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Ms. Uhle: Even though we started the meeting, we're not officially starting the meeting yet because we're waiting for one, if not two members that are running late tonight. So I think what I'm going to do is at least get the applicants for Sweatgreen and Serafina kind of on board so they can be all ready to go when Enda arrives, and then we can officially start the meeting. So I'm going to start at least promoting them to panelists. I don't believe I'm missing anybody. I believe that's everybody.

The Chairperson: Gary Miller is in as an attendee on one of the things.

Ms. Uhle: Gary is the one that videos this for us.

The Chairperson: I know. One on one side and one on the other. Also, Jay King and Julia Rosell are still as attendees.

Ms. Uhle: Yes. So everyone else that I have on board is an applicant right now.

The Chairperson: Okay.

Ms. Uhle: To the applicants, sorry about this. We didn't want you to panic. We
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THE CHAIRPERSON: That is no longer
his number. This is the home number, so he
probably doesn't even have it anymore. I don't
know what else to try.

MS. UHLE: Laura, are you trying
something else? To the applicants, I'm very
sorry about this. We'll decide how to proceed.
At least you didn't all drive here.

THE CHAIRPERSON: I don't know. No
answer again. I don't know what to say.

Sorry.

MS. UHLE: Laura, I'm going to message
you for a minute.

THE CHAIRPERSON: Okay. Can we still
do it without the quorum, I mean, just review
the information?

MS. UHLE: Why don't we do it without
a quorum, and then we'll try to see how to
proceed after that. If you guys feel
comfortable doing that, you know, I think you
could at least hear the presentations and
comment on those. If you feel comfortable
doing that with just the two of you rather than
three or four members.

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THE CHAIRPERSON: Yes. Then it is
recorded, so the other two members can
actually --

MS. UHLE: That's a very good point,
yes. I would do that. Let's go ahead and
proceed, and then we'll see whether that is
sufficient for moving directly onto the
Planning Board or we could move to the Planning
Board and then come back to the ARB. As long
as everyone is here, let's just do it.

THE CHAIRPERSON: Okay.

MS. UHLE: Laura, you should
officially start the meeting.

THE CHAIRPERSON: Welcome, everyone,
to the May 6th, 2021 ARB meeting for the Town
of Eastchester. Margaret, if you would do the
roll call.

MS. UHLE: That's easy. Laura
Raffian.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Unfortunately, Silvio Luca,
Enda McIntyre and Carlos Garcia-Bou were not
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Matthew Boone with Ruggle Signs.

We are presenting this evening
relative to our application for anticipated
improvements, including storefront renovations,
new signage, and outdoor dining being proposed
by Sweetgreen New York, LLC for an existing
tenant space located at 670 White Plains Road
there in Eastchester, commonly known as Vernon
Hills Shopping Center.

Our request this evening is for
Architectural Review Board support, and we're
hoping for a positive referral to advance the
project to the Planning Board for their final
consideration and hopefully approval. Along
with that, we're hoping for a positive referral
to the Sign Review Committee for consideration
of the proposed project signage.

As part of our submission, we've
provided all the necessary project
documentation, and we met the requirements for
public noticing and publication. We have a
brief presentation for you, and we'll start
that by having the Sweetgreen real estate
manager share some background on the company,
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and then we'll turn things over to the
Sweetgreen designer to speak to the project's
exterior design, signage and outdoor dining.
As Margaret had mentioned, there are some
overlapping items with Serafina, that I believe
we'll be able to address either as part of this
presentation as we go or at the termination of
the basic slide deck.

If it's okay with you, I will then
turn the project over to Pam Haber to walk
through the company background slides.

MS. HABER: Hello. So who we are.
We're Sweetgreen, and we are a company that was
founded in 2007 by three friends who went to
Georgetown University together, who graduated
that year and wanted to create a destination
for simple seasonal and healthy food.

What began as one store in Georgetown
DC at just 560 square feet, has become over 130
stores and counting. We are now located in 12
different states across the country, and we are
looking to grow substantially into all new
markets in the coming years. We expanded into
New York with our first location, if any of you
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are in familiar with our Manhattan location in
the NoMad Trade area, and we built over 40
other locations in the greater New York area,
including Brooklyn and New Jersey, Connecticut.
Greenwich, Connecticut will be our next closest
location to this store. This location would be
our entry into Westchester County. We truly
believe in bringing transparency to each
community that we enter. We are a scratch
cooking concept, so cooking happens in each
location, although it's not with an open flame,
but it is cooking. We are farm to table in a
fast casual setting. Everything is locally
sourced and provided -- I'm sorry, my son.
This is zoom life. I apologize. We are
locally sourced and working -- I'm sorry, I'm
trying to get my husband. One second.

MS. KEENOY: I can jump in. So Pam
was just touching a little bit on our
transparency and scratch cooking. We source
from a local supply chain, so all of our supply
chains are retailized based on the area of the
country that they are in. So we are really
focusing on kind of creating new locations and
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meeting our customers not only where they work
but also where they live. So that is why we
are so interested in Eastchester. We have our
core customer in the New York City market and
we're trying to kind of get out to provide them
with fast, healthy food for any meal other than
lunch.

MS. HABER: Thank you, Lauren, for
taking over. My sincere apologies. That's who
we are. We want to create unique stores.
Every store that we enter and every market has
its own unique personality. We try and work
with each jurisdiction that we're in to provide
the local flavor to the store. Although we
have a number of stores across the country in
many regions, each store that we build looks
not like any other store in the chain. Each
store has its own character, and we find ways
to involve each local community into the stores
that we build.

THE CHAIRPERSON: Which location is
this one that you have on the screen?

MS. HABER: I think this is Montana --
MS. KEENOY: This is Montana Ave in
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2 LA in Santa Monica.
3 MS. HABER: So that's like an outdoor
4 patio that's really indoor. That storefront
5 closes in on colder, rainy days, but when
6 you're sitting there, you feel like you're
7 outside.

8 MS. UHLE: I just wanted to say a
9 third board member just arrived. Carlos
10 Garcia-Bou is here now, so we'll have no quorum
11 issues, so that's a good thing.

12 MS. LOPEZ-BLUM: Excellent.
13 MS. KEENOY: Hi. I'm Lauren. I'm the
14 design manager for this project, and I'm
15 overseeing the Westchester and Connecticut
16 expansion of our Sweetgreen stores, in
17 partnership with Pam and our architecture team
18 at O'Neil Lanigan.

19 So this is the site plan for the
20 Eastchester location. We were very interested
21 in this site, and Pam has actually been
22 targeting this shopping center for quite some
23 time. We love that it's right off the main
24 road, we love that there's dedicated parking,
25 and the patio opportunity is a huge plus, that

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2 we've all seen how much patio designing has
3 really just spiked and how important it is for
4 making people feel safe and giving them some
5 fresh air.

6 This is the current layout. We are
7 re-demising the space, so we're shifting the
8 planned south wall a little bit south of where
9 it is located currently, which you'll in our
10 elevations later on. When you walk into our
11 restaurant through the double doors, you'll
12 have the shelves located right near the front
13 entry. Those are for our online order pickup.
14 We always position those close to the entry, so
15 that the people who are just trying to be in
16 and out and our couriers are not interfering
17 with our dining areas. If you kind of progress
18 into the space, you will have our front line
19 ordering where you can kind of walk down the
20 line and instruct our team members what you
21 would like in your salad or green bowl, and
22 then we always have that layered effect showing
23 our food prep being made from scratch, and then
24 we have our dining area located north of our
25 ordering line with a large banquette. Then on

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2 the exterior, we have ample patio seating. Per
3 the request from the last meeting, we've
4 increased the sidewalk clearance to 8 feet, but
5 we still have a very big patio opportunity
6 where we'll have some cafe tables and
7 umbrellas, which can be swapped out for heaters
8 in the colder months.

9 Here is the elevation of our exterior.
10 We are planning to redo this storefront in a
11 white cedar, and we are planning to paint the
12 exterior existing brick white. We feel that
13 the white brick and white cedar wood storefront
14 compliments each other nicely and really
15 blended with the suburban market.

16 THE CHAIRPERSON: Where will the white
17 cedar appear on this?
18 MS. KEENOY: The white cedar will be
19 all of the storefront framing. You could see
20 on the elevation, there's like a slight wood
21 grain shown.

22 THE CHAIRPERSON: Okay.
23 MS. KEENOY: Then we'll have a green
24 awning mounted above our storefront.
25 MS. LOPEZ-BLUM: You'll be able to see

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2 that a little better on some of the other
3 images as we go.

4 THE CHAIRPERSON: Okay.
5 MS. KEENOY: Here is our patio dining
6 package. We use white cafe tables, and we have
7 special ADA tables that we will utilize in the
8 patio area, complimented with a green chair.
9 Green is our brand color, so we try to squeeze
10 it in where we can. We'll have light gray
11 umbrellas. We have these really nice looking
12 concrete planters that we use to frame in our
13 dining area and separate them from the
14 pedestrian walkway.

15 This is the exterior of our space
16 currently. So we're going into that vacant
17 space to the right of Papyrus, and our new
18 demise wall will actually be shifted left a
19 little bit -- where Margaret has her cursor
20 right now -- into the Papyrus space, a little
21 to the left of that column there.

22 THE CHAIRPERSON: So that's the north
23 wall. I think you said south before.
24 MS. KEENOY: I planned south. So if
25 you're looking at the orientation of the plan,

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it's south, if that makes sense.

MS. HABER: The bottom.

MS. KEENOY: The bottom of the page is planned south, the top of the page would be planned north.

THE CHAIRPERSON: Okay.

MS. HABER: The wall would be to the north. The left side of the building would be the north side, and the right side of the building would be the south side.

THE CHAIRPERSON: All right. Are you actually taking up some of what that store used to be, the Papyrus store, but not all of it?

MS. HABER: The landlord is re-demising the space. So while we're taking the former Gymboree space, the new demising wall falls into a portion of the Papyrus space.

As part of this work, there will be a new storefront. The spaces as they're demised today will be modified.

THE CHAIRPERSON: Okay. The brick that's being painted, is that existing brick there and you'll still see those little dividing lines, those -- what do you call them?

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I forget what you call those lines. Will they still be there?

MS. KEENOY: We were going to look if there was a way that we could fill those just to create a more consistent clean background for where our sign will be mounted.

THE CHAIRPERSON: Where the Wine Stop is, that will not be painted, that will stay the way it is?

MS. HABER: The landlord has significant changes planned for this entire building. Our understanding -- we're not with the landlord -- our understanding is this entire building is going to get re-demised and re-tenanted. We may be the first to come before you, but there will be many others that will be looking to come to you with many different changes. All of these tenants are going to be repositioned or not within the center long term in this building. So Gap tenants -- from my understanding on the real estate side, Gap tenants are staying within their building, so they all stay put, you know, Athleta, Gap, Gap Kids. That building that's within our demise space. The landlord will be demoing the space and doing some work to stub utilities to our premises and some other work, and then they will barricading the storefront and demoing the storefront, and we will be coming in and installing a new storefront and door frame systems.

MR. GARCIA-BOU: Like where Papyrus is and Wine Stop is, all that signage is coming off while you're doing your work so you could do your new signage, or that's going to be totally separate?

THE CHAIRPERSON: Wine Stop is still there. The store is still there, to my knowledge. Papyrus is no longer there, nor is that sign, to my knowledge. I think this might be like a Google map kind of photo, and I don't believe that the Papyrus is there. For sure the little bird I think it is -- what is that little pink thing? Whatever that is, that was taken off a long time ago because it encroached on the other space for the tenant of the space where you are now. So that got knocked off quite some time ago. Then when Papyrus left, I

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believe they took the word off completely.

MS. HABER: Wine Stop is open. I live
in Scarsdale, so I frequent the center often.
We're not touching anything outside of our
demise. So other than what Lauren has shown
you, we're not touching anything outside of our
lease line.

THE CHAIRPERSON: So then with the
patio, are there going to be adjustments to
make room for that, or is it all still like --
are those little small stone walls staying
where they are or are things being moved around
there?

MS. KEENOY: The patio in front of our
space will remain as is. We are not making any
adjustments to the patio. I believe Serafina
is making some patio adjustments to the right
of us, which they can speak to and address in
their presentation. We've spoken with them and
coordinated the circulation paths between our
two spaces on the sidewalks.

THE CHAIRPERSON: So can we go back to
the plan view just to see kind of where
circulation is on yours with the tables and

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everything there?

MS. KEENOY: Sure. So that hatched
area currently shows the slope up from the
parking lot, and then we've -- you can kind of
see the existing masonry wall, and we have held
8 feet from that masonry wall to the edge of
where we would place the concrete planters that
I mentioned.

THE CHAIRPERSON: So the concrete
planters are like here? I don't know if you
could see my pointer, but here and then here
and here and there?

MS. KEENOY: I can't see your pointer.
I can see Margaret's. They're like the little
squares with the squiggles along the
perimeter.

THE CHAIRPERSON: So that other very
dark dotted line that goes around this whole
patio really just represents --

MS. KEENOY: It's just our space.

THE CHAIRPERSON: Okay. There is no
wall or whatever, canopy or anything?

MS. KEENOY: No.

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This first sign -- we measure our signs we base it off of the size of the S. We have an all lowercase kind of signage lock up. That's our brand font. So the height from the T to the G is actually the tallest point of the sign, but because of the scale and the way that the lower case letters work, most of them kind of fall within that 22 inch measurement.

THE CHAIRPERSON: 22 is way bigger, never mind 33. You realize that; right?

MS. KEENOY: So we have -- sorry, go ahead.

THE CHAIRPERSON: The one thing I want to mention is that Papyrus' sign was illegal. They presented it to us with a mock up where it was the same size as the adjoining buildings at the time -- I think there was maybe a Gymboree or something else there -- so they presented it to us that it did, you know, appear to be 18 inches high just like the one that was next door to it, but it turned out in very small print on another part of the application it was bigger. It, to our disappointment, did not fit in, but we had approved it, and we were very...

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very upset about it. Please don't go by that. It's a sign that doesn't even exist anymore anyway.

MS. KEENOY: That's good to know. I will say that the 22 inch letter height was based off that measurement and us seeing that sign being so large.

THE CHAIRPERSON: It's not there anymore and that's not the standard for sure.

MS. KEENOY: Do you happen to know the sign height of Ann Taylor?

THE CHAIRPERSON: I don't, but I really doubt that it's bigger than the 18. We can find that out from the sign enforcer, you know the person, Jim Flandreau, he has all the files, and we could get all the sizes from the approved signs of the other signs there.

MS. KEENOY: Okay. Our next option is the same sign but shown with an 18 inch S. So this is what we consider our 18 inch sign.

THE CHAIRPERSON: That is fine. We have made exceptions for those kinds of situations. There's a name for the up and the down.

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we weren't offered the corner by the landlord, so that wasn't an option. Second of all, there is allowance to play with that wasn't factored into this deal that we don't have, so we're dealing with very different types of --

MS. KEENOY: Margaret, do we have the sketch up rendering in this?

MS. LOPEZ-BLUM: We have the illumination.

MS. KEENOY: So this is what the storefront will actually look like when we're done with it. We'll have the wood framing system, which is a really nice, warm touch, and then be complimented with the white brick, and then tied in with our kind of green pops of color on the exterior with the sign and awning and patio.

THE CHAIRPERSON: And we are familiar with the day and night, that kind of film that's used. Across the street, there are a couple for sure. I think West Elm may have it. No, maybe they have halo lights. Across the street, Ann Taylor Loft, they have black to white, and there's a few others around that do

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we'll often suspend some type of pedestrian height signage in our storefront glazing.

We have three different options for this. Our standard is an actual neon, that is a double stroke neon SG. We are aware that neon is prohibited in this area, so we worked with our sign vendor and have actually been rolling out a faux neon sign that we've proposed at a few locations and have gotten approval. It has the look of a neon sign but it is LED.

THE CHAIRPERSON: Okay. I think it would be helpful if when you do come to the sign board, that you have actual photos of a sign like that. If you have it installed somewhere else and you could show us photos of that day and night, that would way more helpful than this. Not that this is not showing us somewhat what it is, but an actual picture could make or break it for us in terms of being able to see it in a location and, you know, how it really comes across.

MS. KEENOY: And then we have two other options for this pedestrian level sign.

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work well. We find that they do work well. This I know it could be just the rendering, this looks like a very cool white. We do prefer the white to be warm when it is on. Whatever LED lights you use in the lighting behind the lighting, that it be a warm white, not so hard and cold. There is a member of my sign board who is way more familiar with the lumens and exactly what she prefers. I know we all agree that it should be -- why does it say, faux neon?

MS. KEENOY: So I was just going to mention that. The upper sign is the day/night zone. We're also proposing a pedestrian level sign that would actually be mounted on that wood -- we're changing what is an existing stone column to clad it in wood, and then the glass on our storefront is actually going to shift out, so the wood column is going to be inside of our space now. We always like to have a more pedestrian level sign. Typically, it takes shape in a blade sign, but in this case a blade sign doesn't make sense for the center, wasn't permitted by the landlord, so

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MS. KEENOH: Yes.

MS. NEMECEK: Okay.

MS. KEENOH: This is just our material chart.

THE CHAIRPERSON: The awning also should be fire resist.

MS. KEENOH: Yes, we have a fire resist spec. It's the same color that's shown.

THE CHAIRPERSON: You need to put that on there when you come to the sign board for sure. Make sure it's written that that's what it will be. Part of the application, you'll need to put -- before you install it, you'll need to give them a fire resist almost like an Affidavit kind of a thing. That's separate.

You'll see all that information on the sign application.

MS. LOPEZ-BLUM: Yes, you've got all that laid out for us in the application.

THE CHAIRPERSON: So at this point, I don't know how we can kind of transition to seeing the two stores side by side.

MS. UHLE: Laura, do you want to just have maybe Chris do his presentation, and then

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after he finishes, you could put up the two elevations?

THE CHAIRPERSON: Sounds like a plan.

MS. UHLE: Is that okay?

THE CHAIRPERSON: Yes.

MS. UHLE: Other than seeing the two elevations together, you don't have any additional questions for Sweetgreen at this point, you're okay with what you've seen so far?

THE CHAIRPERSON: Yes, I don't have any further questions for them.

MS. UHLE: Okay. So maybe Chris can do his presentation, and then we'll keep the Sweetgreen people on board when you sort of do them together.

THE CHAIRPERSON: Okay.

MS. KEENOH: Thank you.

MR. CROCCO: Hi, good evening, Chris Crocco, Joseph Crocco Architects. Let me share my screen here.

We were previously before the ARB for this same exact space back in 2010 when it was Fig & Olive. At that time, we were approved

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for the awning, the outdoor dining, and the wall sconces, as you can see here. We are proposing that we would like to expand -- this is acting really slow.

THE CHAIRPERSON: Murphy's Law.

MR. CROCCO: Really slow. Is this lagging on your side?

THE CHAIRPERSON: We just see the first page.

MR. CROCCO: Are you still looking at the existing?


MR. CROCCO: How about now?

MS. UHLE: Yes, that's showing the proposed.

MR. CROCCO: There we go. Okay. This dotted line right here is what was the existing. We're proposing to extend out the outdoor patio and create this wall right here to enclose our dining area. We're proposing to reroute the sidewalk all the way around.

THE CHAIRPERSON: So that's the one that has the pitch to it?

MR. CROCCO: This right here has the

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1. The sign is going to keep the same proportion as the previous sign, just say Serafina Restaurant Bar. The color is like a dark blue I want to say. Then at the request of the Planning Board, they requested that we put a barrier between the sidewalk and the drive aisle, this way no kid could kind of run out.

2. It was a great idea. This fence, you'll see this fence on numerous parts of the property, you could see it back here, so we just kind of wanted to match it and keep the theme throughout the property. All the stone is going to match all the stone that's currently on the premises. We're going to be able to relocate the hedges, so we'll have a nice little landscape buffer running along the sidewalk.

3. MS. NEMECEK: You're going to reuse the plants that are there, you're not going to put new?

4. MR. CROCCO: No, when I say relocate, we're going to match the plantings that were there.

5. MS. NEMECEK: The Boxwoods?

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1. they were dining like that for 10 years. We plan on matching them. I don't think we've gotten that complaint.

2. THE CHAIRPERSON: Maybe they're not the smelly ones, but if they're not the smelly ones, make sure you get not the smelly ones again. I just this weekend was standing eight feet away from them waiting for a car to pick me up, and I was like, these are Boxwoods, right. I could just smell them.

3. MR. CROCCO: I don't think we had that complaint. Like I said, we've been there for 10 years, I think if we were getting that complaint, they probably would have been moved or replanted.

4. THE CHAIRPERSON: Jennifer, she knows more about the plants than I do, for sure.

5. MS. NEMECEK: I think these plants are good.

6. THE CHAIRPERSON: All right.

7. MS. NEMECEK: Some of them are kind of dying, they have to be replaced in spots.

8. MR. CROCCO: Yes, some of them have to be brought back to life.

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1. MR. CROCCO: Yes, Boxwoods.

2. THE CHAIRPERSON: Do you really want to have Boxwoods next to people eating? That stuff smells like cat pee. I find that really offensive, to be honest with you, and really not a good thing. I'm not sure that that's what's there now, but I think that that's a bad move for people to be sitting outside and, like, thinking that, you know -- a lot of people don't know that that's where that's coming from, they just think cats have been here.

3. MS. NEMECEK: I don't agree that all Boxwoods give off that odor. That retaining wall is about three feet high, isn't it?

4. MR. CROCCO: It's under 30 inches.

5. MS. NEMECEK: Oh, it's under 30 inches?

6. MR. CROCCO: Yes, it's under 30 inches. This is how it currently exists.

7. THE CHAIRPERSON: Perhaps they don't all do that, but --

8. MR. CROCCO: These are the same plantings that you see in the picture. I mean,

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1 pretty adamant about it.
2 THE CHAIRPERSON: That's a lot of
3 yellow. Typically, you know, when a brand has
4 a color, it's in their logo, it's in the font,
5 whatever, not like all of this. Do you have
6 other locations where they have yellow like
7 this all over the front of the store?
8 MR. CROCCO: If it's any indication,
9 the owner suggested painting the outside of the
10 building almost a yellow, and I shot that down
11 immediately.
12 THE CHAIRPERSON: That doesn't tell me
13 anything.
14 MR. CROCCO: Would it make it better
15 if we changed the umbrellas to the dark blue of
16 the writing?
17 THE CHAIRPERSON: For sure. For sure.
18 MR. CROCCO: We could do that. Can we
19 leave these as yellow, the accent awnings?
20 THE CHAIRPERSON: I think that would
21 be not as bad, but I would like to hear from
22 the rest of the board what their thoughts are
23 on that.
24 MS. NEMECEK: I've seen these
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1 restaurants before, this is the yellow that's
2 used, and I don't have any problem with it
3 because that is the brand, the navy and the
4 yellow, so I'm okay with it.
5 THE CHAIRPERSON: To me it looks a
6 little California pizza kitchen.
7 MR. GARCIA-BOU: I'm also okay with
8 the yellow. I don't see a problem with that.
9 THE CHAIRPERSON: Okay.
10 MS. NEMECEK: If you want to
11 compromise and do the umbrellas as navy, the
12 dark navy, I don't see a problem with that
13 either.
14 MR. CROCCO: Well, do whatever you
15 guys think.
16 THE CHAIRPERSON: Yes, I think that
17 that would be a better choice. The way you
18 look at it now, it looks like you could just
19 walk off the patio. Is there something keeping
20 people from falling off?
21 MR. CROCCO: Yes, that wall goes up
22 about two feet high.
23 THE CHAIRPERSON: So it will cover
24 more of what the chairs and whatever; right?
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THE CHAIRPERSON: Okay.

Mr. Crocco: The two side by side.

Mr. Garcia-Bou: What's the color of the umbrella for Sweetgreen?

THE CHAIRPERSON: It's a gray.

Ms. Keenoy: It's a light gray.

Mr. Crocco: We also did a quick -- it's not fully, fully correct, it's something we could do very, very quickly, we kind of did a small rendering of them side by side. Don't pay attention to the storefront as it's supposed to extend left further.

Ms. Uhle: Also, are your awnings typically going to be extended or retracted that way because it's a different look, or is it seasonal, I guess?

Mr. Crocco: I guess it's more weather dependent. I wish an owner was able to make it tonight to answer that question. I would think, from speaking with them, it sounded like they were going to use them kind of as needed.

THE CHAIRPERSON: I think in the past, they've used the ones more on the side than in the front. Also, that was the only area, right?

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Carlos said they were okay with the yellow, but Jennifer said she felt the blue umbrellas with the yellow awnings would be an okay compromise; is that correct, Jennifer?

Ms. Nemecek: Yes. I mean, I like the yellow, but if you want to put blue, that's fine too. The yellow awnings is part of their brand, right; am I correct?

Mr. Crocco: Yes, it's part of their brand. That's their color.

Ms. Uhle: The sign committee typically reviews and approves awnings as well, and just knowing the members of that committee, I think they're going to appreciate that compromise. I think they're going to find that the yellow umbrellas and the yellow awnings is too much. Don't you think, Laura?

THE CHAIRPERSON: Yes.

Ms. Uhle: So I think that could be a good compromise.

Mr. Crocco: Okay, no problem, the navy blue umbrellas are fine.

THE CHAIRPERSON: Okay, so this is the two new stores side by side.

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1  EASTCHESTER ARB MEETING - 5/6/21
2  MS. KEENOY: Yes. Yes. It's
definitely more similar. This is reading as a
little more of a lime green. It is more of
like an olive.
3  THE CHAIRPERSON: Okay. And the
storefront will be a wood tone?
4  MS. KEENOY: Yes, the storefront will
be -- all the framing and that existing column
that's existing currently stone will be white
5  cedar.
6  MS. HABER: And the brick will be
white.
7  THE CHAIRPERSON: Above it?
8  MS. KEENOY: Yes. Thank you to Chris
for throwing together this kind of side by side
rendering just to show you our adjacency. If
you have any questions on the specific
9  storefront, I would refer to the renderings in
our package.
10 THE CHAIRPERSON: So, Chris, that's
11 the light you were referring to, right, now
12 that --
13 MR. CROCCO: That one is further back
14 on the site plan and then there's -- this one

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1  EASTCHESTER ARB MEETING - 5/6/21
2  is even further back and that one is along the
walk, and then there is this little one over
here. I don't know if you can see it.
3  THE CHAIRPERSON: Yes. Okay. On the
Sweetgreen, the wood, you said white cedar, is
that like finished in some way so that it
doesn't get disgusting?
4  MS. KEENOY: Yes, it's finished. It
will have like a clear coat on it. We have
some really nice control samples that we would
be happy to send you if you're curious to kind
of see the finish.
5  MS. NEMECEK: So your glass front is
10 going to protrude out a little bit further than
11 it is in this rendering because it's going to
12 encase that column; correct?
13 MS. KEENOY: Yes.
14 MS. NEMECEK: About how far is it
15 going to protrude?
16 MS. KEENOY: No more than I would say
17 like six inches from that stone column. We're
18 really just trying to create a consistent glass
storefront, rather than having the storefront
19 broken up by that masonry column which houses

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MS. LOPEZ-BLUM: That column is here.

THE CHAIRPERSON: Okay.

MS. LOPEZ-BLUM: This is the glass and the storefront.

THE CHAIRPERSON: This is the new improved width of the storefront; correct?

MS. KEENOY: Yes.

THE CHAIRPERSON: So this storefront now is 25.9, and Mr. Crocco, Chris, what is the width of Serafina, do you know?

MR. CROCCO: Yes. The width is -- hold on, I could check it. Hold on. Just give me a second. The width of Serafina is roughly 28. There is some variation in the wall as it goes back, but roughly 28.

THE CHAIRPERSON: Okay. Then with both of these establishments at night when you close up, what do you do in terms of the tables, chairs, umbrellas?

MR. CROCCO: Chairs will be removed and stored in the back.

THE CHAIRPERSON: Inside or around in the back?

MR. CROCCO: Yes.

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MS. UHLE: Our zoning law actually requires that they either be fixed or that they be stored inside.

THE CHAIRPERSON: The chairs?

MS. UHLE: Yes, and tables. Site furniture be fixed or stored inside somehow.

MS. KEENOY: Our tables and chairs and umbrellas are movable. The planters, once they're set in place, are like over 700 pounds, so those would be considered fixed.

MS. UHLE: Laura, I just want to remind you, at some point we do have to have a public hearing too.

THE CHAIRPERSON: Okay. So now is as good a time as any.

MS. UHLE: Let's do it for applications simultaneously.

THE CHAIRPERSON: Very good. I would like to make a motion to open the public hearings for both applications, 21-15, Sweetgreen; and 21-16, Serafina.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)
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that's going to probably illuminate that and
the storefronts themselves, and will probably
illuminate that ramp too.

THE CHAIRPERSON: I know you said,
Lauren, that there's quite a bit of lighting
coming from the storefront, but did you
consider doing any kind of sconces, or is there
even any place for any sconces on your
storefront?

MS. KEENONY: There's not really a good
place for them. We had focused on optimizing
the glazing since there is that large column
kind of breaking up our storefront already.

THE CHAIRPERSON: Since there is a lot
of glazing, then there should be a lot of light
coming through. All righty. If we could just
see first 21-15, that rendering that --

MR. CROCCO: I'm sorry.

THE CHAIRPERSON: On the screen. The
Sweetgreen one.

MS. UHLE: You want to see the color
rendering?

THE CHAIRPERSON: Yes, just as we --
MS. UHLE: Wrap things up?

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THE CHAIRPERSON: Wrap things up, yes.
MS. LOPEZ-BLUM: Sorry, I'm getting
there.

THE CHAIRPERSON: No problem.
MS. LOPEZ-BLUM: That color one?
THE CHAIRPERSON: Yes, thank you. I
would like to make a motion to forward this
along to the ARB --

MS. UHLE: Planning Board.

THE CHAIRPERSON: Sorry, to the
Planning Board. This is the ARB. With a
recommendation of approval, and then, of
course, along to the sign board for their
review as well.

MR. GARCIA-BOU: Second.

(AYE)

THE CHAIRPERSON: So I think we're
good with this for now, and you could go along
to the next step.

Chris, if you would bring up that nice
rendering that you had from the corner there,
the 3D one.

I would like to recommend Application

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MS. KEENOY: We can certainly raise it to be aligned with Fig & Olive.

THE CHAIRPERSON: You can't. The awnings have to be above the windows. They can't be raised -- I think maybe Fig & Olive's windows may be up higher, that's how they were able to do that, because they completely changed the facade. Basically the awnings are determined by where the windows and doors are.

MR. GARCIA-BOU: I think this is something that you should talk to the owner about trying to finish between those two stores, that way at least it will be completed, the Wine Stop and your store. It's something that you should bring up to the owner. Maybe it's a good thing to do it now while you're doing your work.

MS. HABER: Each tenant is going to want their own storefront, so that's not going to be something that he's going to take on to do. He's talking to national retailers who are going to be very particular about what design they want. We were particular about what we wanted to do, which is why we took on this.

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THE CHAIRPERSON: Exactly. Defining the edge on the north side there, the north edge as to where you stop and the other one starts, not just by painting a line down there, and then also making whatever is in front of your store homogenous and not with vertical stripes in a weird place. If it was more evenly spaced and it made sense, then it would be okay. This just is off. It's just not going to work the way it is now. You want it to look like it was purposeful and not like a second thought kind of a thing.

MS. KEENOY: We agree. Our intention was always to fill those divots and then use the coat of white paint. This signage rendering doesn't reflect that detail, but our sketch up renderings are more in line with what we're proposing from a design standpoint.

MR. GARCIA-BOU: If you go to the Planning Board, I think you should have something reflecting exactly what you just mentioned to show that you're planning to do that.

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THE CHAIRPERSON: To give it a more finished look. The brick is nice, but just that edge and the way it looks.

MS. UHLE: I lost track. Did you actually refer these both to the Planning Board already?

THE CHAIRPERSON: Yes.

MS. UHLE: Okay.

THE CHAIRPERSON: With those comments.

MS. UHLE: Okay. So we're finished with both Sweetgreen and Serafina at this point?

THE CHAIRPERSON: Correct. They do not need to come back to the ARB.

MS. UHLE: And we're done with the discussion on both applications now?

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: We are.

MS. UHLE: Okay.

THE CHAIRPERSON: Thanks, everyone. I would like to make a motion to close the ARB meeting for May 6th, 2021.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

DINA M. MORGAN, REPORTER

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 Zoom video. I was not present for such hearing. The video 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 14th day of June, 2021.

DINA M. MORGAN
Court Reporter

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