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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
JUNE 3, 2021

ZOOM MEETING
TOWN OF EASTCHESTER
BOARD MEMBERS IN ATTENDANCE: Planning Department
LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
SILVIO LUCA, MEMBER
JUL 19 2021
RECEIVED
EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UHLE, DIRECTOR OF PLANNING

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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EASTCHESTER ARB MEETING - 6/3/21

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 Sylva, 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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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 Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Carlos Garcia-Bou and Jennifer Nemecek 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

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maybe we'll just start with the pictures. So this application is for the vertical enlargement of an existing one family house on Hanfling Road, which is not far off of Wilmet Road. The proposed addition is to the front of the house, as well as above the garage and the breezeway on the side and rear. The existing second floor rear portion of the house already has a shed dormer, and that's displayed here. So the addition is really above this breezeway that you see here, as well as the garage in front of it, and that second floor wall. These are some of the houses that are adjacent to our property, and this was the front of the house.

This proposed addition we have here is to be clad with vinyl siding, as well as an asphalt shingle roof. We've also raised that roof both in the front and the back, so that shed dormer becomes essentially a second floor wall, and there's a new roof structure across the whole thing. In the front, we provided a gable above the garage, a gable entry portico, and another gable above these windows in order to provide some relief. That's visible from

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2 the side elevation here. The windows are

3 proposed to be Andersen double hung series 200

4 windows and they're white.

5 With that, I'm not sure if the board

6 has any comment or questions or anything else

7 specifically that you would like me to go

8 through?

9 THE CHAIRPERSON: Okay. This front

10 facade looks somewhat awkward to me. The blank

11 space above the front door looks like it needs

12 something; a window, something. I'm not

13 sure -- I understand the gable over the garage

14 and the one above the front door if there were

15 something in the blank area, but the one on the

16 far right side just looks, I don't know,

17 unbalanced. Because you're putting a second

18 floor, that other secondary doorway, it's like

19 you're looking at this facade and you're not

20 sure which is the front door. It just screams

21 addition. It doesn't work. I don't know how

22 else to put it. Silvio, do you have any --

23 MR. LUCA: Yes. A couple of things.

24 One, your soffit elevation is incorrect, and so

25 is your window head elevation on your second

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2 floor. If you scale your drawing, your second

3 floor window head is at 5 foot 3, so that's why

4 it looks like you have so much siding above the

5 window between the soffit and the window, which

6 is incorrect.

7 Also, if you look at your section,

8 your soffit should be lower than your ceiling

9 on the second floor based on your elevations.

10 That's incorrect as well. As well, as Laura

11 mentioned, aesthetically the fenestration, the

12 elevation, it needs a lot of work. Definitely

13 the double doors, if those are existing -- I'm

14 not sure if they are or not -- you definitely

15 need something above those doors, a window. It

16 kind of makes no sense to have a blank canvas

17 above the windows. You have the opportunity to

18 do any kind of window you chose. You have 30

19 inch by 48 inch windows on the second floor,

20 I'm not sure if those are egress windows based

21 on code, because they don't look like it.

22 Again, maybe, you know, I think you

23 have to work on the elevations, and based on

24 your section, have the correct elevation as

25 well.

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2 THE CHAIRPERSON: Is there --

3 MR. LUCA: Another thing, the house

4 reads very linear. I know you mentioned about

5 breaking the house up with the three gables,

6 but maybe you want to introduce a different

7 material or horizontal band or maybe a vinyl

8 cedar shake, something. The space above the

9 breezeway, that's in the same plain as the

10 existing home, maybe you want to set that back,

11 and then by setting that back, the square

12 footage above gets a little bit smaller and

13 then your roof line above will set down. So

14 your roof line won't be one -- I'm going to say

15 this ridge is 50 linear feet long, so maybe you

16 want to break the ridge and drop it over the

17 breezeway so it kind of reads like the garage

18 element, the breezeway, roof line drops, and

19 then a main house as well.

20 THE CHAIRPERSON: Is that door into --

21 that secondary door, does that go into the

22 breezeway?

23 MR. BADALY: Yes, it does. So that's

24 displayed here on the first floor plan at the

25 bottom here or on the existing floor plan here.

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2 I wanted to thank Mr. Silvio for his comments.

3 They were noted.

4 MR. LUCA: You're welcome.

5 THE CHAIRPERSON: So is that door

6 used? Is it necessary? I don't know if maybe

7 you could put maybe windows there instead,

8 unless it's consistently used. It creates some

9 confusion.

10 MR. SYLA: I'm sorry, which door are

11 you talking about?

12 MR. LUCA: The door into the

13 breezeway.

14 MR. SYLA: The door into the

15 breezeway, it's existing, number 1. It enters

16 in the -- whatever you want to call that

17 area -- the side garage door. What we're

18 proposing is to have a deck going out from that

19 breezeway in between the kitchen and that area

20 there. It's almost like, you know, what do

21 they call that door, Farije, when you enter

22 from the side of the house?

23 MR. LUCA: Like a mudroom door.

24 MR. SYLA: Like a mudroom, exactly.

25 MR. LUCA: What I think Laura is

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

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

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

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

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

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

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

16 MR. SYLA: I understand.

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

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1 reading awkward. I don't know how else to put
 2 it.

3 Enda, do you have any comments?

4 MR. MCINTYRE: Not really. I think
 5 you guys have pretty much summed up, you know,
 6 the way I feel in terms of just looking at the
 7 elevation. It looks a little disjointed and
 8 flat. I think, to Silvio's point, it just
 9 looks like, you know, the scale just seems to
 10 be off. Just looking at the photographs, you
 11 know, it looks like the garage door is
 12 considerably lower than, you know, the adjacent
 13 mudroom entry. It doesn't look like it's that
 14 set back, but I'm not sure it's off by 2 feet.
 15 Maybe. I just think when you look at that new
 16 front elevation, it just doesn't seem put
 17 together.

18 THE CHAIRPERSON: As it is right now
 19 as we're looking at the photographs, there's
 20 the front elevation, and then is breezeway
 21 section, that secondary door section setting
 22 back a little bit from that elevation?

23 MR. SYLA: Yes.

24 THE CHAIRPERSON: Then the garage
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1 comes forward more than the house or at the
 2 same plain as the house?

3 MR. SYLA: It's at the same frame of
 4 the house. We don't want to protrude more than
 5 where the garage is, but it should go straight
 6 above it.

7 MR. LUCA: It does protrude existing.

8 MR. SYLA: Yes, but we don't want to
 9 protrude it anymore.

10 MR. LUCA: I think the elevation is
 11 reading very flat. What Laura is saying is
 12 that you do have that jog, and I think you
 13 should take advantage of that jog that you have
 14 now. The garage sets back 2 feet, the
 15 breezeway sets back a foot from the main house,
 16 and use that --

17 MR. MCINTYRE: As your break points.

18 MR. LUCA: So that the right side of,
 19 let's say, the breezeway where there's a door
 20 and there's a window, it looks like there's
 21 maybe a piece of AZEK trim on the corner, that
 22 should go straight up to the roof line, and
 23 then the room above the breezeway the roof
 24 should set back so it reads like a main house

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

7 THE CHAIRPERSON: That's columns or
8 trim?

9 MR. LUCA: I think those are two
10 columns. If you look at the side elevation,
11 those two white are columns.

12 THE CHAIRPERSON: Oh, okay.

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

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

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

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1 MR. BADALY: Yes.

2 MR. LUCA: It will light the staircase
3 it looks like to me. Maybe I'm wrong.

4 MR. BADALY: No, you're correct.

5 THE CHAIRPERSON: Can I see the first
6 floor proposed plan? Okay. I don't understand
7 how there is the different jut out and maybe it
8 just kind of disappears? Do you understand
9 what I mean? Like the garage juts out and
10 then -- it's missing that corner.

11 MR. LUCA: The walk-in closet, the
12 smaller one in the master bedroom, is that
13 cantilevering over the portico? Because it's
14 aligned with the same plain as the bedroom.

15 MR. BADALY: As drawn, a small portion
16 is cantilevered.

17 MR. LUCA: Right. So I think you
18 should set that back and not have it in the
19 same plain as the main home. By making that
20 closet a little bit smaller, will help the
21 elevation drastically, the front elevation.
22 That will bring that line up, and then you
23 could lower the ridge over that little area.

24 MR. BADALY: Yes, that makes sense.

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

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

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

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

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

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

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

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

24 MR. LUCA: Any kind of break will help

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

2 MR. BADALY: It is a very deep closet.

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

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

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

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

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

21 MR. SYLA: I understand we could make
22 some adjustments with the window, but, you
23 know, you have to also take into consideration
24 there's two floors right there, so how are we

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adding the window in between?

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 --

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.

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.

MR. LUCA: Just adding the window is going to drastically change the elevation.

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MR. SYLA: I would love to have the window if we have the space to do it.

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.

MR. SYLA: What kind of window would it be, like a palladium window? Would that work in there or no?

MR. LUCA: That's what you probably wind up doing. A fixed window.

THE CHAIRPERSON: I don't think that that's what this house really calls for, but --

MR. LUCA: It's not going to be an operable window, it's going to be a fixed unit.

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

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that is on the front of the house. I don't think you could make that a palladium window. I think it's going to look a little like an orphan kind of thing. That's when you have like a double wide kind of a thing over the front door. I just don't think there's enough room for that there.

MR. LUCA: Well, it needs a window regardless.

THE CHAIRPERSON: Absolutely a window, for sure. It should fall in line with the second floor windows wherever they are when you position them properly, wherever that may be, and size them correct in terms of egress. They should fit there.

Is the gable -- the third one on the far right -- is that there for a specific interior effect, or is it just for the facade to break things up?

MR. BADALY: There is no reason on the interior. Kenny, please.

MR. SYLA: I'm sorry, the one to the right?

THE CHAIRPERSON: Yes.

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MR. SYLA: You were asking if it's what?

THE CHAIRPERSON: If it's there for a reason on the inside.

MR. SYLA: Not for the inside, no.

THE CHAIRPERSON: Silvio, do you think that that's appropriate that one there?

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.

THE CHAIRPERSON: Margaret, I guess we can open this for a public hearing at this point?

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

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1 are aware of this. Our Building Inspector did
2 speak I think to both of them with regard to
3 the existing breezeway and the stairs that come
4 out of the breezeway. We don't believe that
5 the stairs comply with zoning at this point,
6 and we are asking for an updated survey. I
7 just wanted to mention that that's something
8 that they may to redesign or remove. I believe
9 you're both aware of that, but I just wanted to
10 mention that to the board members as well.

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

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

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1 wanted to make that clear.

2 THE CHAIRPERSON: That door, not the
3 front?

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

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

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

13 MR. SYLA: That's my wife.

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

17 MS. SYLA: I'm not used to this Zoom
18 stuff, so I don't know how it works.

19 So the canopy that's above the front
20 door, it kind of protrudes out, and because I'm
21 trying to utilize the space inside, you know,
22 with the bedrooms for the kids, it's like you
23 never have enough closet space, that's why I
24 was thinking, you know, we could have a light

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1 fixture coming down in the center there -- I've
2 seen it in some of the homes in the area --
3 without having a large window there.

4 THE CHAIRPERSON: Oh, you mean
5 outside, a light fixture outside, not inside
6 the window.

7 MS. SYLA: Right. The kids have so
8 much stuff, and it's never enough space.

9 THE CHAIRPERSON: Can we go back to
10 the front elevation, please, proposed.

11 MS. SYLA: Truly, the pictures -- I
12 don't care about the right gable, but the
13 pictures, they just look flat, they look dull
14 to me too. It doesn't show that the center --

15 THE CHAIRPERSON: Can we go to the
16 side elevation so we could see what's going on
17 kind of in that portico area. Is it like an
18 exterior chandelier?

19 MS. SYLA: Correct. I've seen it in a
20 few of the homes when I drive around. I could
21 even send you some pictures.

22 THE CHAIRPERSON: Honestly, I don't
23 know. The character of this home doesn't seem
24 that that's appropriate, but it would be really

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1 hard for us to see without a drawing of it, of
2 something in its place.

3 Can you go back to the front, please.
4 If that's what you want to propose, you need to
5 have it put on the drawings and have it, you
6 know, on the new proposal.

7 MS. SYLA: Well, it's a fixture, I
8 didn't think it -- you know, it's not a
9 structure.

10 THE CHAIRPERSON: For the
11 Architectural Review Board, you need to show
12 all the fixtures on the outside, all the
13 proposed fixtures. So any lighting, if there's
14 something over the garage, if there's something
15 wherever on the home. Over the doors, over the
16 entryways. Any kind of proposed fixtures, you
17 need to bring, as well, what they call a cut,
18 which is like, you know, the thing from the
19 manufacturer that gives all the specs of that
20 lighting. You need to indicate where they go,
21 and then kind of bring a cut of everything with
22 you to both the ARB and the Planning Board as
23 part of your application. Typically -- Silvio,
24 did you say something?

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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 jut 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 Infurna, if you want to un-mute yourself and state your name and address.

MR. INFURNA: Yes. It's Eleanor and Tom Infurna. 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 Syllas. 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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The only request I have is if you could focus -- can you bring that side staircase, the old slate staircase on the screen?

THE CHAIRPERSON: The photo?

MR. INFURNA: Yes. The base of that staircase is either right at or slightly beyond what I believe to be the boundary line. We've been planning for a couple of years -- we got sidetracked by the pandemic -- to plant a row of Arborvitae. If they put a staircase that goes in that direction, they're going to kind of be blocked from using it. I was going to suggest if they could put a landing and then have the staircase go down parallel with the house, like an L shaped staircase.

MS. UHLE: I have a feeling that unless they're going to seek a variance, that that's probably going to be the only option that they have, and it looks like a fairly simple option to comply with. Once we get a copy of the survey, they will have to address that, even if it's something that they inherited with the house. I don't want to

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Speak for them or for their architect, but just by that looking at that side elevation, it looks like that could be accomplished.

MR. SYLA: We have no issues, and I spoke to James today about it -- I'm sorry, because I had a bad Internet connection before -- we have no issues taking that entire staircase out and closing off that door from the inside because the other side of where the big windows are facing the backyard is where the deck is going to be. We have one door already coming in, and we have the deck that's going to go there with stairs going down. I don't really care for that door. For me, I would just close it off and, you know, remove those steps and, you no, clean up the landscaping there.

MR. INFURNA: I'm good with that, and I think the house looks -- the designs look great, and I wish you all the best with it.

MS. SYLA: Thank you, Tom.

MR. SYLA: Thank you.

MS. UHLE: Would anyone else like to speak?

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1 Apparently, nobody else has any
2 comments, so you can back to the applicant or
3 to the board.

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

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

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

24 MR. SYLA: Yes.

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1 MS. UHLE: Mrs. Syla, did you want to
2 say something else? You could jump in at any
3 time.

4 MR. SYLA: This is all new to me, this
5 process with the ARB. Like from here, do we
6 have to come back to the drawing board? Is my
7 time delayed with this?

8 MS. SYLA: I just want the house fixed
9 by Thanksgiving.

10 THE CHAIRPERSON: You definitely do
11 have to come back to the board, to the ARB.
12 There are times when we would move it along to
13 the Planning Board when there are just some
14 minor tweaks that need to be done between, you
15 know, now and the Planning Board, but this is
16 just not in a place where we feel that we can
17 approve it. It's just not at that place yet.
18 So it will, you know, be another time back to
19 the board before we can approve it or send it
20 forward.

21 MR. BADALY: May I ask how much time
22 is appropriate for the board to review our
23 submission prior to the next meeting; would two
24 weeks be enough time?

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1 MS. UHLE: The submission deadline is
2 two weeks prior to the next meeting. We post
3 the meeting dates and the submission deadlines,
4 and the submission deadline is typically almost
5 exactly two weeks prior to the meeting.

6 MR. BADALY: So the same submission
7 deadly for a resubmission as a new application?

8 MS. UHLE: Yes. In all honestly, for
9 a reapplication, I can be flexible as well. So
10 if you need additional time, that's fine too.
11 I could kind of coordinate with you if you do
12 need additional time because they've already
13 seen it once. So, that's fine, if that's an
14 issue for you, we can discuss that.

15 MR. BADALY: I mean, we'll definitely
16 do our very best to get it in as quickly as
17 possible, but thank you very much.

18 THE CHAIRPERSON: All righty. So then
19 I'm going to make a motion for application
20 21-23, 4 Hanfling Road, to come back to the ARB
21 at our next ARB meeting.

22 MR. SYLA: When is that?

23 MS. UHLE: Right now, unfortunately,
24 the next officially scheduled meeting is

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1 September 2nd. Laura, are you --

2 THE CHAIRPERSON: Can we just finish
3 the motion and vote on it?

4 MS. UHLE: Okay. I'm sorry.

5 THE CHAIRPERSON: Is somebody going to
6 second that, please. Hello? Board members,
7 could someone second the motion?

8 MR. LUCA: Second it.

9 THE CHAIRPERSON: All in favor.

10 (AYE)

11 THE CHAIRPERSON: Margaret, proceed
12 with that.

13 MS. UHLE: Sorry about that.

14 Typically, the boards do not meet in July and
15 August, so the next officially scheduled
16 meeting is September 2nd. However, there's a
17 possibility that some of the boards may hold
18 special meetings. So I will have to let you
19 know if that's a possibility and when that
20 would occur.

21 MR. SYLA: There is no way to get a
22 conditional -- I mean, I got -- we're like
23 living out of the boxes in the house, and we
24 kind of jumped the gun with, you know, getting

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1 the stuff out and --

2 MS. SYLA: We didn't know --

3 MR. SYLA: We had no idea we were
4 going to get sent to an ARB. You know, June,
5 July, August, September, it's like another
6 three or four months from now. Is there a way
7 to get it conditionally approved based on, you
8 know, just this window or the gable that's
9 outside. To me, it doesn't sound too major,
10 other than the front look of the house. It's
11 basically more finish work than it is
12 structural or anything like that. If we could
13 just get the house going, framed up on the
14 interior with the siding and whatnot, the
15 exterior look and design, we would wait on that
16 to get it approved.

17 THE CHAIRPERSON: Margaret, do you
18 want to answer that?

19 MR. SYLA: It's a big -- I don't know
20 how to stress like our living conditions right
21 now because we really didn't anticipate this.
22 We were going back and forth with the third
23 party guy, Neil Carnow, for months. He said,
24 once I approve it, he said, you know, he'll

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1 send it over to the Building Department, and
2 they look at it and they issue the permit. I
3 don't think everybody was on board with what
4 was going on. I'm not trying to point fingers,
5 I'm not trying to, whatever, I just want to get
6 this done. If there is any kind of way for us
7 to get like some sort of condition on the
8 permit where we won't do any finish work
9 outside and erecting the house the way we're
10 proposing to erect it, you know, with the roof
11 and everything, you know, limiting the design
12 to the next ARB -- the front design for the
13 next ARB.

14 THE CHAIRPERSON: It's just too
15 important. There is no way they could build
16 the house not knowing where the gable is going
17 to be, as an example, or where the windows are
18 going to be.

19 MR. SYLA: The windows are going to be
20 where they are. If the front of the house
21 needs to be cut to add a window, we will work
22 on that, you know. They could make that cut
23 afterwards.

24 THE CHAIRPERSON: These windows here
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1 right now are incorrect, as my colleague
2 mentioned.

3 MR. SYLA: Which windows are
4 incorrect?

5 THE CHAIRPERSON: Where the placement
6 is according to the elevations in regards to
7 the cuts. There are some mistakes here on this
8 elevation is what I'm saying. There's just too
9 much here to not review it again. The only
10 possibility that I could offer you, is that we
11 would make like a July or an August meeting,
12 but I don't know if we could get enough board
13 members to attend the meeting. I can offer you
14 that myself that I could do that, but I don't
15 know if we would have enough board members. I
16 can't speak for everybody else. People go
17 away, people do different things, in order to
18 help you. It's not like we don't want to help
19 you. As it is the way the way it's presented
20 here this evening, this cannot go along to the
21 Planning Board with a few tweaks here or there,
22 or, like, do things in the field, and then all
23 of a sudden start cutting out windows where
24 possibly this is where we meant. You have to

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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 MR. SYLA: I'm not talking about
5 finishing the house a hundred percent because
6 we have a basement downstairs that we can live
7 in once it's finished. All I'm saying is, if
8 we get it close to framed out outside --

9 THE CHAIRPERSON: It can't go to the
10 Planning Board. I'm sorry, but the answer is
11 no. The best I can offer you is to possibly do
12 a July or an August meeting where we look at
13 what you resubmit to us.

14 MR. SYLA: I understand, but I'm
15 asking you and the other three parties that are
16 there with you, is there any kind of way that
17 we can work around this, that's all I'm saying?

18 MR. MCINTYRE: Okay. So I understand,
19 and I think, you know, my colleague has sort of
20 explained, the process is that the
21 Architectural Review Board comes before the
22 Planning Board review, and, you know, our
23 review process, you know, tee's up the Planning
24 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,

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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

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soon as possible because everybody will need to know that. I don't think we'll have a problem having a special meeting July for the Architectural Review Board and a special meeting in July for the Planning Board. I will confirm that as soon as possible.

MS. SYLA: Thank you.

MR. MCINTYRE: I want to reiterate that, you know, the sort of ball is in your court now. This redesign from the elevation, you know, the last thing you want to do is be back here a month from now and we're kind of in the same boat, because then you got a problem. Then, you know, you're out of time and nobody wants that. What happens is, collaborate, try and give you guidance, I think you got good guidance here this evening, but again, we're not looking to slow this process down any more than it needs to be. We're trying to make it as good as it can be. I think the ball is in your court now, and, hopefully, we can reconvene, see what you have in 2 or 3 weeks, be back again in a month's time, and give you the thumbs up and green light for you to move

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forward to the Planning Board.

MR. SYLA: Thank you.

MS. SYLA: Thank you.

MR. BADALY: Thank you. Good evening.

MR. MCINTYRE: All right, guys. Good luck.

THE CHAIRPERSON: The next application this evening is Application 21-22, 750 White Plains Road. Welcome.

MS. UHLE: They're all coming on board.

MR. DAVIS: Margaret, can you hear me?

MS. UHLE: Yes, we can.

MR. DAVIS: Thank you. Good evening. I'm Bob Davis. I'm the attorney for the applicant, Street Works Development. We had a very productive meeting last week with the Planning Board. We're very happy to be with you tonight to discuss or initiating the process, kicking off the revitalization of the Lord & Taylor site.

With me tonight from our project team, I would just like to introduce Jose Olmo Gonzalez, who is the Senior Director of Real

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Estate Development for our client Street Works. Then we have Diego Villareale from John Meyer Consulting, our planning and engineers. Then we have, of course, our project architect, Ron Hoina.

So without further ado, I would like to turn the floor over to Diego to take you through an overview of the site.

THE CHAIRPERSON: Diego, I can't hear you.

MR. VILLAREALE: How about now?

THE CHAIRPERSON: Yes.

MR. VILLAREALE: Great. Thank you. Good evening, everybody. For the record, my name is Diego Villareale with JMC, the engineering, planning and architectural consultants for the applicant. If it's okay, I would like to share my screen.

I have a number of exhibits that I would like to go through with you tonight and just give you an overview on what's being proposed at this location. If it's okay, I would like to share my screen.

As Bob has initiated and indicated, we

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1 are at the point right now where we are
 2 bringing the site and activating the property
 3 and beginning to reoccupy the space within the
 4 building. The first exhibit that I have for
 5 you is just an aerial photograph just to orient
 6 everybody. I know many of you and all of you
 7 are probably much more familiar with the site
 8 than I am, but just to orient everyone, this
 9 red line indicates the limites of the 11 acre
 10 property that encompasses the site. The
 11 building itself, you could see it centrally
 12 located on the property here, it's about
 13 215,000 square feet. White Plains Road is on
 14 the bottom of the page labeled here, and then
 15 New Wilmot Road is off to the left or north of
 16 the site, and then you see the Vernon Hills
 17 Shopping Center on the south side of the
 18 property.

19 The project that's before you now,
 20 again, is to reactivate and reestablish the
 21 existing floor space within the building with
 22 an office use. Approximately 90,000 of the
 23 250,000 square feet of the existing building,
 24 is proposed to be occupied with a flexible

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1 office use. That 90,000 square feet is
 2 primarily located on the second level of the
 3 building.

4 The existing building itself, it's
 5 really three levels. So on the east side here
 6 up against this existing parking lot, the
 7 lowest level of the building accesses that
 8 parking lot.

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

15 There is a third level in the
 16 building, but it's really limited to the
 17 central portion of the building. It's not the
 18 entire footprint. It's only about
 19 17,000 square feet or so that's located on that
 20 third floor of the building itself.

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

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1 second level -- I'm starting on that second
 2 level of the building -- is about 70 of that
 3 90,000 square feet that's going to be occupied
 4 by the proposed office use.

5 The balance of the space within the
 6 building is broken down into four other tenant
 7 spaces. Tenants for those specific individual
 8 spaces have not been identified at this point.
 9 So they're simply identified as medical office,
 10 office or retail spaces because we simply don't
 11 have a tenant for them at this moment in time,
 12 but it's anticipated that they would be
 13 occupied by one of those three permitted uses
 14 in this zoning district.

15 The proposed flexible office space,
 16 again, 70,000 square feet is on that second
 17 floor, there's about 5,000 square feet of it
 18 that would be located on that lowest level so
 19 you can access that rear parking lot, that
 20 larger parking area.

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

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1 square foot number.

2 Included in the package that we gave
 3 to the board, this is just an aerial photograph
 4 with a number of photos of the existing
 5 property. Starting on the northeast corner
 6 here, number 1, and then we could work our way
 7 around clockwise. Looking from the corner of
 8 New Wilmot Road -- excuse me, looking from New
 9 Wilmot Road onto the property, again, the
 10 eastern property line really from the golf
 11 course and the residential properties that abut
 12 this location, you could see one of the
 13 entrances, some of the overhead doors, and then
 14 that second floor space up in this area here.

15 Moving around now to the southeast
 16 corner, Vernon Hills Shopping Center is just
 17 off to the left-hand side of the page, this is
 18 the view of the existing building, and you'll
 19 see it's really just a solid facade of brick
 20 along this area.

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

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office use, this is that corner of the building and it's going to extend all the way around.

Continuing now to the southeast corner really from White Plains Road, you could see the building facade, the Lord & Taylor signs. Now rotating around White Plains Road, this is the face of the building that's closest to the roadway, and then we wrap up on that northeast corner of White Plains Road and New Wilmot Road.

This aerial photograph shows really just the site circulation and some of the minor improvements that were proposed on the original plan. I'm going to zoom into this area here because this is primarily the parking area and the main entrance to that proposed office space. You could see, we're just doing a little bit of re-striping work to provide some drop off and pick up areas, knowing some of the activity that would occur on this property, and then relocating some of the accessible parking spaces closer to the main entrance, and then re-striping the parking spaces.

Since we met with the Planning Board
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last week and since this application was submitted, we had an opportunity to walk the property with Ms. Uhle earlier this morning and, you know, we took a step back and what we're really doing is taking a little more of a holistic approach to the overall property, and we are re-looking at landscaped areas along all the frontages of the building, and then the conditions of the curbs and the sidewalk, all of which will remain, but we're going back and just preparing an overall plan to address a number of the questions and comments that came up during our meeting this morning, as well as from the Planning Board last week. We're in the process of preparing this plan, and then we'll submit a detailed landscaping plan that's going to address, again, all the landscaped areas around the perimeter of the building, as well as all of the sidewalk and other site improvements that would ultimately be made to the property itself.

There were a number of perspective renderings that were prepared of the building itself. At this point, I think it would be

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fair to turn it over to Ron to take you through the building architecture and a number of the improvements that are being made to the building itself. Ron, if you want to jump in.

MR. HOINA: Sure. Hi, everybody. So the first thing to really understand about the project is, we're not adding any mass or volume and we're not deleting any. The building proper will stay as is. We are making some openings, as you can see, primarily as a response to the fact that it went from a retail use, which really didn't need or want any perimeter openings, to this work space or work environment and office space, where we really want to get natural light into the building and open up these exterior walls. So we're providing approximately 20 windows to the building perimeter. As you flip around the images, you'll see them. They are, in all locations, reacting to what we're doing on the inside. The rest of the building will stay substantially as it is today, with the obvious exception of signage. We'll be obviously taking down the signage and coming back for an

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application for signage as we re-brand. They're in the process of re-branding it now. We're cleaning up the perimeter awnings. We kept all of the entry points that the building has today in place, but right now each entrance has a different awning type, and we're going to unify that. Same concept, same frame style, but they'll all be clean lines and flat awnings, not a variety of pitched and curved and dissimilar looking elements. The exterior finishes stay the same. We're not changing any of it.

I believe that's the extent of what we're doing architecturally on the building. It's pretty much staying the volume that it is.

MR. VILLAREALE: We do have a number of perspectives that were prepared, and we could rotate around the building.

MR. HOINA: Do you want to just flip around the building?

MR. VILLAREALE: This is the view from White Plains Road really on that southwest corner of the building.

This is as you rotate around, and you

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1 could see the additional windows that are being
2 installed in this area as well.

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

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

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

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

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1 in. There are some cases where it's not
2 practical. If you go one more, you'll see
3 the -- we have a head condition where in some
4 cases the structure of the building requires us
5 to have a little bit of spandrel at the top.
6 In adjacent windows where we don't need it,
7 we're mimicking the bar tide with bar at the
8 top so that the mutton carries through and
9 gives us a uniform look. The windows will be
10 black frame, and they are being installed in 19
11 locations.

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

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

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1 THE CHAIRPERSON: I had a question
2 about the location of that I think you said
3 90,000 square feet. The bulk of that, this is
4 the main entrance for that?

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

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

9 MR. VILLAREALE: It's this area in
10 here, the second level of the building, which
11 is at grade with this front parking lot and
12 White Plains road. If I go back to this, you
13 could see this is the one story portion of the
14 building, but it's really the second level.
15 70,000 of that 90 plus thousand square feet is
16 located on this level. About 15, 17,000 is
17 that second or third level, which is up here
18 just off to the left, and then about
19 5,000 square feet is down at that lower level
20 right in this area here.

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

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

5 MR. HOINA: Less than half.

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

16 MR. HOINA: It allows us to connect
17 both parking lots to the common space, the
18 90,000 square foot space.

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

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

23 MR. VILLAREALE: Absolutely. The bulk
24 of the parking is located in the back of the

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1 property, and that's exactly why an entrance is
2 located down there.

3 MS. UHLE: Also, Laura, I just want to
4 clarify, they're not seeking a rezoning, it's
5 just a different principal permitted use. This
6 is not going to the Zoning Board at all.

7 THE CHAIRPERSON: Understood.
8 Understood. I'm just looking at it from a
9 practical usage.

10 MS. UHLE: That's fine. You just used
11 the term rezoning, so I just wanted to clarify
12 that.

13 THE CHAIRPERSON: I meant rezoning of
14 the space interior.

15 MS. UHLE: Okay.

16 MR. MCINTYRE: I think repurposing.

17 MR. VILLAREALE: Repurposing,
18 reallocating. Understood.

19 THE CHAIRPERSON: Reconfiguring.
20 Sorry about the misuse of that word.

21 On that facade right there, that
22 corner right behind the red car, there are
23 those two windows there, do they -- what
24 purpose are they for?

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1 MR. HOINA: That front corner is the
2 fitness area in the building, so we wanted to
3 bring in fresh air and a lot of light to make
4 that space feel like it's open and large. So
5 we opened that window. You could see it.

6 MR. VILLAREALE: This is the existing
7 condition that's there right now. It's that
8 flat wall that fronts White Plains Road. When
9 you go to the floor plan, again, the office
10 space, 70,000 square feet is shown here, you
11 know, there are a number of amenities that are
12 incorporated into this office space, including
13 a cafe and a fitness area, and that fitness
14 area and cafe are right on the corner of the
15 building. They're maximizing the use of the
16 space there. When you go to this facade,
17 they're bringing the window element.

18 MR. HOINA: That far corner and
19 then -- there you go.

20 MR. VILLAREALE: A big overhead door
21 in this area here that opens up to the sidewalk
22 area as well. Again, natural light, air,
23 ventilation, it's all intended to bring more
24 light and air into this building space.

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1 THE CHAIRPERSON: Okay. I think maybe
2 Margaret may have mentioned to you that I had
3 suggested that somewhere along on this building
4 there would be possibly, in my hopes, a living
5 green wall. Actually, I thought that that wall
6 where the garage door is would be the perfect
7 wall because it's the wall that you see as you
8 go north. It just hits you right in the face.
9 Even with the garage door, I think it would be
10 a perfect place to do that. I don't know other
11 places or other things or whether that is
12 something you would even consider, but I think
13 it would add so much to this space, to this
14 building in terms of making it more modern,
15 more up-to-date, more --

16 MR. VILLAREALE: Understood. Yes, she
17 did allude to that. I think at this point what
18 we would really like an opportunity to do is,
19 you know, to go back and take really a global
20 look at the master landscaping plan for the
21 property, understanding your comment and your
22 thought process. We'll look at it globally for
23 the entire property and come up with a plan
24 that I think achieves all the points and goals

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1 that you're thinking of.

2 THE CHAIRPERSON: Thank you. Also,
3 unfortunately Jennifer Nemecek, another board
4 member, is not here tonight, but she is a
5 landscape architect, so I'm sure she would have
6 some good comments to add to the picture.
7 Unfortunately she wasn't able to be here.

8 MR. VILLAREALE: Understood.

9 THE CHAIRPERSON: Enda, Silvio, any
10 comments, questions?

11 MR. MCINTYRE: Yes. If I may, can you
12 just go back to, I guess, the floor plan. So,
13 I guess, the primary level, the first floor,
14 which is accessed from, I guess, the White
15 Plains Road side, the old Lord & Taylor --

16 MR. VILLAREALE: So really the second
17 level.

18 MR. MCINTYRE: Right. So, I guess the
19 first question is, you know, as part of the,
20 you know, work to the facade on all of the four
21 sides -- knowing that there's probably more
22 than four sides, but you know what I'm talking
23 about -- all of the facades for not only the
24 office space but, you know, the future spaces,

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

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

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

12 MR. VILLAREALE: I think we could
13 break it down to a couple of things here.
14 Let's start with this one.

15 MR. HOINA: Everything you're seeing
16 in this view is connected to the 90,000 square
17 feet that we're looking at right now. As you
18 march around the building -- so maybe if you go
19 to the next one, Diego, and now if you could go
20 back to plan real quick -- so you see where you
21 are, you're in that area? In that piece where
22 we're reworking and opening windows, it's for
23 that same tenant, but anything that we're
24 proposing on the other side, we're trying to

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1 minimize because we don't know what the use is.
2 So if that were to become a retail use, big,
3 open windows really wouldn't make sense to the
4 end user.

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

9 MR. HOINA: Go to the second image.

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

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

22 MR. HOINA: Show him where the flag
23 is.

24 MR. VILLAREALE: What you're looking

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1 at is right here. All of this facade, there
2 are new windows being introduced all along the
3 backside of the building. The only area where
4 windows are really not being introduced at this
5 time is this facade of the building here and
6 that's it. However, to your point, the
7 canopies, the entrance points, all of those are
8 being updated and made consistent for the
9 entire property as well. If in the future the
10 tenant comes in this space and requires
11 additional windows to be installed, it's
12 something we would have to propose.

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

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

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

21 MR. GONZALEZ: On level three;
22 correct?

23 MR. MCINTYRE: Pardon me.

24 MR. GONZALEZ: On level three;

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1 correct?

2 MR. MCINTYRE: I didn't get that.

3 MR. VILLAREALE: He was saying the
4 candy store was located on the upper level of
5 the building. He was saying level three.

6 MR. MCINTYRE: No, it was on the main
7 level.

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

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

12 MR. MCINTYRE: Right. Exactly.

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

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

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

20 MR. MCINTYRE: Okay. Fair enough. In
21 terms of the facade upgrades, the interior
22 space, like obviously it's going from retail
23 to, you know, office use now, is it just all
24 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 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 disturb 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 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
10 building. It's worth saving.

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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1 MR. HOINA: That's an interesting
2 thought.

3 MR. VILLAREALE: Not contemplated.
4 Again, the square footage, as Ron indicated
5 originally, we were sticking within the
6 compounds of the building, just the walls.
7 That would require an extension of space.
8 Again, it's just not something that was
9 contemplated. We really worked within the
10 footprint of the existing building.

11 THE CHAIRPERSON: Actually, it may
12 disturb that little swoop.

13 MR. HOINA: Right, the little curve.
14 Yes.

15 THE CHAIRPERSON: Maybe somewhere
16 else. I don't know. It's unfortunate that
17 these pictures don't include -- I know it's
18 kind of overgrown, but today's landscaping is
19 flowering quite nicely. It's overgrown, but
20 it's pretty colors.

21 MR. VILLAREALE: Part of the
22 landscaping plan is evaluating what's there
23 and, you know, maintaining, pruning back. You
24 know, you have two very prominent trees sitting

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1 on the corner of this main entrance that we
2 really felt just needed some pruning. You
3 know, you cut them back, and then it allows you
4 maybe supplement the landscaping that is
5 underneath it. So that's, I think, what we're
6 talking about when we're going to step back and
7 just really take a global look at the existing
8 landscaping that's there and the opportunities
9 that we have to supplement.

10 THE CHAIRPERSON: Those evergreens
11 over by the flag look a little, like, old. I
12 think it could be better, for sure, over there,
13 that part of it. Even just being green is
14 helpful.

15 MS. UHLE: They really need to do a
16 comprehensive plan, so let's differ to the
17 landscape architect.

18 THE CHAIRPERSON: Absolutely.

19 MR. VILLAREALE: I'm not a landscape
20 architect, but we do have a landscape architect
21 on staff that walked the site with us today,
22 and we will have her put together that
23 comprehensive plan and present it to you.

24 THE CHAIRPERSON: Okay. Any other

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1 questions from the board?

2 MR. LUCA: No.

3 THE CHAIRPERSON: Margaret, then can
4 we open the public hearing?

5 MS. UHLE: Do you want to make a
6 motion to open the public hearing?

7 THE CHAIRPERSON: I would like to make
8 a motion to open Application 21-22 for 750
9 White Plains Road.

10 MR. MCINTYRE: Second.

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

13 MS. UHLE: So we have a Mr. Buckley.
14 Hold on one moment. Mr. Buckley, if you could
15 identify yourself and give your address.

16 MR. BUCKLEY: Hi, Richard Buckley at 5
17 Stewart Avenue in Tuckahoe. How are you?
18 Thank you. This is very interesting. I've
19 lived in town here for almost 15 years and was
20 a regular attendee of Lord & Taylor, or a
21 patron I should say. I don't know if this is
22 the appropriate venue for this, but did the
23 town get any other options or any other choices
24 as far as who might move into that space?

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1 MS. UHLE: The company that purchased
2 the property is making that decision, so it's
3 not really a decision that's made by the town.
4 If that answers the question.

5 MR. BUCKLEY: Understood. I'm just
6 wondering if office space is the best thing for
7 the town, and that's what I'm debating.

8 THE CHAIRPERSON: I don't know if this
9 is the place or if we even can. As Margaret
10 said, it is the -- it's still the same owner,
11 am I correct?

12 MR. DAVIS: Yes. It's an affiliate of
13 Hudson Bay Company. They've been with you for
14 70 years.

15 MR. BUCKLEY: Okay. So an affiliate
16 of Hudson Bay is no longer going to have Lord &
17 Taylor in the space, but they will have now
18 office space, and it's unclear what the rest of
19 the building will be used for?

20 MR. DAVIS: Correct.

21 THE CHAIRPERSON: The office space
22 that's there, is it like kind of a place where
23 it's one company or different people renting
24 spaces?

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

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 branding. 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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there.

MS. UHLE: The town has two things: It has a comprehensive plan, which kind of addresses appropriate uses in various neighborhoods, and then it has the zoning law that indicates what are permitted uses within the districts within the town. Whoever owns the property has the right to use the property according to the principal permitted uses in district. The town really has an obligation to evaluate any applications that are put before it. I would say that we don't have much of a say with regard to the particular type of use, no.

MR. BUCKLEY: Thanks for explaining that to me. I have no further questions.

THE CHAIRPERSON: Thank you.

MR. GONZALEZ: Have a good day.

MS. UHLE: Then we have a Mr. Connolly. Mr. Connolly, just identify yourself and your address. Let's see. Mr. Connolly? On my screen you should have audio.

MR. CONNOLLY: Hi. Can you hear me now?

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MS. UHLE: Yes.

MR. CONNOLLY: Sorry. Mike Connolly, 47 Webster Road. Right down the street from Lord & Taylor. I was going to say, my family has been in the town for over a hundred years. I remember when part of Lord & Taylor, that part that you're not building, didn't exist.

That newer building didn't exist. It was a bank, Eastchester Savings Bank, at the other end of the building where my mom worked.

A couple of questions. I don't know if this is the appropriate board or not, probably for the Planning Board. What are you doing with the -- maybe you have a rendering of it -- the portion of the underground parking lot that's going to be enclosed? So the portion of the building that you aren't occupying at this point.

MR. HOINA: Jose, can you go to that plan.

MR. CONNOLLY: Just curious if it will be parking or retail space some day.

THE CHAIRPERSON: Underground parking lot?

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

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

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

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

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

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

19 MR. HOINA: Yes.

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

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

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1 gates in that area.

2 MR. CONNOLLY: Right. But you would
3 enclose that and use that for office or retail
4 space?

5 MR. HOINA: Exactly.

6 MR. CONNOLLY: Just curious. Again --
7 I mean, maybe not appropriate -- are you going
8 to do anything with the entrance and exit on
9 Wilmot Road? My main concern there is traffic
10 being funneled down Webster. Although, I guess
11 an office space would have less traffic coming
12 and going than Lord & Taylor did, but I'm just
13 curious.

14 MR. VILLAREALE: The traffic aspect is
15 something that is being addressed with the
16 Planning Board. There is traffic engineer that
17 prepared a traffic study, and that's being
18 submitted and will be reviewed by the Planning
19 Board. That addresses all of those items.

20 MR. CONNOLLY: Margaret, would I be
21 able to attend the next Planning Board meeting,
22 whenever this is on?

23 MS. UHLE: Absolutely. They should be
24 on the June 24th Planning Board agenda. At

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

3 Yes, absolutely, you could attend that meeting.

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

13 MS. UHLE: I think that's Swift.

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

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

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

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

8 MR. GONZALEZ: Looking forward to it.

9 MR. HOINA: Jose will sign you up.

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

13 MR. GONZALEZ: Have a good day.

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

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

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

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

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so you're keeping it open; correct?

THE CHAIRPERSON: Keeping it open so the next time we'll see some more and keep the comments going.

Are there any more questions from the board before they come back to us again, anything else that you would like to be addressed?

MR. DAVIS: Madam Chairperson, we would just like to put in the request also, as Margaret alluded to earlier, if you are able to have a July meeting, we would be much appreciative of that, and we would intend to come back at that meeting.

THE CHAIRPERSON: If we're able to, for sure. We like to see things move along. The remote meetings have made things a little bit easier in that sense.

MR. DAVIS: We're very highly motivated to move this forward. We really want to get that shopping center populated for you. We think it will have a tremendous positive impact on the town. We're a very fast moving applicant, we get things done, and we're ready

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to go full speed ahead.

MS. UHLE: I will try to confirm with regard to special meetings with both the ARB and the Planning Board as soon as possible so we could set those on a calendar and notice them.

MR. VILLAREALE: Thank you.

MR. DAVIS: Thank you, Margaret.

MR. HOINA: Appreciate it.

THE CHAIRPERSON: I guess that's it then, guys. Just looking forward to seeing some more beautiful green things.

MR. DAVIS: You will.

THE CHAIRPERSON: Okay. At the next meeting, etcetera. I guess that's it, folks.

MR. DAVIS: Thank you very much.

MR. VILLAREALE: Thank you. Have a great night.

MR. GONZALEZ: Thank you, everyone.

THE CHAIRPERSON: I would like to make a motion to close the Architectural Review Board meeting for June 3rd, 2021.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

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(AYE)

THE CHAIRPERSON: Very good. I guess we can stop recording.

MS. UHLE: Goodnight, everybody.

Thank you.

(MEETING ADJOURNED)

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EASTCHESTER ARB MEETING - 6/3/21 CERTIFICATION

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 video of the actual hearing. 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 19th day of July, 2021.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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