EASTCHESTER ARB MEETING - 6/3/21

THE CHAIRMAN: Good evening and welcome to the Architectural Review Board meeting of June 3rd. Margaret, if you would, roll call.

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Silvio Luca. Silvio, you're muted.

MR. LUCA: Here.

MS. UHLE: Laura Rafflani.

THE CHAIRPERSON: Here.

MS. UHLE: Carlos Garcia-Bou and Jennifer Nemec, we were not able to attend the meeting this evening, so it will just be the three of you.

THE CHAIRPERSON: Okay. The minutes for March, unfortunately, Jennifer is not here, and the minutes for April as well Jennifer is not here, so we don't have a quorum on -- we don't have three on either one of those to approve. We will do that next month or next time.

Just a note on how to participate in the public hearings. If you would like to make a comment during a public hearing, which obviously that's not open yet, and we will let you know when that will be -- excuse me -- use the raise your hand feature on the computer or star 9 -- excuse, Margaret, could you please continue.

MS. UHLE: Sure. Use the raise hand feature on your computer or the star 9 if you're calling in from a phone. I'll acknowledge you and invite you to speak. Then just please un-mute your microphone and state your name and address.

THE CHAIRPERSON: Sorry about that.

First up, new business. Application 21-23 for 4 Hanfling Road. Welcome.

MR. BADALY: Good evening. This is Shahin Badaly representing the applicant, Kenny Sylwia, who is also on the line. My address is 2 Wilson Place, Mount Vernon, New York 10550.

THE CHAIRPERSON: Welcome.

MR. BADALY: Thank you. May I share my screen?

MS. UHLE: Yes.

MR. BADALY: I have before you here --

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the side elevation here. The windows are
proposed to be Andersen double hung series 200
windows and they’re white.

With that, I’m not sure if the board
has any comment or questions or anything else
specifically that you would like me to go
through?

THE CHAIRPERSON: Okay. This front
facade looks somewhat awkward to me. The blank
space above the front door looks like it needs
something; a window, something. I’m not
sure -- I understand the gable over the garage
and the one above the front door if there were
something in the blank area, but the one on the
far right side just looks, I don’t know,
unbalanced. Because you’re putting a second
floor, that other secondary doorway, it’s like
you’re looking at this facade and you’re not
sure which is the front door. It just screams
addition. It doesn’t work. I don’t know how
to put it. Silvio, do you have any --

MR. LUCA: Yes. A couple of things.

One, your soffit elevation is incorrect, and so
is your window head elevation on your second
floor. If you scale your drawing, your second
floor window head is at 5 foot 3, so that’s why
it looks like you have so much siding above the
window between the soffit and the window, which
is incorrect.

Also, if you look at your section,
your soffit should be lower than your ceiling
on the second floor based on your elevations.

That’s incorrect as well. As well, as Laura
mentioned, aesthetically the fenestration, the
elevation, it needs a lot of work. Definitely
the double doors, if those are existing -- I’m
not sure if they are or not -- you definitely
need something above those doors, a window. It
kind of makes no sense to have a blank canvas
above the windows. You have the opportunity to
do any kind of window you chose. You have 30
inch by 48 inch windows on the second floor,
I’m not sure if those are egress windows based
on code, because they don’t look like it.

Again, maybe, you know, I think you
have to work on the elevations, and based on
your section, have the correct elevation as
well.

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THE CHAIRPERSON: Is there --

MR. LUCA: Another thing, the house
reads very linear. I know you mentioned about
breaking the house up with the three gables,
but maybe you want to introduce a different
material or horizontal band or maybe a vinyl
cedar shake, something. The space above the
breezeway, that’s in the same plain as the
existing home, maybe you want to set that back,
and then by setting that back, the square
footage above gets a little bit smaller and
then your roof line above will set down. So
your roof line won’t be one -- I’m going to say
this ridge is 50 linear feet long, so maybe you
want to break the ridge and drop it over the
breezeway so it kind of reads like the garage
element, the breezeway, roof line drops, and
then a main house as well.

THE CHAIRPERSON: Is that door into --
that secondary door, does that go into the
breezeway?

MR. BADALY: Yes, it does. So that’s
displayed here on the first floor plan at the
bottom here or on the existing floor plan here.

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I wanted to thank Mr. Silvio for his comments.
They were noted.

MR. LUCA: You’re welcome.

THE CHAIRPERSON: So is that door
used? Is it necessary? I don’t know if maybe
you could put maybe windows there instead,
unless it’s consistently used. It creates some
confusion.

MR. SYLA: I’m sorry, which door are
you talking about?

MR. LUCA: The door into the
breezeway.

MR. SYLA: The door into the
breezeway, it’s existing, number 1. It enters
in the -- whatever you want to call that
area -- the side garage door. What we’re
proposing is to have a deck going out from that
breezeway in between the kitchen and that area
there. It’s almost like, you know, what do
they call that door, Farije, when you enter
from the side of the house?

MR. LUCA: Like a mudroom door.

MR. SYLA: Like a mudroom, exactly.

MR. LUCA: What I think Laura is

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trying -- when I first look at this
elevation -- I'm an architect -- the house
reads like it's a two family house. Like that
doors and the garage and the space above is one
family, and then the main house is another
family. I understand it's fine to have a
mudroom door, but maybe you want to
de-emphasize. Maybe it's just a door and not
windows on both sides of it, or maybe it has
its own roof line above it.

MR. SYLA: It's kind of the way it is
right now.

MR. LUCA: I understand that, but
we're looking at the house as a whole, not what
you have existing. We're trying to, you know,
make everything we critique the best it can be.

THE CHAIRPERSON: Stone adds an
element also of importance, that maybe it
shouldn't have. Maybe it should just be siding
there. If you wanted to put stone anywhere, it
would be near the front door or not at all. It
just gives that door --

MR. SYLA: The front door is kind of
like more grand than that door. That may look

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bigger on picture, but it's really not. I
mean, it's a storm door with two side windows,
you know, just to give it the illusion that
it's -- you see existing here how it is. There
is stone there existing. We were going to
leave it. We were just going to replace the
windows and the front door. The front landing
is going to be a lot more bigger, wider,
grander with the pillars coming down. Seeing
it on picture and seeing it built, you know,
the pictures on the drawings doesn't do it
justice the way it will be built with the look
and the illusion.

THE CHAIRPERSON: But the drawings are
what we see and what we're here to approve.

MR. SYLA: I understand.

THE CHAIRPERSON: The way it is now,
we're just trying to find some ways to get it
to look more like, A, a one family; B,
something that doesn't look like a bunch of
additions, and, you know, a much better result.
You're putting a lot into this, I can see, and,
you know, we just want you to get a lot out of
it. As it is the way it's presented here, it's

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and, let's say, a garage breezeway element with a lower roof line. If you understand what I mean. I think the columns are -- I don't know if you want to have columns that are 20 feet tall. Maybe you want to work on that whole detail.

THE CHAIRPERSON: That's columns or trim?

MR. LUCA: I think those are two columns. If you look at the side elevation, those two white are columns. The CHAIRPERSON: Oh, okay.

MR. SYLA: What's wrong with the columns?

MR. LUCA: I mean, they're very -- they're 18 foot tall columns. I'm not sure if that's -- it might be fine, but I think once you start working on the horizontality of the house and making it not look so horizontal and adding fenestration above the main door, like a window, like a large window, that's like a stairwell between --

MR. SYLA: Do we have room there to put a window above that door?

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Then we can we also extend this trim back, and then this line here is --

MR. LUCA: That whole element will shift back, let's say, 18 inches. By making that 18 inches, you know, further back, then that ridge above it, straight above it, will drop also.

MR. BADALY: Then we could bring that through above the garage as well.

MR. LUCA: Then it will come back up again, you know, mainly where you have the master bedroom over the garage.

MR. BADALY: If the owner is amenable, I mean, I noted down a good section of comments here that we could come up with --

MR. SYLA: How much space would I lose in that closet?

MR. LUCA: Whatever that cantilever is. Whatever you have on the first floor, let's say. What is that?

MR. BADALY: Unfortunately, it's not dimensioned. It looks like about 18 inches or maybe 2 feet, tops.

MR. LUCA: Any kind of break will help

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the elevation, even if you drop it back 1 foot.

MR. BADALY: It is a very deep closet.

MR. LUCA: Also, if you really need a bigger closet, you could just shift the wall into the bedroom that's 16 or 18, 9, if that one foot is drastically hindering the closet.

MR. SYLA: The goal was to kind of utilize all the space that we can in there.

MR. LUCA: We understand that, but we also are trying to make the house look as best as possible for the mass media, as well as you. All the comments that we've had, once you're engineer adds them to his drawings, you're going to see that the house is going to look considerably nicer.

MR. SYLA: It's going to look smaller because you're adding all these details to it that just, you know, for us doesn't make sense.

MR. LUCA: Those are my comments. The house the way it stands, it doesn't --

MR. SYLA: I understand we could make some adjustments with the window, but, you know, you have to also take into consideration that there's two floors right there, so how are we
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<td>adding the window in between?</td>
<td>that is on the front of the house. I don't</td>
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<td>Shahin, is the window going on the second floor in one of the bedrooms? Are we losing -- is there a wall going in between that? There was a reason why there was no window there. If the window is going to be an issue --</td>
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<td>Mr. Luca: According to your elevations, there is no reason why there shouldn't be a window. In that space is a closet on each side in the bedrooms, and then there's a space between the two closets, which looks like it's a two story space above your staircase, which is approximately, I would say, maybe 3 feet, a little bit more. Right there, exactly. That space could be a window, which lights the staircase, and definitely helps the elevation.</td>
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<td>Mr. Luca: Just adding the window is going to drastically change the elevation.</td>
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<td>Mr. Syla: Okay. If we have the room, I'm all for it because I would love the window there. If not, we can maybe drop the gable down and have it like in between.</td>
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<td>Mr. Syla: I'm sorry, the one to the right?</td>
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<td>THE CHAIRPERSON: Yes.</td>
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<td>Mr. Syla: I would love to have the window if we have the space to do it.</td>
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<td>Mr. Badaly: The only thing I do want to mention, Kenny, if you did want it lower the window and not have in line with the other ones, then you have to do a two story space on the first floor in that area. I don't know if that's what you're intending to achieve inside. Otherwise, you have to line it up with the other windows.</td>
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<td>Mr. Syla: What kind of window would it be, like a palladium window? Would that work in there or no?</td>
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<td>Mr. Luca: That's what you probably wind up doing. A fixed window.</td>
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<td>The Chairperson: I don't think that that's what this house really calls for, but --</td>
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<td>Mr. Luca: It's not going to be an operable window, it's going to be a fixed unit.</td>
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<td>The Chairperson: That width, you're going to get -- that kind of a window is going to look -- it's going to be just probably -- based on the plans, I don't think it's going to be much wider than the one single double hung</td>
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<td>Mr. Syla: You were asking if it's what?</td>
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<td>The Chairperson: If it's there for a reason on the inside.</td>
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<td>Mr. Syla: Not for the inside, no.</td>
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<td>The Chairperson: Silvio, do you think that that's appropriate that one there?</td>
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<td>Mr. Luca: I think the engineer needs to just work on the overall elevation, and then he'll kind of determine if that needs to be there or not. I think it's fighting with the portico, if you want to call it that, the entryway, but I think once he adjusts the roof and adds the window and sets back the walk-in closet a little bit, he has to make that determination. I think that has to happen first before he keeps or loses that gable, that false gable.</td>
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<td>The Chairperson: Margaret, I guess we can open this for a public hearing at this point?</td>
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<td>Ms. Uhle: Sure. Before you do that, there's just one thing I wanted to mention, and I think both the homeowner and the architect</td>
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are aware of this. Our Building Inspector did speak I think to both of them with regard to the existing breezeway and the stairs that come out of the breezeway. We don't believe that the stairs comply with zoning at this point, and we are asking for an updated survey. I just wanted to mention that that's something that they may to redesign or remove. I believe you're both aware of that, but I just wanted to mention that to the board members as well.

MR. SYLA: I spoke to James King earlier today, and he did mention that. When I purchased the house, it was the way it is. On the original survey, it didn't have the garage and that breezeway there because it was some kind of prior year that allowed it to do what they did at that time.

MS. UHLE: Sure. The enclosure of the breezeway, that just becomes part of your current application with regard to the overall improvements that you're doing to the house. With regard to the steps, once we get the survey, then you'll have some options available to you with how to proceed with those. I just

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wanted to make that clear.

THE CHAIRPERSON: That door, not the front?

MS. UHLE: The one on the side there, yes. With that being said, you want to open the public hearing?

THE CHAIRPERSON: Okay. So I would like to make a motion to open the public hearing for Application 21-23.

MS. UHLE: So I have two people that would like to speak. One of them is Farije Syla. Are you on right now?

MR. SYLA: That's my wife.

MS. UHLE: You could talk at any time, you don't need to raise your hand, but go ahead.

MS. SYLA: I'm not used to this Zoom stuff, so I don't know how it works. So the canopy that's above the front door, it kind of protrudes out, and because I'm trying to utilize the space inside, you know, with the bedrooms for the kids, it's like you never have enough closet space, that's why I was thinking, you know, we could have a light

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MR. LUCA: No, I'm sorry.

THE CHAIRPERSON: I mean, it's a possibility. I'm not seeing it. Again, I think the window could fit the way it is now on the plans. If you look at the second floor plans, there is space for that there between -- you know, above the stairs. It truly does make sense to have natural light come in above the stairs. Whenever there's power outages or whatever -- a power outage isn't always during the day, but when there is, you're really glad there's windows around to climb the stairs and, you know, it's kind of a safety thing.

I also suggest that when you return to the board -- this is not a requirement on additions, but I think on this house since it's so extensive across the facade of the building, I think it would be really beneficial for both the applicant to see and for the board to see, if you could something more in a 3D so that we could see the angles and the way things just back in and out. It would be much more helpful for everyone to envision what it would look like by doing a drawing that shows that. Most

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of our new applicants -- new homes for sure are required to do that, and some of the other homes that are doing this kind of an extensive renovation do that as well. It's very helpful to both of us, you and us, to be able to see that those things move in and out. It's a much better perception of the massing, how it will look.

MS. UHLE: Laura, I think we seem to have lost the applicant temporarily, but also the applicant can participate afterwards too. Do you want to take some of the other comments at this point?

THE CHAIRPERSON: Yes, please.

MS. UHLE: I have an Eleanor Inurna, if you want to un-mute yourself and state your name and address.

MR. INURNIA: Yes. It's Eleanor and Tom Inurna. We're at 6 Hanfling Road. We live next door. I just want to say, we're very supportive of this plan. We're excited for the Sylas. They're good people. To me it looks nice, so I leave it to you and them to agree on the details.

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Appareantly, nobody else has any comments, so you can back to the applicant or to the board.

THE CHAIRPERSON: Back to the board. Board members, do you have any further comments? I do expect this application to come back to us before going on to the Planning Board. I believe you all agree with that?

MR. MCINTYRE: I would agree with that. The only thing I would say to the applicant and their engineer or architect is, we're not necessarily looking to hinder on your interior space. We're not looking to reduce your internal footprint and cause, you know, duress to you and your family. Our role as the Architectural Review Board is to really try and enhance this project and make it look as good as it can look and architecturally pleasing, and create the best possible, you know, investment not only for you but also the neighborhood. I think, as your wife stated, it does appear flat. It's a very flat facade. I think with some little -- a little bit of, you know, adjustments, and I think my colleague, DINA M. MORGAN, REPORTER

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Silvio, certainly, you know, pointed you in the right direction, with some sort of minor adjustments and just some creativity on the front elevation, I think the changes, the hopeful changes that, you know, you and your team is going to come up with, I think can only enhance the current home, the new addition, and, you know, hopefully the overall investment value of the this property, and obviously in the neighborhood that it exists. We're certainly not looking to, you know, sort of be dogmatic, its got to be this way or that way, that's not our intent. We're just looking to try and guide, you know, you and your design team to try and have the best possible project and home when this thing gets granted a building permit approval. So that's really the objective of this board, and, hopefully, as part of this next kind of collaboration with you and your architect or engineer, whatever sort of, you know, design professional, I think that's really our objective, as I'm assuming your objective also.

MR. SYLA: Yes.

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September 2nd. Laura, are you --
THE CHAIRPERSON: Can we just finish
the motion and vote on it?
MS. UHLE: Okay. I'm sorry.
THE CHAIRPERSON: Is somebody going to
second that, please. Hello? Board members,
could someone second the motion?
MR. LUCA: Second it.
THE CHAIRPERSON: All in favor.
(AYE)
THE CHAIRPERSON: Margaret, proceed
with that.
MS. UHLE: Sorry about that.
Typically, the boards do not meet in July and
August, so the next officially scheduled
meeting is September 2nd. However, there's a
possibility that some of the boards may hold
special meetings. So I will have to let you
know if that's a possibility and when that
would occur.
MR. SYLA: There is no way to get a
conditional -- I mean, I got -- we're like
living out of the boxes in the house, and we
kind of jumped the gun with, you know, getting
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the stuff out and --
MS. SYLA: We didn't know --
MR. SYLA: We had no idea we were
going to get sent to an ARB. You know, June,
July, August, September, it's like another
three or four months from now. Is there a way
to get it conditionally approved based on, you
know, just this window or the gable that's
outside. To me, it doesn't sound too major,
other than the front look of the house. It's
basically more finish work than it is
structural or anything like that. If we could
just get the house going, framed up on the
interior with the sliding and whatnot, the
exterior look and design, we would wait on that
to get it approved.
THE CHAIRPERSON: Margaret, do you
want to answer that?
MR. SYLA: It's a big -- I don't know
how to stress like our living conditions right
now because we really didn't anticipate this.
We were going back and forth with the third
party guy, Neil Carnow, for months. He said,
once I approve it, he said, you know, he'll
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1 present a complete application, a complete,
2 acceptable application, and right now we're not
3 sitting with that.
4
5 MR. SYLA: I'm not talking about
6 finishing the house a hundred percent because
7 we have a basement downstairs that we can live
8 in once it's finished. All I'm saying is, if
9 we get it close to framed out outside --
10 THE CHAIRPERSON: It can't go to the
11 Planning Board. I'm sorry, but the answer is
12 no. The best I can offer you is to possibly do
13 a July or an August meeting where we look at
14 what you resubmit to us.
15
16 MR. SYLA: I understand, but I'm
17 asking you and the other three parties that are
18 there with you, is there any kind of way that
19 we can work around this, that's all I'm saying?
20 MR. MCINTYRE: Okay. So I understand,
21 and I think, you know, my colleague has sort of
22 explained, the process is that the
23 Architectural Review Board comes before the
24 Planning Board review, and, you know, our
25 review process, you know, tee's up the Planning
26 Board, which is the last review board prior to
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1 you getting a building permit. So, you know, I
2 think our Chairwoman has sort of given you, you
3 know, the green light for our board to make a
4 concession and review this next month, right.
5 I'm prepared to do that. I understand that
6 nobody can afford to lose, you know, months at
7 a time, and obviously you have a Thanksgiving
8 deadline, and, hopefully, that's realistic.
9 However, there is due process here.
10 MR. SYLA: I understand.
11 MR. MCINTYRE: This review needs to
12 happen, and ultimately it then needs to be
13 reviewed by the Planning Board, which
14 ultimately will determine whether you're
15 granted a building permit, which ultimately is
16 your green light to proceed.
17 However, I just need you to understand
18 that, you know, what we're proposing and what's
19 been discussed here this evening is not as
20 simple as adding a window and, you know, sort
21 of changing some of the existing conditions.
22 That's not the take away I think that, you
23 know, you should leave with. We're looking to
24 try and ensure that this elevation, primarily
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1 the front elevation, you know, is changed from
2 what is currently presented. If that doesn't
3 happen, then I think we're kind of back to
4 square one. So, again, this needs to happen
5 and be driven on your end so that what comes
6 back to us as this next rendition of
7 redesign -- and really all we're talking about
8 is the front elevation, not the interior
9 footprint, there may be some adjustments in
10 terms of a window placement and maybe moving
11 the recessed area back above the entrance to
12 the breezeway, however, it's not just simple
13 adjustments. That's what your designer and
14 architect and engineer needs to work through
15 with you as the client because that has to
16 happen, whether it's this board or the next
17 board. Those steps need to happen in order for
18 you to get to a point where you could be
19 granted a building permit. So it's not as
20 simple as, hey, let's proceed and we can frame
21 the house. The framing of the house is pretty
22 much the bones and the skeleton of how, you
23 know, the facade and the roof lines are going
24 to look. It's a little bit more, you know,
25
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1 design driven, and a little bit more integrated
2 than just putting a window in or possibly
3 eliminating a dormer, a fake dormer or hanging
4 a light fixture or reducing the height of the
5 columns. The architecture and the aesthetics
6 of this front elevation needs to be looked at
7 so that it works better.
8 Again, I understand that you're under
9 a little bit of a time crunch, but I think the
10 investment of this time and effort as part of
11 this design or redesign, I think ultimately is
12 going to be pay off in spades for you guys. So
13 I think, you know, to answer your question,
14 we're willing to have some sort of a special
15 review next month.
16 MR. SYLA: I appreciate that.
17 MR. MCINTYRE: You need to get that
18 same buy in from the other board, that
19 ultimately is going to be able to sort of give
20 you a green light to proceed to building
21 permit. These are the rules. Again, I'm only
22 speaking on behalf of myself. Ultimately, you
23 need to speak to the Planning Department with
24 Margaret, and obviously, you know, Jay, the
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Building Inspector because, you know, this is more than just this board in terms of an entity allowing you to move forward and proceed to the building permit.

THE CHAIRPERSON: You do need three people for a quorum in order to make a meeting. You have two commitments here. There are other members that are not here tonight that may be able to make it, I don’t know.

MS. SYLA: We appreciate it.

MS. UHLE: I’ll try to confirm that as soon as possible. Occasionally in the past, and past years, all of the boards have had special July meetings simply to wrap up old business. So they would not be taking new applications. I can’t speak for the board, but I imagine that the Planning Board would be willing to have a Special July meeting as well. There’s a potential that the other applicant on this agenda may be in that position as well. I don’t think I’m going to have a problem, especially since we’re doing remote meetings at this point, it makes it a little bit easier. I will coordinate with you and your architect as DINA M. MORGAN, REPORTER
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are at the point right now where we are
bringing the site and activating the property
and beginning to reoccupy the space within the
building. The first exhibit that I have for
you is just an aerial photograph just to orient
everybody. I know many of you and all of you
are probably much more familiar with the site
than I am, but just to orient everyone, this
red line indicates the limits of the 11 acre
property that encompasses the site. The
building itself, you could see it centrally
located on the property here, it's about
215,000 square feet. White Plains Road is on
the bottom of the page labeled here, and then
New Wilmot Road is off to the left or north of
the site, and then you see the Vernon Hills
Shopping Center on the south side of the
property.

The project that's before you now,
again, is to reactivate and reestablish the
existing floor space within the building with
an office use. Approximately 90,000 of the
250,000 square feet of the existing building,
is proposed to be occupied with a flexible

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office use. That 90,000 square feet is
primarily located on the second level of the
building.
The existing building itself, it's
really three levels. So on the east side here
up against this existing parking lot, the
lowest level of the building accesses that
parking lot.

The second level, the other main level
of the building, which, again, is the entire
footprint, really is at the elevation of White
Plains Road, and the primary entrance to that
area is along this frontage right here with
this parking lot.

There is a third level in the
building, but it's really limited to the
central portion of the building. It's not the
entire footprint. It's only about
17,000 square feet or so that's located on that
third floor of the building itself.

Again, the proposed office use -- I'm
going to just jump to this plan here, which has
just a little bit of a breakdown of the
different floor areas. This right here on the

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second level -- I'm starting on that second
level of the building -- is about 70 of that
90,000 square feet that's going to be occupied
by the proposed office use.
The balance of the space within the
building is broken down into four other tenant
spaces. Tenants for those specific individual
spaces have not been identified at this point.
So they're simply identified as medical office,
office or retail spaces because we simply don't
have a tenant for them at this moment in time,
but it's anticipated that they would be
occupied by one of those three permitted uses
in this zoning district.
The proposed flexible office space,
again, 70,000 square feet is on that second
floor, there's about 5,000 square feet of it
that would be located on that lowest level so
you can access that rear parking lot, that
larger parking area.

Then the third floor of the building,
again, it's about 17,000 square feet, is also
going to be occupied by that proposed office
use, and that's how we get to that 90,000

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square foot number.
Included in the package that we gave
to the board, this is just an aerial photograph
with a number of photos of the existing
property. Starting on the northeast corner
here, number 1, and then we could work our way
around clockwise. Looking from the corner of
New Wilmot Road -- excuse me, looking from New
Wilmot Road onto the property, again, the
eastern property line really from the golf
course and the residential properties that abut
this location, you could see one of the
entrances, some of the overhead doors, and then
that second floor space up in this area here.
Moving around now to the southeast
corner, Vernon Hills Shopping Center is just
off to the left-hand side of the page, this is
the view of the existing building, and you'll
see it's really just a solid facade of brick
along this area.

Keep moving down, now we're rotating
around that southern portion of site, and this
looking along the frontage of the building
that's going to be occupied by that proposed

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1. office use, this is that corner of the building
2. and it's going to extend all the way around.
3. Continuing now to the southeast corner
4. really from White Plains Road, you could see
5. the building facade, the Lord & Taylor signs.
6. Now rotating around White Plains Road, this is
7. the face of the building that’s closest to the
8. roadway, and then we wrap up on that northeast
9. corner of White Plains Road and New Wilmot
10. Road.

11. This aerial photograph shows really
12. just the site circulation and some of the minor
13. improvements that were proposed on the original
14. plan. I'm going to zoom into this area here
15. because this is primarily the parking area and
16. the main entrance to that proposed office
17. space. You could see, we're just doing a
18. little bit of re-striping work to provide some
19. drop off and pick up areas, knowing some of the
20. activity that would occur on this property, and
21. then relocating some of the accessible parking
22. spaces closer to the main entrance, and then
23. re-striping the parking spaces.
24. Since we met with the Planning Board
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1. last week and since this application was
2. submitted, we had an opportunity to walk the
3. property with Ms. Uhle earlier this morning
4. and, you know, we took a step back and what
5. we’re really doing is taking a little more of a
6. holistic approach to the overall property, and
7. we are re-looking at landscaped areas along all
8. the frontages of the building, and then the
9. conditions of the curbs and the sidewalk, all
10. of which will remain, but we're going back and
11. just preparing an overall plan to address a
12. number of the questions and comments that came
13. up during our meeting this morning, as well as
14. from the Planning Board last week. We’re in
15. the process of preparing this plan, and then
16. we’ll submit a detailed landscaping plan that’s
17. going to address, again, all the landscaped
18. areas around the perimeter of the building, as
19. well as all of the sidewalk and other site
20. improvements that would ultimately be made to
21. the property itself.
22. There were a number of perspective
23. renderings that were prepared of the building
24. itself. At this point, I think it would be
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could see the additional windows that are being installed in this area as well.

This is that wall that it comes closest to White Plains Road.

Again, all this landscaping, this is what we're in the process of evaluating and will address with really a master landscape plan for the property itself.

This is the backside of the building, the awnings that Ron was referring to with the two entrances in this area here, and this is that second floor space. I think it's always helpful to look at it. This was that second floor. You could see that area there. Really you could see it here in this photo on what it looks like today and how it's going to be opened up with the windows in the future. This is more of a flat view onto that space there.

MR. HOINA: In terms of the window styles -- if you flip down to the elevation -- so the window style is very uniform as it runs around the building. The operable piece will be at the bottom. Wherever we an opportunity to have an operable window, we're putting one.

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in. There are some cases where it's not practical. If you go one more, you'll see the -- we have a head condition where in some cases the structure of the building requires us to have a little bit of spandrel at the top.

In adjacent windows where we don't need it, we're mimicking the bar tide with bar at the top so that the mutton carries through and gives us a uniform look. The windows will be black frame, and they are being installed in 19 locations.

MR. VILLAREALE: Ron took us through the extent really of the improvements to the facade of the building and the things that are being done. Again, between the reactivation of the facade, the introduction of the windows, the global look at the landscaping plan, it really provides an opportunity to reactivate what is now a vacant, empty building.

I'm happy to answer any questions that the board has and really dive into some of the details. I'm sure there are some questions out there. I'm happy to start addressing them and start a dialogue on working through this.

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THE CHAIRPERSON: I had a question about the location of that I think you said 90,000 square feet. The bulk of that, this is the main entrance for that?

MR. VILLAREALE: Yes. Let me go back to two different plans here.

MR. HOINA: That's the main entrance to approximately 70,000 of the square footage.

MR. VILLAREALE: It's this area in here, the second level of the building, which is at grade with this front parking lot and White Plains road. If I go back to this, you could see this is the one story portion of the building, but it's really the second level.

70,000 of that 90 plus thousand square feet is located on this level. About 15, 17,000 is that second or third level, which is up here just off to the left, and then about 5,000 square feet is down at that lower level right in this area here.

THE CHAIRPERSON: What I'm thinking of is, this is the smallest area of the parking and it's servicing the largest area of the zoning, rezoning within the interior.

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MR. VILLAREALE: Keep in mind, it is only 90,000 of the 215,000 square feet of the building. The entire building is not being reoccupied by this proposed office use.

MR. HOINA: Less than half.

MR. VILLAREALE: It's about 90,000 square feet, 70,000 of which is located on this area here, and that is precisely why on that lowest level we're introducing an element where people would be able to park in the main parking area in the back of the building and still access and enter the office space. We thought that would be a good opportunity and good balance to, you know, bring that pedestrian connectivity between the two floors.

MR. HOINA: It allows us to connect both parking lots to the common space, the 90,000 square foot space.

THE CHAIRPERSON: Okay, because I think it's going to need it.

MR. HOINA: You're right. You're right, yes.

MR. VILLAREALE: Absolutely. The bulk of the parking is located in the back of the
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2 property, and that's exactly why an entrance is
3 located down there.
4 MS. UHLE: Also, Laura, I just want to
5 clarify, they're not seeking a rezoning, it's
6 just a different principal permitted use. This
7 is not going to the Zoning Board at all.
8 THE CHAIRPERSON: Understood.
9 Understood. I'm just looking at it from a
10 practical usage.
11 MS. UHLE: That's fine. You just used
12 the term rezoning, so I just wanted to clarify
13 that.
14 THE CHAIRPERSON: I meant rezoning of
15 the space interior.
16 MS. UHLE: Okay.
17 MR. MCINTYRE: I think repurposing.
18 MR. VILLAREALE: Repurposing,
19 reallocating. Understood.
20 THE CHAIRPERSON: Reconfiguring.
21 Sorry about the misusage of that word.
22 On that facade right there, that
23 corner right behind the red car, there are
24 those two windows there, do they -- what
25 purpose are they for?

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2 MR. HOINA: That front corner is the
3 fitness area in the building, so we wanted to
4 bring in fresh air and a lot of light to make
5 that space feel like it's open and large. So
6 we opened that window. You could see it.
7 MR. VILLAREALE: This is the existing
8 condition that's there right now. It's that
9 flat wall that fronts White Plains Road. When
10 you go to the floor plan, again, the office
11 space, 70,000 square feet is shown here, you
12 know, there are a number of amenities that are
13 incorporated into this office space, including
14 a cafe and a fitness area, and that fitness
15 area and cafe are right on the corner of the
16 building. They're maximizing the use of the
17 space there. When you go to this facade,
18 they're bringing the window element.
19 MR. HOINA: That far corner and
20 then -- there you go.
21 MR. VILLAREALE: A big overhead door
22 in this area here that opens up to the sidewalk
23 area as well. Again, natural light, air,
24 ventilation, it's all intended to bring more
25 light and air into this building space.

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2 THE CHAIRPERSON: Okay. I think maybe
3 Margaret may have mentioned to you that I had
4 suggested that somewhere along on this building
5 there would be possibly, in my hopes, a living
6 green wall. Actually, I thought that that wall
7 where the garage door is would be the perfect
8 wall because it's the wall that you see as you
9 go north. It just hits you right in the face.
10 Even with the garage door, I think it would be
11 a perfect place to do that. I don't know other
12 places or other things or whether that is
13 something you would even consider, but I think
14 it would add so much to this space, to this
15 building in terms of making it more modern,
16 more up-to-date, more --
17 MR. VILLAREALE: Understood. Yes, she
18 did allude to that. I think at this point what
19 we would really like an opportunity to do is,
20 you know, to go back and take really a global
21 look at the master landscaping plan for the
22 property, understanding your comment and your
23 thought process. We'll look at it globally for
24 the entire property and come up with a plan
25 that I think achieves all the points and goals

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2 that you're thinking of.
3 THE CHAIRPERSON: Thank you. Also,
4 unfortunately Jennifer Nemeczek, another board
5 member, is not here tonight, but she is a
6 landscape architect, so I'm sure she would have
7 some good comments to add to the picture.
8 Unfortunately she wasn't able to be here.
9 MR. VILLAREALE: Understood.
10 THE CHAIRPERSON: Enda, Silvio, any
11 comments, questions?
12 MR. MCINTYRE: Yes. If I may, can you
13 just go back to, I guess, the floor plan. So,
14 I guess, the primary level, the first floor,
15 which is accessed from, I guess, the White
16 Plains Road side, the old Lord & Taylor --
17 MR. VILLAREALE: So really the second
18 level.
19 MR. MCINTYRE: Right. So, I guess the
20 first question is, you know, as part of the,
21 you know, work to the facade on all of the four
22 sides -- knowing that there's probably more
23 than four sides, but you know what I'm talking
24 about -- all of the facades for not only the
25 office space but, you know, the future spaces,

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all of the facade upgrades are being proposed as part of this application; correct? All of the new windows, all of new storefronts, all of the new access. Again, kind of looking at your elevations, it looked like some of the new storefronts was in maybe some of these medical office components; is that right?

MR. VILLAREALE: Let's break that down, and, Ron, please jump in here.

MR. HOINA: Yes. It might make sense to also go back to the rendering.

MR. VILLAREALE: I think we could break it down to a couple of things here.

Let's start with this one.

MR. HOINA: Everything you're seeing in this view is connected to the 90,000 square feet that we're looking at right now. As you march around the building -- so maybe if you go to the next one, Diego, and now if you could go back to plan real quick -- so you see where you are, you're in that area? In that piece where we're reworking and opening windows, it's for that same tenant, but anything that we're proposing on the other side, we're trying to minimize because we don't know what the use is.

So if that were to become a retail use, big, open windows really wouldn't make sense to the end user.

MR. MCINTYRE: I get it. Again, I'm just reacting to, I guess, the first, you know, exterior view from White Plains Road. Again, if you want to go back to that.

MR. HOINA: Go to the second image.

MR. MCINTYRE: Not that one, the one prior. If you see where the group of people are to the right of the America flag, is that --

MR. VILLAREALE: That's all part of the -- let's go back to this plan. The 70,000 square feet really encompasses almost two thirds of the facade of the building itself. When we look at it from this site plan view -- it might be easy to see it here -- that area is really everything in here. It's this whole portion of the building.

MR. HOINA: Show him where the flag is.

MR. VILLAREALE: What you're looking at is right here. All of this facade, there are new windows being introduced all along the backside of the building. The only area where windows are really not being introduced at this time is this facade of the building here and that's it. However, to your point, the canopies, the entrance points, all of those are being updated and made consistent for the entire property as well. If in the future the tenant comes in this space and requires additional windows to be installed, it's something we would have to propose.

MR. MCINTYRE: Okay, I got it. I got it.

MR. VILLAREALE: This rendering from here all the way to here really shows the extent of the 70,000 square feet.

MR. MCINTYRE: It goes right to the end. That used to be an old candy -- many years ago, it used to be a candy store.

MR. GONZALEZ: On level three; correct?

MR. MCINTYRE: Pardon me.

MR. GONZALEZ: On level three;

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THE CHAIRPERSON: Closer to the other shopping center, at that end.

MR. VILLAREALE: At the opposite end of the building.

MR. MCINTYRE: Right. Exactly.

MR. VILLAREALE: Before Lord & Taylor took that space as well.

MR. MCINTYRE: Exactly. Lord & Taylor expanded into that when the candy store, I guess, moved out.

MR. VILLAREALE: Yes. So that space is part of this proposed office use.

MR. MCINTYRE: Okay. Fair enough. In terms of the facade upgrades, the interior space, like obviously it's going from retail to, you know, office use now, is it just all sort of basic finishes; is it open ceilings;

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1. are you dropping ceilings; is it new
2. sprinklers; is there new air conditioning
3. systems; is there going to be any equipment on
4. the roof? I didn't really see anything on
5. these documents, you know, leading me to that
6. scope of work.
7. MR. HOINA: We're planning a very open
8. work environment where it's sort of communal
9. and fostering sharing of ideas and work. We're
10. leaving the space as open and as clean as we
11. possibly can. With that in mind, we're able to
12. reuse much of the HVAC systems that are in the
13. building today in that area. We're planning on
14. only fixing what doesn't work there from that
15. standpoint. We don't have any site line issues
16. that we know of today, and I don't think we
17. will because of the way the building is
18. situated. We've got windows on both sides of
19. this building, if you go back and see the plan.
20. We're trying to get the entire floor plan to
21. take advantage of that natural light, so we
22. don't want to put walls or dropped ceilings.
23. We want to keep it as open as we possibly can,
24. if you go back and look at the plan, which is
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1. disturbing other people. We haven't programmed
2. the space around that, but that is a potential
3. use.
4. MR. MCINTYRE: Okay.
5. THE CHAIRPERSON: Then the northern
6. part of that other section, that medical space,
7. retail, whatever, the entrance would be from
8. the northern side?
9. MR. HOINA: Yes, from the northern
10. parking lot.
11. MR. VILLAREALE: So this area, that
12. white portion of the building, has a separate
13. entrance right there. There's a canopy in that
14. area. That really has this parking lot sort of
15. isolated and dedicated for that space.
16. THE CHAIRPERSON: Okay. So that makes
17. sense. There's nothing otherwise on the facade
18. of the building, you're not really doing --
19. other than the windows -- if we could go back
20. to the renderings. It's pretty much as is;
21. right?
22. MR. HOINA: Yes. The stone panels
23. remain stone panels, the painted brick remains
24. painted brick. Wherever we have the decorative
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1. what we've done. Both walls sort of run
2. parallel. The one facing where the candy store
3. was all the way back to the main entrance, that
4. wall, and the wall on the other side, we want
5. both of those to get natural light so that we
6. don't have to rely on artificial light. To
7. make that work in the center of the building,
8. we are not proposing drop ceilings or anything
9. to interfere with that, or walls for that
10. matter.
11. MR. MCINTYRE: Okay. Those sort of
12. cubes on the medical office side, are those
13. bathrooms or is that --
14. MR. HOINA: You're talking about the
15. ones in the middle?
16. MR. MCINTYRE: No -- yes, where your
17. cursor is.
18. MR. HOINA: Those are on the 70,000
19. square foot side. Those are the only sort of
20. private nooks that we have on the plan today.
21. Those areas are meant to be sort of quiet
22. space.
23. MR. VILLAREALE: If you do have a call
24. with several people on it, you don't want to
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1. panels, we're keeping those. The only thing I
2. would say is, if there are areas where there's
3. damage to some of the building components,
4. we're repairing them. If there's cracking in
5. the brick, we'll repair the cracked brick. We
6. want to maintain the look and feel of the
7. building as it stands today.
8. THE CHAIRPERSON: Okay.
9. MR. HOINA: It's an interesting
11. THE CHAIRPERSON: It is interesting.
12. I don't know, it looks a little hodge podgy.
13. MR. HOINA: When you look at it as a
14. whole, though, that property feels right
15. architecturally, to me any way, as it stands
16. today.
17. THE CHAIRPERSON: Did you look into
18. perhaps doing any kind of rooftop thing, like
19. above the gym?
20. MR. HOINA: We did not.
21. MR. VILLAREALE: Are you meaning like
22. an outdoor space?
23. THE CHAIRPERSON: Yes, kind of like an
24. extension the cafe up there. I don't know.
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Mr. Hoina: That's an interesting thought.

Mr. Villareale: Not contemplated. Again, the square footage, as Ron indicated originally, we were sticking within the compounds of the building, just the walls. That would require an extension of space. Again, it's just not something that was contemplated. We really worked within the footprint of the existing building.

The Chairperson: Actually, it may disturb that little swoop. Mr. Hoina: Right, the little curve.

Yes. The Chairperson: Maybe somewhere else. I don't know. It's unfortunate that these pictures don't include -- I know it's kind of overgrown, but today's landscaping is flowering quite nicely. It's overgrown, but it's pretty colors.

Mr. Villareale: Part of the landscaping plan is evaluating what's there and, you know, maintaining, pruning back. You know, you have two very prominent trees sitting

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On the corner of this main entrance that we really felt just needed some pruning. You know, you cut them back, and then it allows you to maybe supplement the landscaping that is underneath it. So that's, I think, what we're talking about when we're going to step back and just really take a global look at the existing landscaping that's there and the opportunities that we have to supplement. The Chairperson: Those evergreens over by the flag look a little, like, old. I think it could be better, for sure, over there, that part of it. Even just being green is helpful.

Ms. Uhle: They really need to do a comprehensive plan, so let's differ to the landscape architect.

The Chairperson: Absolutely. Mr. Villareale: I'm not a landscape architect, but we do have a landscape architect on staff that walked the site with us today, and we will have her put together that comprehensive plan and present it to you.

The Chairperson: Okay. Any other

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MR. DAVIS: It will be -- I'll let there.

Jose speak a little further to this, but, in general, it's part of the new trend toward a flexible office space. It's run by one company and people make arrangements, whether from a company or as individuals, to come in and use the space as a flex office type of use.

MR. BUCKLEY: Can you say who that tenant is or is it like a we work type of situation or is it Hudson Bay.

MR. GONZALEZ: If I can elaborate to Bob's note. It is going to be -- it is an affiliate of Hudson Bay Company where it would be operated by us. What we're trying to build here is a modern, flexible and highly amenitized working in collaboration community space with a cafe and a fitness area, as previously mentioned, providing more to the community than just like a simple office space, the focus is on large floor plans. Everyone can go and you could do daily pass or a member for the month. You will have access to the space for working, and you will have access to enjoy the cafe and fitness area. It can be an

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individual person, it can be a group of people.

It's open and we tried to mitigate the walls within the middle that we are removing.

MS. UHLE: Jose, the issue is right now, it just doesn't have a name; is that correct?

MR. GONZALEZ: It is correct. We are actually at the moment going through the rebranding. At this time, we're really close, and soon, hopefully maybe for the next Planning Board meeting, we're able to release it, but we're still working on the name at the moment.

MR. BUCKLEY: Just again so I'm clear, because it's the same owner and it's not like as if the town is entertaining a new owner and a new prospect, there is very little control that we have over what the owner does with the space? Do the residents of the town have any say in that? If they wanted to make it a big playground inside, would we have control over that?

THE CHAIRPERSON: If the residents of the town owned it, they would. Otherwise, it's zoning which allows certain businesses to be

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MR. CONNOLLY: Sure. In the medical office building, there's underground parking.

MR. VILLAREALE: Ron, this is the floor plan you wanted, the lowest level?

MR. HOINA: Yes. You're talking about the space to the left of that gray box?

MR. CONNOLLY: Yes. So where you have the medical retail, the newer portion of the building, below that is -- Lord & Taylor most recently stored stuff that they didn't use anymore, and it was underground parking when it was first built.

MR. HOINA: But that's the space you're looking at there. It's proposed as a future use, either medical office, office or retail.

MR. CONNOLLY: Okay, so you've enclosed it.

MR. HOINA: Yes.

MR. CONNOLLY: Right now, there's an entrance between the middle, an escalator, but you've enclosed it?

MR. VILLAREALE: It's just the overhead doors that are there, the roll up

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that time, a copy of the traffic study should be available, that will be posted on line.

Yes, absolutely, you could attend that meeting.

MR. CONNOLLY: The other suggestion also has to do with entrance and egress. I think a number of years ago, there was a proposal to move the entrance on the front elevation -- right now Lord & Taylor has one opposite the food store across the street that is not regulated by a light, but moving it and putting it next to -- I forget the name of the street by Trader Joe's; is that Swift?

MS. UHLE: I think that's Swift.

MR. CONNOLLY: Yes. Putting a light there. I guess you would probably have to get the State to approve it. Just curious if you thought about that. Again, I'll attend the Planning Board.

MR. VILLAREALE: Again, that's something all of which will be addressed in the traffic study, and it's being submitted to the board as well as the town's traffic consultant for review. They'll look at all of that as part of the review process.

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MS. UHLE: That will definitely be discussed in much greater detail or in great detail at the next Planning Board meeting.

MR. CONNOLLY: My concern is the traffic. I'm glad to see the -- I think retail and this office space will -- I can perhaps see myself using the office space some day.

MR. GONZALEZ: Looking forward to it.

MR. HOINA: Jose will sign you up.

MR. CONNOLLY: My brother is looking to start some businesses. All right, that's all I had. I was just curious. Thank you.

MR. GONZALEZ: Have a good day.

MS. UHLE: Would anyone else like to make a comment or have a question?

Actually, there are no hands up at this time. So, Laura --

THE CHAIRPERSON: I don't want to close the public hearing because I do want to see more of the landscape architecture come back. So for that reason, I'm not going to make a motion to close the public hearing.

MS. UHLE: You said you're not going to make a motion to close the public hearing,

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2 so you're keeping it open; correct?
3 THE CHAIRPERSON: Keeping it open so
4 the next time we'll see some more and keep the
5 comments going.
6 Are there any more questions from the
7 board before they come back to us again,
8 anything else that you would like to be
9 addressed?
10 MR. DAVIS: Madam Chairperson, we
11 would just like to put in the request also, as
12 Margaret alluded to earlier, if you are able to
13 have a July meeting, we would be much
14 appreciative of that, and we would intend to
15 come back at that meeting.
16 THE CHAIRPERSON: If we're able to,
17 for sure. We like to see things move along.
18 The remote meetings have made things a little
19 bit easier in that sense.
20 MR. DAVIS: We're very highly
21 motivated to move this forward. We really want
22 to get that shopping center populated for you.
23 We think it will have a tremendous positive
24 impact on the town. We're a very fast moving
25 applicant, we get things done, and we're ready

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2 to go full speed ahead.
3 MS. UHLE: I will try to confirm with
4 regard to special meetings with both the ARB
5 and the Planning Board as soon as possible so
6 we could set those on a calendar and notice
7 them.
8 MR. VILLAREALE: Thank you.
9 MR. DAVIS: Thank you, Margaret.
10 MR. HOINA: Appreciate it.
11 THE CHAIRPERSON: I guess that's it
12 then, guys. Just looking forward to seeing
13 some more beautiful green things.
14 MR. DAVIS: You will.
15 THE CHAIRPERSON: Okay. At the next
16 meeting, etcetera. I guess that's it, folks.
17 MR. DAVIS: Thank you very much.
18 MR. VILLAREALE: Thank you. Have a
19 great night.
20 MR. GONZALEZ: Thank you, everyone.
21 THE CHAIRPERSON: I would like to make
22 a motion to close the Architectural Review
23 Board meeting for June 3rd, 2021.
24 MR. MCINTYRE: Second that.
25 THE CHAIRPERSON: All in favor.

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