12 MR. DI LEO: So you see it.

13 MR. MCINTYRE: Exactly.

14 THE CHAIRPERSON: Any comments?

15 MS. NEMECEK: Let me look at your
16 material board, please.

17 MR. DI LEO: Sure.

18 MS. NEMECEK: Thank you.

19 MR. DI LEO: So basically, again, the
20 brick is meant to match the existing brick.
21 This is the new material, which is the bottom
22 of those columns, the plinths basically. The
23 stucco is matching the existing stucco as close
24 as we can find. This is the standing seam

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1 roof, but it's this color, zinc material, zinc
2 color.

3 MS. NEMECEK: The new material that
4 you're using for the plinths, could you find
5 one that has a bit of a red dot in it?

6 MR. DI LEO: Red?

7 MS. NEMECEK: Yes, because you have
8 the reddish brick, you have the tan, and it
9 just --

10 MR. DI LEO: This is the most
11 important part of the whole design.

12 MS. NEMECEK: Yes. I'm just saying,
13 it just --

14 MR. DI LEO: Okay.

15 THE CHAIRPERSON: Something with a red
16 fleck in it.

17 MR. DI LEO: Okay. The building
18 actually was nicely done in the brick work in
19 that they used colored mortar, which we're
20 going to do the same thing. So, yes, we could
21 add some red there, sure. We just didn't want
22 to make it out of brick. We wanted to make
23 sure it stood out a little bit.

24 MS. NEMECEK: Well, they stand out

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1 because of the size.

2 MR. DI LEO: Well, the size and the
3 shape. Sure.

4 THE CHAIRPERSON: Comments?

5 MR. GARCIA-BOU: The other
6 connections, the timber, what type of material
7 is it?

8 MR. DI LEO: Cedar.

9 MR. GARCIA-BOU: No, the connections.

10 MR. DI LEO: Galvanized. It's all
11 steel, all galvanized.

12 THE CHAIRPERSON: Definitely an
13 improvement to that building.

14 MS. NEMECEK: Absolutely.

15 MR. GARCIA-BOU: It looks really nice.

16 MR. DI LEO: The front we did as much
17 as we could do on the second floor.

18 MR. MCINTYRE: And loading and
19 unloading and sort of trash removal and
20 everything --

21 MR. DI LEO: Everything is exactly the
22 same. Fortunately, it's in the right location,
23 it's the right size. Whatever is there, we're
24 going to use the same area, same location. The

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1 whole perimeter of the back parking lot, it's
2 all landscaped to the nth degree. There's
3 nothing visible.

4 MR. MCINTYRE: I'm familiar with the
5 location.

6 THE CHAIRPERSON: I would like to make
7 a motion to open up for the public hearing,
8 Application 18-42.

9 MR. MCINTYRE: Second.

10 THE CHAIRPERSON: All in favor.
11 (All aye.)

12 THE CHAIRPERSON: Is there anybody
13 here who wants to add anything? No? No
14 comments, questions? No.

15 MR. GARCIA-BOU: Where are the leaders
16 going?

17 MR. DI LEO: They actually get tucked
18 right behind the posts.

19 MR. GARCIA-BOU: In the front the
20 blue, what is that material?

21 MR. DI LEO: That's galvanized steel
22 channels. It's decorative, but it's meant to
23 visualize like it's holding something up.

24 MR. MCINTYRE: Those little column

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1 bases, do you need to chop up the sidewalk in
2 front of the store?

3 MR. DI LEO: Yes. We're going to put
4 a new sidewalk.

5 MR. MCINTYRE: So there's fair amount
6 of work there; right?

7 MR. DI LEO: Yes. The sidewalk is
8 kind of beat up.

9 MR. MCINTYRE: Kind of like footings
10 for these?

11 MR. DI LEO: Yes.

12 THE CHAIRPERSON: This elevation on
13 A5, this is where the signage is and you're
14 showing that as newly --

15 MR. DI LEO: That's all existing. I
16 didn't want to redraw every single sign that's
17 there. You're pointing to the band again;
18 right?

19 THE CHAIRPERSON: Yes, but you've got
20 like a different stucco coming here.

21 MR. DI LEO: No. We didn't render it
22 completely. We should have rendered that whole
23 thing with little dots.

24 THE CHAIRPERSON: I don't think that
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1 this is going to look right. This is where the
2 signs are going to be.

3 MR. DI LEO: That's where they are
4 right now, yes, and we're not touching it.

5 THE CHAIRPERSON: What I'm saying is,
6 that window going to sit right on there.

7 MR. DI LEO: That window doesn't
8 protrude forward, it just goes up. It's all in
9 the same plane.

10 MR. MCINTYRE: What's the sidewalk
11 construction right now?

12 MR. DI LEO: Right now it's masonry.

13 MR. MCINTYRE: It's masonry. Okay.

14 THE CHAIRPERSON: I believe it's EIFS.

15 MR. DI LEO: Parts of it is EIFS,
16 parts of it is masonry. We haven't demolished
17 the front wall.

18 MR. MCINTYRE: I got you, but I think
19 the concern here on this board is that, you
20 know, if you're looking to demo out this
21 opening, this rough opening for this arch
22 window, I think it's highly probable that
23 you're going to encroach on the top of this
24 band for the sign.

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1 MR. DI LEO: The idea is not to
2 because it's masonry, but if we have to, we
3 have to go back exactly the same way. We're
4 not trying to change that at all. It's not
5 part of it.

6 THE CHAIRPERSON: It would look better
7 if the signage just moved down.

8 MR. DI LEO: It's been on the
9 building.

10 MR. MCINTYRE: Has the landlord bought
11 into this whole thing?

12 MR. DI LEO: He likes what we're
13 doing.

14 MR. MCINTYRE: He signed off on these
15 plans?

16 MR. DI LEO: Yes, yes, yes.

17 MR. MCINTYRE: He's reviewed them and
18 signed them off?

19 MR. DI LEO: John? This is Mr.
20 DeCicco, by the way, John DeCicco.

21 MR. MCINTYRE: I just think that, you
22 know, you're trying to ensure that --

23 THE CHAIRPERSON: This is not as
24 drawn. Here you have a dark band.

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1 MR. DI LEO: It's exactly existing the
2 sizes of it. You're right, it's not a
3 photograph, it's a line drawing. We could
4 easily do a montage to show you that. Whether
5 you want to bring the signs down, I could ask
6 the landlord. I'm not sure if we have any
7 power over that.

8 MR. MCINTYRE: Well, I think you need
9 to look at the whole facade as a sort of full
10 on elevation. All we're looking to try and
11 do --

12 THE CHAIRPERSON: Then you would have
13 to move these down too. It just has to fit in
14 right, properly, where you're putting it. I
15 think that by kind of eliminating those signs,
16 it looks a lot nicer than what it's going to be
17 when the signs are there. I think you have to
18 put some semblance of what that signage is
19 there, the existing signage.

20 MR. DI LEO: Sure, we will do that
21 this way you can review it. Sure.

22 MR. MCINTYRE: My comment is, you want
23 to try and do whatever sort of probing and
24 investigative work, you know, prior to

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1 construction so you, you know, eliminate the
2 element of surprise. So if you're cutting, you
3 know, that pretty substantial arched window in
4 the facade of a building, you know, that's
5 right -- you know, the sill of that window is
6 right on the top of that band which houses all
7 these signs which, you know, obviously have
8 electric running in them, I kind of just think
9 you want to make sure -- you know, you measure
10 twice before you chop. I'm a builder so --

11 MR. DI LEO: I agree with you. We
12 actually started designing this bringing the
13 glass even lower because I wanted to see the
14 feet of the people. I wanted the glass to be
15 all the way to the floor. We stopped there
16 because of those signs, because of that band.
17 I agree with you.

18 MR. MCINTYRE: I think that level of
19 due diligence is going to save you time and
20 money, you know, when you're looking to do
21 this. I think, you know, this is the forum
22 where it gets signed off and reviewed and moved
23 down the road. You certainly don't want to be
24 in a position where now you have to backtrack
25

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1 and look at this thing when you're deep in
2 construction and have to come back to the
3 board.

4 MR. DI LEO: I agree with you. That
5 won't happen. You're right.

6 MR. MCINTYRE: Again, my question with
7 landlord review, I'm not sure how deep of a
8 review was done, but I think that would be a
9 consideration that I would have if I was
10 reviewing on behalf of the landlord or I was
11 the landlord because having to move all the
12 signs is certainly not something that, you
13 know, should be a follow on effect of this
14 window. So I just think that we kind of need
15 to measure twice and cut once.

16 MR. DI LEO: So your concern is that
17 if we do this work, it will affect the signs
18 and they would have to be moved, or your wish
19 is visually aesthetically you see the existing
20 signs being lowered as something beneficial to
21 the overall design? That we would have to
22 definitely talk to the landlord. I don't know
23 who is responsible for those signs, actually.
24 Probably individual tenants.

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1 MR. MCINTYRE: I would assume they
2 would be. I think you need to look at this.
3 You're the design professional here.

4 MR. GARCIA-BOU: I assume they put
5 those signs up that high so you could see it
6 from the road.

7 MR. DI LEO: I'm not sure what the
8 history is, but that makes sense.

9 MR. MCINTYRE: Right. Right. I
10 think, you know, these signs -- you don't want
11 these signs to compete with your arched window.
12 This is for the benefit of, you know, DeCicco &
13 Sons and to sort of bring some sort of identity
14 to, you know --

15 MR. DI LEO: To the whole building.

16 MR. MCINTYRE: To the whole building.
17 But you don't want these signs to have
18 haphazard sort of frame of reference on your
19 window. Everything kind of needs to be
20 somewhat symmetrical and have some sense of
21 symmetry on the facade. So I think that's
22 another reason why maybe the signs need to be
23 indicated on there.

24 MR. DI LEO: We'll put the signs on,
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1 we'll do that. We'll show you the exact signs
2 and we'll show you the exact window, how it
3 sits on top of it.

4 THE CHAIRPERSON: Those signs may kind
5 of --

6 MR. MCINTYRE: Throw the balance off,
7 throw the symmetry off of your arch.

8 MR. DI LEO: We'll look at it, that's
9 all.

10 MS. UHLE: Do you have another one of
11 those photos? I would just like to look at
12 whatever they're looking at? Is this the only
13 one? Thank you.

14 THE CHAIRPERSON: I definitely think
15 we need to see where that falls.

16 MR. MCINTYRE: I think the window is a
17 big element of what you're doing at the front.

18 MR. DI LEO: The building has no heart
19 facing Route 22, so we're trying to really fix
20 the building with that respect, helping us,
21 yes, but fixing the building because we want to
22 be in a good, nice looking building. So I will
23 put the signs in there to show you. I feel
24 strong about it but let me show you. Maybe

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1 when I see it printed out, I'll change my mind.

2 MR. MCINTYRE: I wouldn't sort of hold
3 this back, you know, because of the, you know,
4 addition of the signs. The existing signs are
5 there. They're part of the existing facade of
6 the building. I think with what's being
7 proposed at the front, you know, that needs to
8 work in relationship with the existing
9 conditions. The existing conditions are the
10 signs. So I think you're going to know when
11 you draw it, you know, whether it works or not.
12 If it doesn't work, then maybe you need to look
13 at a different type of, you know, element to
14 bring light into that building and accentuate
15 the improvements that you're doing on the back
16 so they correspond to the front. I don't
17 think, in my opinion, that that should hold
18 back, you know, your continuation of this, you
19 know, process and trying to make the front
20 elevation as good as it can be.

22 MR. DI LEO: Okay.

23 MS. UHLE: I think if they put the
24 existing sign on to scale, then I do trust that
25 the architect, if it has an awkward

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1 relationship, will modify the window.

2 MR. DI LEO: I hear you. We'll do
3 that. We'll show you.

4 MR. MCINTYRE: I think you just want
5 to make sure that you're not going to open up a
6 huge can of worms so-to-speak when you start
7 putting this window in and, you know, the
8 relationship of where the sill of this window
9 is in relationship to the top of the band, you
10 know, that that's not going to work and now
11 suddenly you're blowing out that facia where
12 all your signs are, and that, you know, if you
13 have to make it smaller, whether that eyebrow
14 or arch shape window is really the right choice
15 of architecture for what you want to do with
16 the front of the building.

17 MR. DI LEO: Just, you know,
18 philosophically where it came from, just to let
19 you know, this is the positive and this is the
20 negative. So there's a conversation going on
21 between what happens in this elevation and
22 this. Nobody knows that except me.

23 MR. MCINTYRE: Now we do. I got you.
24 I think it's a valiant effort to try and, you
25

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1 know --

2 THE CHAIRPERSON: Make an addition to
3 that whole building.

4 MR. DI LEO: All this metal facade
5 work that's here, it's all coming out. It's
6 going to be a big improvement.

7 MR. MCINTYRE: The back of house, as I
8 term it, is not something that you need to do,
9 it's an investment.

10 MR. DI LEO: It's the main entrance.

11 MR. MCINTYRE: Right, but you know
12 what, it's a quality addition that I guess is
13 down to the roots and foundation of, you know,
14 your business. That's clearly evident. We
15 recognize that, and we're not looking to sort
16 of hold you back or hamper this process in any
17 way. But again, this is visible, you know,
18 from, you know, from street level, and
19 obviously it has to have some degree of balance
20 and symmetry, you know, for anybody passing up
21 and down the street.

22 MR. DI LEO: Sure. I understand.

23 MR. MCINTYRE: And we do notice that
24 kind of stuff.

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1 THE CHAIRPERSON: We opened it. We
2 didn't close it.

3 MS. UHLE: They opened the public
4 hearing previously.

5 THE CHAIRPERSON: Close the public
6 hearing then?

7 MS. UHLE: Sure.

8 THE CHAIRPERSON: Make a motion to
9 close the public hearing for Application 18-42.

10 MS. NEMECEK: Second.

11 THE CHAIRPERSON: All in favor.
12 (All aye.)

13 MS. UHLE: When you refer it to the
14 Planning Board, the board has asked that you
15 provide additional information with regard to
16 the roof mounted equipment and especially
17 clarify if it will be visible or not; see if
18 you can select a cast stone that has some red
19 flecks in it to coordinate with the brick; and
20 add the existing signage to the elevation.

21 MR. DI LEO: Good.

22 MR. MCINTYRE: I would like to make a
23 motion that, you know, we pass Application
24 18-42, located at 777 White Plains Road, on to
25

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the Planning Board with, you know, the conditions that our director laid out. Wish you good luck and looking forward to seeing the finished product.

MR. DI LEO: Thank you very much.

MS. NEMECEK: Thank you.

THE CHAIRPERSON: Thank you.

I would like to make a motion to close the Architectural Review Board of November 1, 2018.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Goodnight, everyone.

(MEETING ADJOURNED.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)

) Ss.

COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of November, 2018.

Dina M. Morgan

DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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