

EASTCHESTER ARB - 7/7/2020

THE CHAIRPERSON: Welcome to all of you.

MR. COLEMAN: I'll just go ahead with a very brief introduction.

THE CHAIRPERSON: Okay.

MR. COLEMAN: So this is the project. It's an existing house on Hickory Hill Road. We're proposing fairly major renovations. The renovation meets all the zoning requirements, lot coverage. We're expanding on the side in the back here, and widening the driveway to the existing width. We did need a variance for gross square footage, which we received beginning of June.

A little context. These are better pictures of the neighborhood. The neighborhood is being rejuvenated, and a lot of the buildings in the neighborhood are being enlarged. This is the existing house again. We're coming out right to about this point. So keeping a large backyard was important and keeping the scale in keeping with the neighborhood. This is the large backyard with a ladder from the last kids who lived here to

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get to school.

So a little more detail about the renovation. We're adding a porch. This is the existing floor plans. You see, it's a very tight 1950's house. That was the kitchen right here. It doesn't -- sort of more modern open living with pantry and mudroom are in this plan.

These are the materials we're proposing. It's a mix of Hardie Board shingles and clapboard with AZEK trim and corner boards. We're doing a little bit of a sweep to emphasize the horizontal, and then black window sashes with white casings and caps and a gray roof.

Here is the new massing. This is sort of the existing house right in here. This is the new front elevation with the porch, north side, south side, and then the back with the doors out.

So that's really the presentation. I'm happy to take questions.

THE CHAIRPERSON: Are these hand enhanced CAD drawings?

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Eastchester Town Clerk  
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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
JULY 7, 2020

MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
JENNIFER NEMECEK, MEMBER  
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER  
Building and Planning Department

SEP 30 2020

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THE CHAIRPERSON: Hello, everyone, and welcome to the Architectural Review Board meeting for July 7th via Zoom. I would like to call the roll.

Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: Jennifer Nemecek.

MS. NEMECEK: Here.

THE CHAIRPERSON: Myself, the Chairperson, Laura Raffiani, and Margaret Uhle. Do we have anyone else here from --

MS. UHLE: No, that's it.

THE CHAIRPERSON: The applicants?

MS. UHLE: The applicants are here, yes. Do you want to start with the first application?

THE CHAIRPERSON: Yes. We'll start with Application 20-11, 24 Hickory Hill Road.

MR. COLEMAN: Hello.

THE CHAIRPERSON: Hello. Welcome.

MR. COLEMAN: Thank you for meeting with us over Zoom. I'm Jim Coleman. I'm the architect. The owners, Kristin and Nick Vincenzo, are here as well.

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MR. COLEMAN: Yes. So these are the elevations, and I just added some shadow to give them a little more dimension.

THE CHAIRPERSON: It actually really works very nicely. That hand drawing in the front, the 3D hand drawing is really refreshing.

MR. COLEMAN: Great. I'm old enough to still draw by hand.

THE CHAIRPERSON: I think it's worth it sometimes. I think it just adds to the feel of the building somehow.

Any questions from any of the Board members about the -- can we see the elevations again?

MR. COLEMAN: Sure.

THE CHAIRPERSON: I think it's a quite nice expansion, you know, going from what you went to and to where you are now. The windows look good and kind of balanced.

MR. COLEMAN: The owners actually wanted all double hung, so they're quite large windows to meet the egress requirements.

THE CHAIRPERSON: Okay. I love the  
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black.

Board members, any comments or questions?

MS. NEMECEK: I think it's a really great improvement, especially with the original house. When you see the before and after, it's going to be stunning. I do have a question, though, about the use of the shingles in the center of the house. I think it fits really well to have the shingles in the gabled areas, but in the center I find it detracts a little bit. I know you have the recessed window over the door, the second floor door, and I'm not sure how that's going to read.

MR. COLEMAN: Let's see here. We actually did many -- let me see if I could find it with some of the other alternatives. So here are some different permutations. This is with more shingle. We've actually changed it quite a bit. Maybe -- what was the question again?

MS. NEMECEK: Well, it just seems like it's detracting. It should be like an accent. I think it's either too mast in that block

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area. It kind of almost separates it too much.

MS. UHLE: You're saying you would recommend limiting them to the gable areas?

MS. NEMECEK: I don't know because maybe it would look good over the little recessed window over the door. I'm not quite sure. I would leave it to just those certain areas. I think it feels like you're separating that center part of the house too much with the shingles.

MR. VINCENZO: Okay. So you would almost be more considering just the shingle side over the gable portions alone, not including the center?

MS. NEMECEK: Right.

MR. VINCENZO: That's something we've kind of been kicking back and forth, use a little less and use it more as an accent piece.

MS. NEMECEK: Yes. I think it would look better as an accent. I just feel like having the double window with the shingle is too much.

MR. VINCENZO: It might be a little too busy right here?

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MS. NEMECEK: Yes.

MR. VINCENZO: I think we would be open to that.

MR. COLEMAN: We could maybe do this as the clapboard. We had it here at one point, and this is the metal roofing. This is stepped back. This is aligning with this and this is stepped back, so this is a little more in shade. I think definitely here we could look at that again. The problem with it when it was just the shingles up here, it seemed a little decorative. There wasn't enough of it.

MS. NEMECEK: But because that single window is aligned with your gabled roof line, it kind of looks like one unit.

MR. COLEMAN: Right here?

MS. NEMECEK: Yes.

MR. COLEMAN: Yes. And right here; right?

MS. NEMECEK: Correct.

MR. VINCENZO: I think we would be open to changing that.

MR. COLEMAN: What do you think, Kristin?

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MS. VINCENZO: Yes, that's fine with me. Like you said, we had a bunch of different versions of that because I don't think any of us were sold on any of it, with it, without it, add it here, add it there. That's something that I'm in no way attached to. That would be fine to remove some of it from there, yes.

MR. COLEMAN: How will this work? Could we get an approval with that caveat, that we'll look at the amount of shingles in the center and we could send you the sketches?

MS. UHLE: Yes. Typically what the Board does is, they will make recommendations for you to make those modifications in your submission to the Planning Board. So unless they have numerous comments where they need you to come back to the Board, they'll refer you to the Planning Board and just say, subject to these conditions or if you would consider these things.

MR. COLEMAN: Okay.

THE CHAIRPERSON: You have to make a real big boo boo to have to come back to us.

MS. UHLE: Especially under current  
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conditions. They have been very patient and gracious throughout this whole process. There's been a lot of delays.

MR. COLEMAN: You've been great too, Margaret, guiding us through all this, and continuing to work so hard.

THE CHAIRPERSON: Yes, she does, she works hard. You're right, she continues to work so hard.

MS. UHLE: Do you have any more comments about the drawings?

THE CHAIRPERSON: No, I think that's it. Could I go back to that front sketch because I think the 3D also helps.

MR. COLEMAN: This is actually done, it's a computer model but then I sketch over. The proportions are accurate.

THE CHAIRPERSON: That's great. It's definitely helpful.

MR. LUCA: In the master bedroom, do you have a vaulted ceiling?

MR. COLEMAN: Yes.

MR. LUCA: That one window?

MR. COLEMAN: This actually is the  
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master bedroom right here, but this is a flat ceiling. This is where the vaulted ceiling is. This is not so flat where you enter.

MR. LUCA: So window F is in that ceiling on that exterior wall?

MR. COLEMAN: Yes, right. This is the vaulted area right here.

MR. LUCA: Okay.

THE CHAIRPERSON: Jennifer, I think that was a good catch.

MS. NEMECEK: Thank you.

THE CHAIRPERSON: Margaret, I don't think this requires any -- because it's an addition, it doesn't require a landscaping plan; right?

MS. UHLE: No. That's not an official requirement, no.

THE CHAIRPERSON: Have you thought about that just in general? Can you just talk to us about like maybe what's going to be taken down, if anything, and what's going to go back up? Have you even like gone there yet?

MR. COLEMAN: Nick, you have; right?

MR. VINCENZO: James, Kristin and I  
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actually had spoke before this because I wasn't sure if we were going to need a landscape plan prior to this hearing. We are going -- just the amount of work we're going to have to do, the plants are going to get neglected, the existing plants. It kind of stinks because they are like mature type plantings. So once the building is up, we are going to put stuff that would fit into the neighborhood, so Azalea plants, possibly in the back Arborvitae where the fence is.

THE CHAIRPERSON: Jennifer, any suggestions for that?

MS. NEMECEK: Margaret, correct me if I'm wrong, they are eligible to get a street tree, right, from the Town?

MS. UHLE: Anyone can request a street tree, yes.

MR. COLEMAN: That would be nice. Like a deciduous tree right here?

MS. NEMECEK: Yes, and there's a choice. The Town usually presents you with a few choices, and they'll put that in for you.

MS. UHLE: That would be on the Town  
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MR. BONGIOVANNI: He was a question mark.

MS. UHLE: Okay. That's fine. I wanted to make sure I didn't miss anyone. We have two call in users, and I think that's Vince and Lino.

MR. SCIARETTA: This is Lino Sciarretta. Thank you, Madam Chair, members of the Board, Margaret. I'm the attorney with the law firm of Montalbano, Condon and Frank. We represent Suez with respect to this application. This is for the new pump station at 10 Leewood Drive.

Just by way of quick background, the reason why we're here is because there are new guidelines on --

MS. UHLE: Lino, we lost you.

MR. BONGIOVANNI: Let me just text him so he knows we can't hear him.

MR. GROSSFELD: Joe, you may want to pick up on that.

MR. BONGIOVANNI: While we're waiting for Lino, I could give you a quick background on what we're doing because I'm sure this isn't

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an every day project for everybody.

The project is for Suez Water. Suez provides water to a bunch of communities in Westchester County, including Eastchester. All the water is provided by New York City DEP aqueducts, so that's the Catskill and Delaware Aqueducts.

Suez currently has two facilities in Eastchester. One is the Delaware pumping station on California Road, and this one is Troublesome Brook Pumping Station on Leewood. This is obviously what we're here for today. This station has been around for quite a bit. It's been in operation since the 1930's.

So a little more of the background here. DEP is changing how they do things. They were providing chlorine disinfection upstate. They're not doing that any. They're changing their protocols, so we have to change ours to chlorinate the water prior to distributing to Eastchester and surrounding communities. That is the primary purpose of this project.

We also have a building from the

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1930's. It's a bit old and outdated. We have a lot of aging equipment as well, pumping and electrical equipment in this building, and that also needs to be replaced.

So that is the background. What actually is being put in here, it's call on-site hypochlorite generation. We make bleach. We make chlorine basically from salt water and electricity. It's a very low strength bleach. It's much less strength than your common household bleach actually. It's a relatively safe chemical in the world of chemicals, especially in our water treatment world. That's primarily why it was selected.

The building is a 5 to 6,000 square foot building. It's proposed right now to be brick and decorative block. Obviously, we'll spend a lot of time on that in a minute. I mentioned some of the equipment that's going in. We do have an emergency generator we need to provide. There are storage tanks inside the building. From a site perspective, we have a storm water system going in and a whole bunch of site improvements. The existing building is

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being completely knocked down and replaced.

Just to give you some idea where we are -- I'm sure some of you know this site very well -- it's across the street from the golf club on the corner of Leewood and Dale. We're also bordered on the other side by Oakland. There are three lots. These two lots are Suez owned lots, and this third lot is --

THE CHAIRPERSON: Are you sharing a video right now? I'm sorry.

MR. BONGIOVANNI: No, it's not a video.

THE CHAIRPERSON: Okay.

MR. BONGIOVANNI: You can see it; right?

THE CHAIRPERSON: No. I'm sorry, are you sharing your screen?

MR. BONGIOVANNI: I am sharing my screen.

THE CHAIRPERSON: I see you.

MS. UHLE: I think that might be your setting, Laura, because I can see everybody.

MS. NEMECEK: Me too. I see the presentation.

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1 right-of-way then.  
 2 MR. COLEMAN: You mean out here?  
 3 MS. NEMECEK: Yes.  
 4 MR. COLEMAN: That would be fantastic.  
 5 THE CHAIRPERSON: I mean, it's a  
 6 little tree but they grow.  
 7 MS. NEMECEK: Very quickly.  
 8 MR. VINCENZO: They do grow, that's  
 9 for sure.  
 10 MR. COLEMAN: This would be far enough  
 11 that it wouldn't, you know, have any issues  
 12 with the gutters or anything.  
 13 MS. NEMECEK: Right. It's not even  
 14 near the house.  
 15 MR. COLEMAN: Then we'll do shrubbery  
 16 around here to fill in, probably to block this  
 17 view.  
 18 THE CHAIRPERSON: The hatched in area  
 19 is new, the gray hatched?  
 20 MR. COLEMAN: Yes. So we're adding  
 21 the porch. It's nice that there's sort of this  
 22 relief in the zoning for the front yard setback  
 23 so we can have a porch. It's unique to  
 24 Eastchester. This is where we're expanding the  
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1 house right around this. So a little bit here  
 2 and then in the back.  
 3 THE CHAIRPERSON: Okay. You could see  
 4 it all still fits within the envelope of the  
 5 lot.  
 6 MR. COLEMAN: It's an extra wide lot,  
 7 too, which helped us in terms of coverage.  
 8 THE CHAIRPERSON: Okay. So, Margaret,  
 9 we don't need to do a public hearing, do we?  
 10 MS. UHLE: This one is a public  
 11 hearing, yes.  
 12 THE CHAIRPERSON: So then I would like  
 13 to make a motion to open up Application 20-11  
 14 for the public hearing.  
 15 MS. NEMECEK: Second.  
 16 THE CHAIRPERSON: All in favor.  
 17 (Aye)  
 18 MS. UHLE: I don't believe anyone is  
 19 here, but just in case, you would raise your  
 20 hand or press star nine if you're calling in  
 21 from a phone.  
 22 I don't see anyone doing that, so I  
 23 think you can go ahead and close the public  
 24 hearing.  
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1 THE CHAIRPERSON: So then I would like  
 2 to make a motion to close the public hearing  
 3 for Application 20-11.  
 4 MS. NEMECEK: Second.  
 5 THE CHAIRPERSON: All in favor.  
 6 (Aye)  
 7 THE CHAIRPERSON: Then I would like to  
 8 make a motion to move Application 20-11 along  
 9 to the Planning Board with the aforementioned  
 10 suggestion regarding the cladding in the  
 11 different areas, the different types.  
 12 Margaret, was there anything else?  
 13 MS. UHLE: No, other than we can talk  
 14 to the Highway Department about the potential  
 15 for a street tree. Otherwise, that was it.  
 16 THE CHAIRPERSON: I make that motion;  
 17 anybody second that?  
 18 MS. NEMECEK: Second.  
 19 THE CHAIRPERSON: All in favor.  
 20 (Aye)  
 21 THE CHAIRPERSON: Then you're all set  
 22 to go along to the Planning Board.  
 23 MR. COLEMAN: Great.  
 24 MR. VINCENZO: Thank you very much.  
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1 THE CHAIRPERSON: Good luck with your  
 2 new home.  
 3 MR. COLEMAN: Have a good rest of your  
 4 night. Thanks.  
 5 THE CHAIRPERSON: So next up -- Is our  
 6 next applicant available?  
 7 MS. UHLE: Yes. It takes a minute.  
 8 They have a pretty big team, so I have to kind  
 9 of allow them to join the meeting. So give me  
 10 a minute.  
 11 MR. SCIARETTA: Margaret, can you hear  
 12 me? It's Lino.  
 13 MR. UHLE: Yes, we can. Vince should  
 14 be on too. I have to get Joseph on. Let me  
 15 see. Some of you I think need to un-mute your  
 16 selves and/or turn your video on if you have  
 17 it. I think that should be everyone.  
 18 MR. BONGIOVANNI: Hey, Margaret, can  
 19 you hear me?  
 20 MS. UHLE: Yes.  
 21 MR. BONGIOVANNI: This is Joe.  
 22 MS. UHLE: The only one I don't see  
 23 here is John Telesco, but I don't think he ever  
 24 joined the meeting.  
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1 MS. UHLE: It might be one of your  
2 view option settings.  
3 THE CHAIRPERSON: Okay, got it.  
4 MR. BONGIOVANNI: Okay. Are you good?  
5 THE CHAIRPERSON: I'm good.  
6 MR. BONGIOVANNI: I was saying the lot  
7 is Eastchester's lot, but we have a lot of  
8 existing pipe in here already, and we're in the  
9 process of obtaining a license agreement with  
10 Eastchester as well.

11 Just some other views, aerial views.  
12 These are the some of the views looking out,  
13 looking north from Dale Road. We have one from  
14 the intersection of Dale and Leewood. You're  
15 seeing the golf course in the background. The  
16 intersection itself. This is right by where  
17 that Bronx River tunnel is. The photo is a  
18 little grainy, sorry about that. Let's see if  
19 we have anything else here. Again, this is  
20 just another view of the golf course.

21 The site itself, like I said, the  
22 entirety of the site is being changed. The  
23 building is being knocked down. A much larger  
24 building is being put in its place because of

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1 all the extra equipment we have.  
2 I have a very detailed landscaping  
3 plan too for this. This is just showing how  
4 the driveway will extend from one end of  
5 Leewood to Dale. Mostly it's a paved driveway  
6 with some pavers on either side and the apron  
7 just to break it up a little bit and some  
8 walkways for egress and maneuvering equipment  
9 to different rooms and buildings. We also have  
10 some other equipment pads you'll see on here.  
11 Really, the main feature is the much larger  
12 building.

13 Landscape wise, we could talk about  
14 this later, if you would like. We do have a  
15 detailed landscaping plan. Really, the  
16 entirety of the three parcels is being heavily  
17 landscaped because of this project.

18 So we have two concepts that were  
19 generated. This was the original concept  
20 presented to the Planning Board. We did go  
21 ahead and render this, and this was designed to  
22 a certain extent and brought to the Planning  
23 Board for some comment. We've been to the  
24 Planning Board twice now. I'm going to turn

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1 over to my architect to talk about this version  
2 of the building. We have another modified  
3 version of the building that we will talk about  
4 as well. Fred, if you're available there.  
5 MR. GROSSFELD: Yes.  
6 MR. BONGIOVANNI: If you want to take  
7 over.

8 MR. GROSSFELD: Okay. This version,  
9 which was our first attempt, was presented to  
10 the Planning Board I think on two separate  
11 occasions. Obviously, you could see it's  
12 leaning toward an industrial type of building.  
13 The high part of the building is about 23 feet  
14 or so, and then it steps down about 6 or 7 feet  
15 down to a lower elevation.

16 Obviously, the primary material that  
17 we're looking at is brick, brick veneer, with  
18 some concrete masonry unit base to it, and then  
19 concrete split face masonry at the coping and  
20 at kind of the mid span of the building. We  
21 had kind of an industrial type of window, kind  
22 of a divided sash, divided light type of window  
23 that was on I think three sides of the  
24 building -- four sides actually, excuse me --

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1 which would bring in natural light into the  
2 building. The doors, there's a variety of  
3 different doors. Obviously, on the main  
4 elevation that you're looking at now, there is  
5 an overhead coiling door there, and then there  
6 are some single doors or double doors that have  
7 a six panel embossing on them with some  
8 transoms above that. The base, like I said, it  
9 would be a split base, concrete mason, and then  
10 the windowsills would have typically a precast  
11 sill, like a cast stone sill, and then you  
12 would have some kind of a soldier course above  
13 the windows.

14 The feedback that we got from the  
15 Planning Board is, they typically preferred to  
16 have a building that was a little bit more  
17 compatible to the residential community and the  
18 surroundings. So if you want to go ahead and  
19 look at all the elevations, you could see them.

20 MR. BONGIOVANNI: Go through them  
21 slowly.

22 MR. GROSSFELD: Some of the details,  
23 some of the suggestions, they wanted some brick  
24 quoins on the corners to accentuate the

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1 openings with some quoin detailing, as you  
2 could see.

3 THE CHAIRPERSON: Is that something  
4 that was added or that was what you did  
5 originally?

6 MR. GROSSFELD: This was the original  
7 concept back about a month, month and a half  
8 ago or so without the feedback from the  
9 Planning Board.

10 THE CHAIRPERSON: The water table and  
11 those horizontal pieces, is that cast stone or  
12 that's --

13 MR. GROSSFELD: That would split face  
14 masonry.

15 MR. LUCA: Can it be cast stone?

16 MR. GROSSFELD: It could be.

17 THE CHAIRPERSON: I think that if you  
18 were to make that cast stone, it would make the  
19 building look so much nicer. This kind of, I  
20 don't know, cheapens it up to me. I like the  
21 look of the banding and the water table, which  
22 is kind of similar to the original building  
23 that's there.

24 MR. GROSSFELD: I think we wanted to  
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1 use some of the elements from the original  
2 building, so that we're just not turning our  
3 back to it and turning our back to the  
4 community. There are architectural elements,  
5 obviously, that relate to the older structure.  
6 That was some of the rationale behind this  
7 latest design.

8 THE CHAIRPERSON: What about instead  
9 of soldier course, if there were -- I don't see  
10 the sill lintels here. I know you said there  
11 would be cast stone sill, but I'm not seeing  
12 that.

13 MS. NEMECEK: There's a second  
14 rendering, though, right, of the gable version?

15 MR. GROSSFELD: Yes. That's where we  
16 focus more -- for this particular version, I  
17 think we had a roll lock or a soldier course  
18 lintel above those narrow windows. I don't  
19 think we were accentuating the window sills on  
20 this particular version. The next version,  
21 which looks completely different, will have  
22 that look. There you go.

23 So based on the input we got from the  
24 Planning Board, they really wanted to see a

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1 little bit more residential styling, and also  
2 they wanted us to work with at least part of  
3 the forms having a sloped roof.

4 This is the elevation that you would  
5 see from the street, from Leewood Avenue. It's  
6 basically an all brick building, of course, all  
7 four sides, and you could see the cast stone  
8 lintels above the windows, and then we have the  
9 cast stone sills throughout. There's a base, a  
10 4 foot high base that wraps around the entire  
11 building that would be the split face CMU.

12 MR. LUCA: The center portion is split  
13 face CMU?

14 MR. GROSSFELD: No. The center  
15 portion would also be more like a buff colored  
16 brick, and then the two ends would be more  
17 maybe leaning toward the reds. I don't think  
18 we've really finalized the selection of the  
19 color of the brick, but we wanted to get some  
20 kind of reaction or guidance from you guys  
21 whether --

22 MR. LUCA: I have a question before I  
23 go into colors and materials.

24 MR. GROSSFELD: Sure. Of course.

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1 MR. LUCA: The second design, are  
2 you -- in the original design, it was basically  
3 a rectangle, the building. In this design, the  
4 plains are being moved forward and back?

5 MR. GROSSFELD: Yes. I wanted to  
6 break that monotony up a little bit. The two  
7 more prominent reddish elevations, they were  
8 pulled out maybe six inches or so.

9 MR. LUCA: Six inches from the center  
10 portion; that's it?

11 MR. GROSSFELD: The center portion is  
12 back, so yes, that's correct. Both the  
13 structure on the left and the structure on the  
14 right are pulled out probably 6 to 8 inches in  
15 front of the center portion.

16 MR. LUCA: The way the shadow reads --  
17 that's a shadow?

18 MR. GROSSFELD: Yes, that is a shadow.

19 MR. LUCA: It looks like it's 3 feet,  
20 not 6 inches.

21 MR. GROSSFELD: It's not.

22 THE CHAIRPERSON: Not on that, but on  
23 the floor plan you don't see anything.

24 MR. LUCA: The floor plan is the

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original floor plan, I think.

MR. GROSSFELD: The floor plan has not been updated yet because we did make some adjustments in the location of some of the doors and we just haven't done that yet.

MS. UHLE: If I could, I just wanted to interject something quickly, that I think I might have said to individual Board members or in my meeting notes.

MR. GROSSFELD: Yes.

MS. UHLE: I actually thought that -- I'm glad that you're showing both sets of elevations because my impression was the Planning Board wasn't giving you clear direction. I know in my meeting notes from the May 28th meeting, you know, one of the members said that if you pursue the more industrial design, then maybe accentuate some of the architectural details, which is something that you discussed. I think it was primarily one board member that was focusing more on this gable roof option, etcetera, and that was one of the reasons we wanted to move you to the ARB sooner rather than later, so that you didn't

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get too far off in one direction rather than another.

I just want to clarify that to the Board too, because I don't think the Planning Board was really wedded to this concept of the gable roof. I think that was one particular member. I think there was also an understanding that there were some merits to the more "industrial" design as well. That's exactly why you're here. I just wanted the Board to know that. That's also why it makes sense not to change the floor plan every time you change something, because I think they're still working on the overall concept at this point.

MR. GROSSFELD: You're absolutely correct.

THE CHAIRPERSON: Okay. Can you flip back to the other one, please. The fact that it's in 3D, I'm sure it helps.

MR. GROSSFELD: I'm sure.

THE CHAIRPERSON: Personally, I think that this is a better start than the other one. That's my -- I would like to go from here and

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adjust and fidget and whatever, then to go from the other one. I think that it's not really advantageous, just in general, to put that peak on and make the building a taller building just for the sake of making it look more, I don't know, residential or something.

MR. LUCA: It's never going to look residential.

THE CHAIRPERSON: I don't think that that's doing it, and I don't think it's helping the building. Jennifer and Silvio, are you more -- are you --

MR. LUCA: Yes. I have a couple of comments.

First of all, it's definitely a far better design. The second design, it's all over the place, in my opinion. I know Planning's main issue, one of their main issues, because I actually watched that meeting that meeting, is that they thought the building was quite large and high. So what I mentioned to Margaret is, that we should get a building section showing the equipment and actual minimum requirements for equipment and piping

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so potentially the parapet, or what have you, can go lower. Aesthetically I think the first design -- most pump stations, pump houses, you know, if you Google, a lot of them are done in art deco style in the Thirties. They have a lot of cast stone. They accentuate the entrance of the building. They do have windows like this because a window like this is a 1930 window.

MR. GROSSFELD: Old industrial sash.

MR. LUCA: I think if you start with something like this and you work with the massing, minimum heights, minimum -- and also I do like that this is one long plain, if you break that up somehow. Instead of using split face because, again, as Laura said, unless you're building a Home Depo, you don't want to build a split face. That's basically a concrete block with a texture on it. If you actually add a true cast stone element with a banding and the base, it's going to make the building look a thousand percent better right there. Try to accentuate the entrance and maybe with the plains and the massing height

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1 wise and the elevation not just one plain,  
2 maybe as you did in the second design. At  
3 least you tried to pull some elements back and  
4 forth. If you actually look at the equipment  
5 in section, maybe this parapet, which is 23  
6 feet, like you said I think, can come down  
7 several feet, and maybe the center of the  
8 building can go back 2 feet, so maybe it does  
9 become 2 or 3 elements from the front. I think  
10 it needs to read as one element as this design,  
11 not as the second design. The second design  
12 looks like three buildings, especially with the  
13 different colors, the metal roof. It looks  
14 like a temporary building, in my opinion.

15 THE CHAIRPERSON: It looks like  
16 additions.

17 MR. LUCA: It looks like a butler  
18 building, in a sense, not something that in  
19 your mind that is going to stand there for the  
20 test of time. This more has that look. But I  
21 think the massing and the details need to go  
22 back to a more traditional material, like cast  
23 stone instead of split face.

24 THE CHAIRPERSON: Can you please show  
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1 us the images that I had sent to you through  
2 Margaret today.

3 MS. UHLE: Joseph has those.

4 MR. BONGIOVANNI: Can you see that  
5 okay?

6 THE CHAIRPERSON: Okay, yes. So I  
7 went there today and took some photos of the  
8 building. I know it from going by so many  
9 times, but I kind of wanted to just look at it.  
10 To be quite honest, I thought all that time  
11 that it was a red brick building probably  
12 because of the color. I always remember those  
13 lintels, those kind of eyebrows there, which I  
14 think kind of look nice. I'm not so sure if  
15 they belong on that new building, to be honest.  
16 At least the lintel, anyway, maybe not in that  
17 eyebrow shape.

18 MR. GROSSFELD: It could be a cast  
19 stone lintel with a keystone in the middle.  
20 That's one possibility.

21 THE CHAIRPERSON: I don't even think  
22 it needs the key. Just a flat thing would be  
23 sufficient.

24 MR. GROSSFELD: Sure.

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1 THE CHAIRPERSON: If you could show  
2 just the other views. I really like that  
3 fluting, but again, I'm not really sure if that  
4 would fit in on that building. What I really  
5 noticed, which these probably don't show so  
6 much -- if you could go to the third one. I'm  
7 not sure -- that's it? Okay. What you don't  
8 notice here so much is that the land, how much  
9 it slopes down. What I tried to do is go up to  
10 the fence and take a picture through the fence  
11 so not to get the post, but what you don't  
12 realize is behind me from where I took the  
13 picture at the fence, it really slopes down to  
14 the road on both sides. So I don't think that  
15 that image shows that so much either, but maybe  
16 that's because this is the flat part. If you  
17 could go back to the images, the drawings. I  
18 think that this is a little deceiving. That  
19 driveway in the far right, what I'm thinking is  
20 the exit down to not Leewood but whatever the  
21 name of the other street is --

22 MR. GROSSFELD: Dale.

23 THE CHAIRPERSON: There's a drop  
24 there; isn't there?

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1 MR. GROSSFELD: Yes, there is.

2 MR. BONGIOVANNI: The only thing, it's  
3 in the site plan but not very apparent, we are  
4 cutting down the elevation as much as possible.  
5 We can't flatten it too much. We have pipe in  
6 the ground that needs a certain amount of cover  
7 over it, but we do have the ability to cut a  
8 foot or two out of that. It will help a  
9 little, but, yes, it's a slope for sure.

10 THE CHAIRPERSON: It's not completely  
11 the way it's going to be. I know it's not  
12 deliberate, it's just happening because of the  
13 nature of the way these kind of programs work.  
14 I had to go up to the fence to really see this.  
15 You don't really see that much of the building  
16 from the road is what my point is, I guess,  
17 even though the building will be getting  
18 bigger.

19 Can you show me the site plan. Where  
20 on the setback in relationship to the old one  
21 is the new one?

22 MR. BONGIOVANNI: Let's see. I don't  
23 have the old building shown here. I could pull  
24 up --

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THE CHAIRPERSON: I know it's on one of these.

MR. BONGIOVANNI: Yes, it is. I can pull it up. I'll pull up the actual drawings. You could see what we have currently. Here's that masonry building. There is a detached garage basically is what it is as well. The main building in those photos was here. I think this is like -- I want to say it's about 1200 square feet and we're about 5500 square feet right now.

THE CHAIRPERSON: I think if you look at the sheet labeled C302, there's a better comparison of the two.

MR. BONGIOVANNI: Is that this one?

THE CHAIRPERSON: Yes.

MR. BONGIOVANNI: Yes, okay. These are the two structures that are there now with the existing driveway, and then the new building with the new driveway.

THE CHAIRPERSON: The new driveway, if you weren't to change the grade, it seems like that it would be really angled. It would be really high for the driveway. Will the

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topography be changing a little bit.

MR. BONGIOVANNI: It will. We still do need a variance on the driveway profile. That is one of the variances we are requesting from the Zoning Board.

The reason for this is, as part of the operations of this building, we do have salt delivery trucks that need to come in here.

THE CHAIRPERSON: It's like a one way street?

MR. BONGIOVANNI: They'll be coming from Route 22 is how we're going to direct them, and they'll be able to make a left turn into this driveway. Getting back onto Leewood is not going to happen in the confines of our property. It's a fairly large truck, so we can't have them turn around on the site. The easiest thing to do is let them exit to Dale and make a left and head back down. Probably a fair amount of the conversation with the Planning Board at the last meeting was spent on the driveway and ingress and egress to the site. They were heavily into that.

THE CHAIRPERSON: And then head up

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Fisher, I guess?

MR. BONGIOVANNI: Down to Columbus Avenue, was it? I forget.

THE CHAIRPERSON: Dale continues down to Columbus.

MR. BONGIOVANNI: I think it was Fisher. I forget the name.

MR. GROSSFELD: Yes. Fisher is east/west. Fisher is east/west and Dale, Columbus is north/south.

THE CHAIRPERSON: So the building itself will be coming a little bit closer to Leewood Drive. The current height of the current building is what?

MR. BONGIOVANNI: Current height is -- let me see if I could pull up the table here.

MS. UHLE: I have it as 22 feet.

MR. BONGIOVANNI: That sounds right.

THE CHAIRPERSON: The new height would be what?

MR. BONGIOVANNI: 23 feet, and then the parapet would add another 3 and a half feet. 23 to the bottom of the parapet, and then the parapet would extend another 3 feet.

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MS. UHLE: I have to the top of the parapet 26.7 feet.

THE CHAIRPERSON: Okay. So 5 feet taller than the other.

MR. BONGIOVANNI: That's correct. A lot of that is, you know, just to give you some context of what's in this building -- let me just go to another drawing so you understand. This drawing here, this is our process floor plan. So Leewood is in front, obviously, on the right side is Oakland, and on the left side would be Dale. We have a need for a taller ceiling height in these two rooms, this is the pump room and the chemical room. These tanks are quite tall. They're actually probably going to get a little bit taller than we even show here. We're still working with the Department of Health on some of these things. It might be about 18 feet tall, these tanks. They are reset a bit, but they take a up a fair amount of room. We need to be able to get them in and out in the future if there's a problem with a tank, we have to replace, so we won't have knock out walls and things like that. To

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1 be able to get this tank in and out of the  
2 building requires some height as well. We need  
3 some clearance to make that happen. That's  
4 driving a lot of the height.

5 In here as well we have some pumping  
6 equipment that we'll be putting in. In order  
7 to get that out, we have to set up some cranes,  
8 inside the building. They need to clear the  
9 steel a little bit and obviously lift the pump  
10 to a certain elevation. We have some room. I  
11 think we do have a little bit of play in how  
12 high this ceiling can be. I don't know if  
13 there's much we can do with this chemical room,  
14 to be honest, because of the tank size.

15 MR. LUCA: Can you do a building  
16 section with actual dimensions of equipment to  
17 figure that out?

18 MR. BONGIOVANNI: We have looked at  
19 it. I don't have it in this set. It's not  
20 finalized yet. That's part of the analysis.  
21 That was asked at the Planning Board too about  
22 keeping things as short as possible.

23 The rest of the building, there is a  
24 generator room in the front left corner. If we

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1 go back to the rendering, you saw a louvered  
2 section, that was the exhaust -- not the  
3 exhaust but the ventilation for the generator,  
4 the cooling air. That's what that is showing.

5 MR. GROSSFELD: That's the lower end  
6 of the building. It's probably 6 or 7 feet  
7 lower than the remaining part of the building.

8 MR. BONGIOVANNI: This definitely  
9 could be shorter. We don't need the ceiling  
10 height here.

11 MR. LUCA: Besides lower, can the  
12 massing be smaller and the front be set in and  
13 the back be set in so it actually reads not as  
14 one long plain? It's almost like three rooms;  
15 chemical room, pump room, and then generator  
16 electrical closet.

17 MR. GROSSFELD: We can accentuate  
18 that. We can make them look like three  
19 distinct functional areas, which is being  
20 honest with what the building is.

21 MR. LUCA: It might help  
22 aesthetically. Instead of one long wall, it  
23 might read smaller if you do that.

24 MR. BONGIOVANNI: I think we can

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1 definitely look at that.

2 MR. GROSSFELD: Yes.

3 THE CHAIRPERSON: So the system that  
4 is being done to purify the water, is it  
5 similar to what they do with the non-chlorine  
6 pool system when you just use the salt?

7 MR. BONGIOVANNI: I know what you're  
8 talking about. I'm not exactly sure how those  
9 systems are set up. We actually are creating  
10 chlorine here.

11 THE CHAIRPERSON: That does that too  
12 also but to a very small degree.

13 MR. BONGIOVANNI: It may be very  
14 similar. I have not looked into the pool side  
15 of things. It's a very low strength bleach  
16 effectively is what it is. We just use more of  
17 it instead of the higher strength stuff that we  
18 normally use to do the same job, but a lot of  
19 equipment, that's the problem. There's a ton  
20 of equipment that goes along with it, you know,  
21 with all the storage tanks and there's the  
22 actual units themselves, the generators take  
23 up a lot of room. There's a whole room  
24 dedicated to those generators. We have

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1 metering pumps we have to put in to get the  
2 bleach into the water system.

3 MR. GROSSFELD: There's all of that.

4 MR. BONGIOVANNI: So there's a lot of  
5 equipment. That's the reason for this building  
6 getting so much bigger. None of this exists  
7 there now.

8 THE CHAIRPERSON: Let's go back to the  
9 outside. So Silvio, you still think that area  
10 needs to go back a little bit?

11 MR. LUCA: I think it would help. I  
12 think, you know, they have to look at all the  
13 parameters they really need, not just build a  
14 rectangle. If the parapet can come down a  
15 foot, then do it. The lower portion roof,  
16 which is the generator area, if that could set  
17 back 2 feet, I think that would help. I think  
18 the roll up door and the two windows above that  
19 or the three windows and the other two doors,  
20 that whole area is the pumping area, and I  
21 think the other two windows to the far left is  
22 where the tanks are, if that elevation could be  
23 broken up as well, let's say, after those two  
24 windows you go 4 feet and that sets back, even

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1 if it's a foot, and the generator area moves  
 2 back another foot, so the front elevation --  
 3 all the same material, granted, with the cast  
 4 stone details -- I think that might help. This  
 5 is more of the way it should be. This is more  
 6 of a true industrial building aesthetically  
 7 and, you know, as they say, form follows  
 8 function. There are many beautiful, if you go  
 9 on line, water and sewer buildings around the  
 10 world that you would never even think there was  
 11 a pumping station. They're amazing.  
 12 Obviously, sometimes money creates the design  
 13 as well. You can't spend 20 million dollars on  
 14 the architecture.

15 THE CHAIRPERSON: The cast stone is  
 16 worth it?

17 MR. LUCA: I think the cast stone is a  
 18 given. I think the split face block --

19 THE CHAIRPERSON: Cheapens it.

20 MR. LUCA: -- It's just not the right  
 21 thing to do. As an architect -- I'm an  
 22 architect -- when you build a building,  
 23 especially a building like this, you're trying  
 24 to mimic a 1930s building in a sense, you

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1 should try to use materials that were done in  
 2 the 1930s, so it reads like the building was  
 3 built in the 1930s.

4 MS. UHLE: My understanding is, the  
 5 first pump station that was there was built in  
 6 the 1930s, around that time, isn't that  
 7 correct? There was an expansion on that.  
 8 There is a history with this that it goes back  
 9 to the 1930s.

10 MR. LUCA: It's a totally different  
 11 animal, but, for example, the water sewage  
 12 treatment pumping station, whatever that  
 13 building is on Boston Post Road in Mamaroneck,  
 14 I don't know if you guys know that building,  
 15 that's an art deco building and it's gorgeous.  
 16 Again, there's a lot of detail you could add  
 17 here and there that would help. You could  
 18 accentuate the main entrance with a cast stone  
 19 entryway, for example, or some kind of detail.  
 20 There is so much you could do, as you know as  
 21 an architect.

22 MR. GROSSFELD: I think we could just  
 23 take this massing and refine it and obviously  
 24 make some changes to the materials. I think we

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1 would could just massage it, refine it, make it  
 2 more presentable or more desirable to what you  
 3 had in mind.

4 MR. BONGIOVANNI: I want to mention  
 5 one thing because it's a prominent feature,  
 6 right now it's a necessity, as it often is for  
 7 generator rooms, is this type of ventilation  
 8 set up. There's another louver on this side  
 9 for fresh air and this is the air going out  
 10 that cools off the generator if and when it  
 11 runs. For some sound attenuating reasons, we  
 12 may be eliminating this. I want to bring this  
 13 up to everybody that it's a possibility that  
 14 this feature disappears. That may be good or  
 15 bad. It does break up the brick even though it  
 16 is a louver. It may end up having to be  
 17 removed because we don't want, you know --  
 18 we're trying to limit the amount of sound that  
 19 gets out of that room, and big openings don't  
 20 lend itself to that. I just want to make  
 21 everyone aware that that might be change you  
 22 see in the future. I don't if we have some  
 23 other ideas for some other brick work. We  
 24 could make it look like a faux window or

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1 something like that just to, again, break it  
 2 up. We really don't want to have windows in  
 3 the generator room, let's put it that way.

4 THE CHAIRPERSON: You could just do a  
 5 recessed with the lintel and the sill and just  
 6 brick it in kind of thing. Sometimes that  
 7 works to give like the suggestion of a window  
 8 but not really. That's often done on brick  
 9 buildings.

10 MR. LUCA: You could do a cast stone  
 11 relief showing the actual equipment like they  
 12 did in the Thirties as well. I think you have  
 13 to start with the massing first and the in and  
 14 out. I think that will dictate, you know,  
 15 everything else.

16 THE CHAIRPERSON: I think we all agree  
 17 that this is the starting point, not the other  
 18 one?

19 MR. LUCA: Yes, absolutely.

20 MR. GROSSFELD: Okay. I appreciate  
 21 all your input and suggestions on how we could  
 22 make this a more presentable building.

23 MS. UHLE: I was just going to say,  
 24 the next Architectural Review Board meeting is

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1 on September 3rd, so I guess that's when you  
2 would come back.

3 MR. SCIARETTA: Would that be a public  
4 hearing, Margaret? This is Lino. Sorry.

5 MS. UHLE: That's up to you, because  
6 you're going to the Zoning Board at the  
7 beginning of September, definitely back to the  
8 Zoning Board in October. Eventually, you're  
9 going to come back to the ARB in November. So  
10 you could have the public hearing at that time,  
11 or you could have the public hearing at the  
12 next meeting.

13 MR. SCIARETTA: Got it.

14 MS. UHLE: We could discuss what might  
15 be most appropriate.

16 MR. SCIARETTA: Okay. Very good.

17 THE CHAIRPERSON: The other thing I  
18 wanted to mention was, perhaps that kind of  
19 jogging back a little bit with your facade and  
20 with the building itself, the massing itself,  
21 may just help with the driveway. It may help  
22 the way the driveway has to go. I'm not sure,  
23 but it just may help that that part of the  
24 building, that corner of the building is set

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1 back a little bit.

2 MR. GROSSFELD: Okay. We'll  
3 definitely look at the floor plan and see if we  
4 could push that back and change the  
5 configuration of the driveway a little bit.  
6 We'll definitely look at it for sure.

7 THE CHAIRPERSON: These kinds of  
8 drawings, the 3D drawings, are super helpful.  
9 If there's a way for you to adjust it so that  
10 the topography is little bit more accurate,  
11 that would be helpful too. It's hard to say  
12 here or see it here, but it seems to be a  
13 little flatter than it really is.

14 MR. BONGIOVANNI: Obviously,  
15 landscaping is a big component of this as well.  
16 We do have a detailed landscaping plan. I have  
17 my landscape architect on as well, on the  
18 phone. I don't know how everyone feels about  
19 getting into landscaping at this point.

20 THE CHAIRPERSON: Jennifer, do you  
21 have any questions?

22 MS. NEMECEK: I think we should wait.  
23 The landscape plan looks fine. There's a  
24 couple of things I would tweak, like that row  
25

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1 of evergreens at the front of Leewood Drive.  
2 People sit at these lights for a long time.  
3 Right now the site is very unobtrusive because  
4 the building is small, it's set higher, and  
5 there are mature plantings all over. All that  
6 stuff is going away. So everything that's  
7 going to be built, is going to be seen. People  
8 wait on these roads a long time to get into  
9 that intersection onto the Bronx River Parkway  
10 and off.

11 THE CHAIRPERSON: That light is very  
12 long.

13 MS. NEMECEK: There's a line of cars  
14 up Leewood, there's a line of cars up Dale, and  
15 I think that that row of evergreens in the  
16 front has to be broken up a little and a couple  
17 of other things, but we have to discuss the  
18 massing and the building first.

19 MR. BONGIOVANNI: Okay.

20 MS. NEMECEK: Because you're going to  
21 tweak this driveway. You're going to have  
22 different opportunities and less opportunities  
23 in some spots where you're going to plant.

24 MR. BONGIOVANNI: Okay.

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1 THE CHAIRPERSON: Jennifer is the one  
2 to talk to about that for sure.

3 MS. NEMECEK: Not yet, though. We  
4 have to think about the building first.

5 THE CHAIRPERSON: Do we have enough  
6 feedback, guys, you think, to work on them a  
7 little further for us?

8 MR. GROSSFELD: Yes, I think so. Your  
9 comments are much appreciated. We'll take  
10 another look at it again, and we'll look  
11 forward to presenting it to you again in  
12 September. Hopefully, it will be more refined  
13 and a more desirable appearance to the  
14 building.

15 THE CHAIRPERSON: Okay. Thank you.  
16 Margaret, do we need to open a public hearing  
17 on this now?

18 MS. UHLE: No, because it wasn't  
19 noticed as a public hearing. This was just a  
20 preliminary review for initial input. It was  
21 not noticed, and it was not required to be a  
22 public hearing at this point.

23 THE CHAIRPERSON: Okay. So we're all  
24 good with this.

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