

TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
SEPTEMBER 6, 2018

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
PAY KINE, BUILDING INSPECTOR  
MICHAEL VERNON, ASSISTANT PLANNER

Dina M. Morgan, Reporter  
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Application 18-32, Gentile Contractors at 210 Hillside Place, that is adjourned for the Planning and Zoning Board review. Again, back to the applicant for this evening, Application 18-03 Applestone Meat Company at 735 White Plains Road. Welcome. MS. ASCHER: I'm Gail Ascher, and I'm representing John Cotugno Architects. First of all, I believe zoning has approved this change of use, so this is the next step, and then we go to the Planning Board subsequently.

MS. UHLE: I'll just clarify. It's a permitted use, so it did not have to go before the Zoning Board or anything. So it is just a -- I take that back. You're right. It did go before the Zoning Board. Never mind. You're absolutely right.

MS. ASCHER: Did everybody get the description?

MS. UHLE: I think maybe if you could summarize it for people at home.

THE CHAIRPERSON: If you could either go towards the mic or grab it.

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THE CHAIRPERSON: Good evening and welcome to the Architectural Review Board meeting for September 6th. Would you all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

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

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Enda McIntyre and Silvio Luca are not able to attend this evening.

THE CHAIRPERSON: The minutes can't be approved because we don't have all the people.

MS. UHLE: So we'll add to that long list.

THE CHAIRPERSON: Tonight's meeting we have one application, new business. I just want to mention one is adjourned, just in case anybody is looking for that information.

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MS. ASCHER: Sure. It's on?

THE CHAIRPERSON: Yes.

MS. ASCHER: Should I read it for the record or do you just want me to summarize it.

MS. UHLE: You could just summarize it because I'm not sure Ms. Nemecek had an ability to look it over, and also we do have a stenographer and a TV audience.

MS. ASCHER: Okay. So the gist of it is, Applestone Meat Company is a -- they provide frozen meats in vending machines. That's their typical way they sell. They also have a window. So they have a location currently where they have a window where people can actually go pick up services, and they have frozen vending machines. They're very successful, they keep their costs low, and that's their business plan. It works for them.

They want to open a location in Eastchester near trader Joe's. Obviously you can see the location. It was a dental office previously. It was laid out in a manner that really wasn't conducive to the way the shopping center is used and the storefront would be

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1 used. Originally, the dental office had the  
2 entrance on the Main Street and really nobody  
3 walks over there and nobody parks over there.  
4 So we sort of flipped that. I'll show you an  
5 original overall plan. You should have the  
6 plan there. We flipped that and we opened up  
7 the back. So we're renovating the deck, which  
8 is going to be the main entrance where  
9 everybody accesses Trader Joe's, the nail  
10 salon, and GNC. So we pushed everything to the  
11 back, which is now really the front but nobody  
12 uses the front. They're just going to put  
13 merchandizing in here and lighting to reflect  
14 what's inside, but truly this is where  
15 everybody is entering.

16 To that effect, the owner wants to add  
17 a lift, a handicapped accessible lift. So  
18 that's key. It's actually going to make all  
19 three stores accessible at that point. Moving  
20 the bathroom and office to the back, it allows  
21 this to be open for the frozen refrigerated  
22 vending machines. We want this really open, a  
23 lot of glass. As you can see in the  
24 elevation -- this is the existing photo -- as

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1 you see in the elevation, we're trying to open  
2 this up. I have a little color rendering to  
3 show the difference -- to show what it's going  
4 to look like. Above is the existing and below  
5 is proposed. I can pass that around too.  
6 There are some existing photos here of  
7 neighboring properties, neighboring buildings.

8 When you're ready, I can talk more  
9 about the materials and colors and things like  
10 that.

11 THE CHAIRPERSON: I notice that  
12 there's a couple of lights, light fixtures up  
13 there, and I'm not sure by the photos of the  
14 existing if there are any others already there  
15 on the building.

16 MS. ASCHER: I believe there's one  
17 right next to the door. It looks like it's a  
18 flood, the two lamps right next to the door of  
19 the dentist's office. We're proposing to move  
20 it up above the sign.

21 THE CHAIRPERSON: I'm talking about  
22 the other stores, the whole thing. Are there  
23 any other --

24 MS. ASCHER: Oh, on the other stores.

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1 It looks like the nail salon has its own  
2 lights. I can't tell.

3 THE CHAIRPERSON: Like near the  
4 vertical lift, is there any lighting over there  
5 in front of GNC.

6 MS. ASCHER: Good question. It looks  
7 like there's a light up there, but I would have  
8 to verify that. It looks like there's a flood  
9 over there, but I have to verify it.

10 THE CHAIRPERSON: I think for safety  
11 purposes, especially if they're open 24/7, it  
12 needs to be really well lit back there.

13 MS. ASCHER: This is the lamp.  
14 They're going to be matt black.

15 MS. UHLE: So the catalogue cut sheet  
16 that was provided shows a blue, but you're  
17 proposing black?

18 MS. ASCHER: Matt black.

19 MR. GARCIA-BOU: And the storefront?

20 MS. ASCHER: Black. It's all black.  
21 I have pictures of what we're -- black and  
22 clear glass and then black with a railing.  
23 What's being passed around shows the color of  
24 the surround as well. The railing is pretty

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1 much the railing that we'll be using. It's a  
2 cable rail with stainless cables and a powder  
3 black aluminum post and rails.

4 MS. NEMECEK: So what are people go to  
5 see from Route 22?

6 MS. ASCHER: It would be just the  
7 original -- like, at this point, we're not  
8 changing anything, except there will be a sign,  
9 but that has to go in front of the sign board.

10 MR. GARCIA-BOU: You said you're  
11 putting display stuff.

12 MS. ASCHER: What they will see inside  
13 will be some sort of graphic, some lighting --  
14 if that's what you're asking -- inside.

15 There's going to be -- we're working with a  
16 lighting designer and also some merchandising.

17 MS. UHLE: Can you speak into the  
18 microphone, please, because we use a  
19 stenographer.

20 MS. ASCHER: This wall will be like  
21 some kind of visual display wall. We're not  
22 exactly sure we can -- it may be graphics, it  
23 may be something -- there will be some sort of  
24 nice lighting displaying the products and what

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they said. I think we're talking about maybe having a soffit across and making this a really nice, visual display that's going to be visual from the street.

MS. NEMECEK: Will it have the goosenecks that you're using in the back?

MS. ASCHER: I'm not sure. We haven't discussed that.

MS. UHLE: I think that either this board or the Planning Board might want to see a little -- I understand you're only proposing something to the back, but because this is the image of the storefront on White Plains Road, I think they're going to want you to consider doing something to the front.

MS. ASCHER: Yes, I mean, that was just something John said was not part of this package. So if we're doing it, it needs to be part of another package.

MS. UHLE: You guys could address that. In my notes, I point out to you too that right now they're not proposing anything, which is why I did ask the applicant to bring a bigger picture so you could see what existing

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conditions look like.

MS. ASCHER: Could we do that as part of the sign presentation?

THE CHAIRPERSON: Not the facade. If it's the facade, it's the ARB. If it's the sign, that's fine. The sign board is not there to review a facade. I'm on both, so I know.

MS. ASCHER: Okay. I just thought the lighting is part of the signage.

THE CHAIRPERSON: The lighting, yes. I'm saying if you're redoing anything on the facade itself.

MS. ASCHER: I don't think there's any intention to do anything, but we could put lighting.

MS. UHLE: Then I just want to clarify, they don't have any intention of doing that, but you or the Planning Board, if you wanted to -- again, I'm not trying to get carried away here -- I think you could require they do something.

MR. GARCIA-BOU: You will see the graphic, whatever you're going to do there, and you will see it with the lighting around, and

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that's going represent the storefront.

MS. UHLE: Within the window, yes.

Typically, the ARB or the Planning Board, other than having to comply with our sign law, would not look at the window graphics. But again, if there are any repairs or --

MS. NEMECEK: Are you going to repaint it; are you going to put a new door; are there going to be lights; how big is the sign going to be?

MR. GARCIA-BOU: You're not proposing to do anything on the exterior facade of the building, but you are proposing to do something graphically interior that's going to be seen from the glass.

MS. ASCHER: Yes. It's going to be seen from 22, yes.

THE CHAIRPERSON: There are laws and limits to that as well.

MS. ASCHER: I know they will be presenting a sign, you know, a new sign for sure.

MS. NEMECEK: So if somebody is coming out of GNC, will they be able to enter that

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front door?

MS. ASCHER: Will they be able to enter? I believe it will be open, not locked. That's a question that I haven't discussed with them, but I can get an answer.

MS. NEMECEK: If it's 24 hours, are the front and back both going to be open?

MS. ASCHER: I think they want direct access from the back, so my guess is they're not going to allow the public to walk in the other side. It's going to be an egress, a fire egress. They have to have security, so I'm not sure of that. Let me clarify that.

MR. KING: You don't need the two.

MS. UHLE: Okay, you don't. I think the board needs to understand that. The way this is designed right now, it looks like there is no access from White Plains Road other than to the -- this is unclear what's happening.

MS. ASCHER: It's certainly an exit. If it's going to be another entrance is the question. I could clarify that. We never discussed it.

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MR. GARCIA-BOU: I think that it's important to submit the graphics that they're planning to put on there.

MS. UHLE: Again, within the window?

MR. GARCIA-BOU: Yes.

MS. UHLE: Typically, you guys would not approve interior window graphics. They'll be limited by what the sign law allows them to do because we limit signage within a window that's visible from the street. If you wanted to look at the trim, whether it's going to be painted or repaired. The new sign might be bigger or smaller than where you could see a previous sign was installed, and I think those kind of things the board really should look at even if they're modest repairs.

MS. NEMECEK: I did look online at the -- you have two other stores, there are two other stores that exist, and they do have signage that is painted over the glass, is that correct, or applied to the glass on the previous stores that they own?

MS. ASCHER: I really don't know. I wasn't involved with the design of them.

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MS. NEMECEK: If that's the kind of graphic that they're going to be put on, we should know.

MS. ASCHER: You mean like a 3M sort of film?

MS. NEMECEK: Yes.

MS. ASCHER: So that would have to be approved if there is some sort of film?

THE CHAIRPERSON: Yes. There are definitely sign regulations regarding that.

MS. NEMECEK: Also, for safety and monitoring purposes, how is it going to be lit from the inside? Would a patrol car be able to look in there from the parking lot?

MS. ASCHER: There is a lighting designer who is very good, apparently, who they've been working with. There's going to be a complete lighting plan, so we can present that. We certainly can present it as part of the building permit package.

THE CHAIRPERSON: I'm sorry, what was the last thing you said; it was presented as part of the building permit?

MS. ASCHER: It would be presented as

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part of the building permit.

MS. NEMECEK: I'm talking if about if it's open 24 hours, how is it going to be lit on the inside; will you be able to see before you enter.

MS. ASCHER: It's going to have to meet code, etcetera.

MR. GARCIA-BOU: The entrance will be from the back?

MS. ASCHER: Yes. I have more information. I have a cut on the elevator. Pass that around.

THE CHAIRPERSON: Is that the lift?

MS. ASCHER: It will be similar to that, a silver color, gray color, have a door, 90 degrees as you go up to the decking. I have some information about the decking.

THE CHAIRPERSON: What is in that corner right now?

MS. ASCHER: There's nothing. It's 4 foot wide. It's probably going to have to be custom because it's a little smaller than the smallest easily findable elevator. We'll probably have to do a custom lift.

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MS. NEMECEK: So with the lift, are you going to do the solid door or the glass door?

MS. ASCHER: Solid.

THE CHAIRPERSON: I noticed on the letter from the Applestone Meat Company, it's addressed to the Village of Scarsdale Planning Board. Seriously, they need to know that even though their address is in Scarsdale, they are in Eastchester, especially when they call for police and fire. Seriously, they have to know that, the employees there. It's a safety thing. If there's an emergency, they need to know who to call.

MS. UHLE: And for taking out permits too.

THE CHAIRPERSON: Yes, for taking out permits and whatever, but more than anything --

MS. ASCHER: I'm not sure why they did it. Just because it's a Scarsdale P.O.?

THE CHAIRPERSON: Yes. I've seen things like that happen before and kind of things just like slip through the cracks, and people that are working don't even realize and

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1 they call the police and they don't get there,  
2 you know, because something is happening. More  
3 for safety than anything else.

4 MS. ASCHER: I have information on the  
5 decking. It's very similar to Trek. I have  
6 samples of it.

7 THE CHAIRPERSON: What is there now?  
8 What is existing on the decking?

9 MS. ASCHER: It's wood.

10 THE CHAIRPERSON: In bad shape kind  
11 of?

12 MS. ASCHER: Old. We're going to go  
13 with this. It's a graphite color, it's coated  
14 on all four edges, 25-year warranty for the  
15 finishes, low maintenance. It's pretty nice  
16 looking. It goes with the color scheme, the  
17 black and the dark gray. We will paint the  
18 columns and the beams that are existing to  
19 match.

20 MS. NEMECEK: There are a couple of  
21 suggestions I would like to make. The first  
22 is, I know you just said you wanted to use the  
23 solid door on the lift. I would recommend that  
24 you use the glass door. Because of the way the

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1 location of where this will be, I just feel  
2 that that's a safety issue that people can't  
3 see into that lift that's going to be tucked  
4 into the corner here by the GNC, which is where  
5 you're proposing to put it; right?

6 MS. ASCHER: Uh-huh.

7 THE CHAIRPERSON: As long as like a  
8 car can't hit it.

9 MS. NEMECEK: Not just a car.

10 THE CHAIRPERSON: I know you're  
11 worried somebody would be hiding in it or --

12 MS. NEMECEK: Also proposing that we  
13 see lights in addition to the two goosenecks  
14 that are going to be over your entrance. I  
15 think it's important that the stairs are lit  
16 and that the lift is lit.

17 MR. GARCIA-BOU: If you're open 24/7,  
18 you need it to be lit.

19 MS. ASCHER: This is what it looks  
20 like when it's all together, just to get an  
21 idea. You could pass that around. Here's a  
22 better one, actually. That's the graphite  
23 color.

24 MS. NEMECEK: Currently the way the

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1 parking is laid out, that first space that is  
2 closest to the GNC, is that a handicapped  
3 space?

4 MS. UHLE: Yes.

5 MS. ASCHER: I wasn't involved with  
6 the plan.

7 MS. NEMECEK: If it is, that's good.

8 If it's not, it should be if that's where  
9 you're going to place the lift.

10 MS. UHLE: It is. It shows up that  
11 way in the plan. The existing looks more like  
12 the proposed, so this is the handicapped here.

13 MS. NEMECEK: Okay, good.

14 MS. ASCHER: It's confirmed that it  
15 is?

16 MS. UHLE: Yes.

17 THE CHAIRPERSON: Any more questions  
18 or comments from the board?

19 MS. NEMECEK: I'm not completely  
20 comfortable with the Route 22 facing side  
21 facade. I think it needs a paint job, I think  
22 we need to see what the sign is going to look  
23 like, the lighting is going to look like. It  
24 looks like it needs some repair.

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1 MS. ASCHER: Can that be done under a  
2 separate application?

3 MS. UHLE: No. No. The front facade  
4 has to be considered at the same time as the  
5 rear facade. The ARB could decide to either  
6 have you come back to them or to ask you to  
7 provide that information when you go to the  
8 Planning Board. I think the issue is with the  
9 front facade even though that's not the area  
10 where people access it, that's the most visible  
11 presence on White Plains Road. If you look at  
12 the pictures -- that's one of the reasons that  
13 we asked for a larger picture than what was  
14 provided in the package -- if you look at the  
15 pictures, there appear to be some old sign  
16 holes, it looks like the cornice is fairly  
17 dirty, it looks like the building could use a  
18 paint job. I mean, there might be some fairly  
19 simple improvements. This has a pretty  
20 significant presence on White Plains Road, so I  
21 think that needs to be considered rather than  
22 just saying, we're not proposing anything  
23 there. I think it is part of the entire  
24 application.

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MS. NEMECEK: It would also be useful to know whether or not people will be able to access this front Route 22 entrance or not, or if it's just going to be an egress. If I'm coming out of the spa or GNC, that means I have to go all the way around the back to go to your business.

THE CHAIRPERSON: I don't think any of those businesses use the front doors very much because there's no parking there.

MS. NEMECEK: Right, but if I park in the back, get my nails done, do I got to go right back out the back again or should I go out the front and go all the way around? I don't know.

MS. UHLE: I mean, even though that may not be the way people typically access it, you typically think you go through the front door of a business that fronts on a --

THE CHAIRPERSON: It should have a presentation for sure. It should have some sort of a nice presence. If it doesn't look good on the front, nobody is going to go there.

MS. ASCHER: I mean, it's visually  
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seen probably from the car more that anything else. That's really the image, as people are driving. Nobody is really walking there. Or from Lord & Taylor's parking lot.

MR. GARCIA-BOU: Some people do park across the street and walk across.

MS. ASCHER: Nobody really crosses there, it's a busy street.

THE CHAIRPERSON: And it is near a bus stop also.

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

THE CHAIRPERSON: Yes.

MS. UHLE: Okay.

THE CHAIRPERSON: I would like to make a motion to open up Application 18-03 for a public hearing.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: Anybody here from the public?

(No comments.)

THE CHAIRPERSON: I guess not. I

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would like to make a motion to close Application 18-03 for the public hearing.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: All right. So any more comments or questions?

(No comments or questions.)

THE CHAIRPERSON: So then I believe we can make a motion to move it along to the Planning Board with the stipulation about the front.

MS. NEMECEK: Yes.

THE CHAIRPERSON: I would like to make a motion to move the application along to the Planning Board with the recommendation that --

MS. UHLE: Do you want me to go over the list?

THE CHAIRPERSON: Sure.

MS. UHLE: Okay. Then I might have a couple of things to add that are related to my meeting notes. These are in no particular order, they're just kind of in the order they came up in the meeting:

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On the rear facade, indicate any existing and/or proposed light fixtures so that the Planning Board gets a sense of all lighting fixtures on that rear facade. I did not see here that the gooseneck lamps were indicated to be a matt black, so make sure that's indicated somewhere, the color is indicated.

Clarify whether there's public access from the White Plains Road front door.

With the Planning Board, come back with some proposed improvements to the front facade as much as you can. Even though the signage would ultimately be approved by the sign committee, I think in this case it's good to see what is anticipated there with regard to signage and lighting, any kind of painting or cleaning up of the building.

THE CHAIRPERSON: Removal of those, you know, antique foils from the alarm system that are there on all the windows. There's like all this silver, you know, those --

MS. ASCHER: Right here?

THE CHAIRPERSON: Yes. All that stuff.

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1 MS. ASCHER: That's an alarm system,  
2 probably, that's all going to go.

3 MS. UHLE: Again, the holes that look  
4 like from a previous sign need to be repaired.  
5 So be clear to the Planning Board -- I do think  
6 you do have to consider the front facade, so  
7 come back with a proposal for the front facade.

8 MS. ASCHER: You will distribute to  
9 the board?

10 MS. UHLE: No, this goes to the  
11 Planning Board. The Architectural Review Board  
12 is an advisory board to the Planning Board. So  
13 the Planning Board is what ultimately approves  
14 the architectural review. So the board is  
15 saying, we're going to refer you to the  
16 Planning Board with the condition that you  
17 provide this additional information.

18 THE CHAIRPERSON: So you don't have to  
19 come back. We're not trying to make it  
20 difficult, but we do want you to take care of  
21 this.

22 MS. ASCHER: Yes. Thank you. It will  
23 be a big improvement.

24 MS. UHLE: Then I just would clarify  
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1 for the Planning Board what's proposed in terms  
2 of lighting for the interior. They do not need  
3 to see a full lighting plan, but just to be  
4 clear if it is something that's accessible  
5 24 hours, they'll kind of want to be aware of,  
6 especially for the lift and just kind of  
7 understand lighting levels in the interior.

8 THE CHAIRPERSON: Are your other  
9 locations open 24 hours as well?

10 MS. ASCHER: I believe they are. It's  
11 not mine. I don't work for Applestone.

12 THE CHAIRPERSON: If they could  
13 provide some pictures of what they look like at  
14 night. You know what I mean? Just to kind of  
15 give us an idea of what kind of lighting will  
16 be, you know, provided so that --

17 MS. UHLE: In the Planning Board  
18 packages, these catalogue cut sheets that you  
19 passed out at the meeting, they should really  
20 be included in the package for the Planning  
21 Board.

22 MS. ASCHER: Ten copies of everything?

23 MS. UHLE: Ten sets of that, yes.

24 MS. ASCHER: I wasn't sure about that.

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1 MS. UHLE: All those kinds of things  
2 really should be included in the submission to  
3 the board.

4 MS. ASCHER: I'll take those back if  
5 that's okay.

6 MS. UHLE: It was recommended that you  
7 have a glass door. The cut sheet that you  
8 proposed for the lift had a glass door.

9 MS. ASCHER: I'm not sure we could use  
10 this particular product.

11 MS. UHLE: On the cut sheet that you  
12 provided, there is an option with a glass door.

13 MS. ASCHER: If we could get them to  
14 customize one, we could use them.

15 MS. UHLE: You need these things back  
16 did you say?

17 MS. ASCHER: Not the ones that I gave  
18 to everybody.

19 MS. NEMECEK: Just the cut sheets.

20 MS. UHLE: Oh, the cut sheet. Okay.  
21 The other thing is, I really do think the

22 Planning Board in their submission needs  
23 existing and proposed facades next to each  
24 other on the plan so that the board members

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1 could just easily compare what's being proposed  
2 to what's existing.

3 Also, this should be included with the  
4 Planning Board application as well so that they  
5 could see what that looks like. Some of these  
6 I had noted in an e-mail to John Cotugno  
7 previously as well.

8 MS. ASCHER: Are you going to write  
9 this up and send an e-mail?

10 MS. UHLE: I'll send you a quick  
11 e-mail. I don't necessarily, but I'm happy to  
12 do it because this is a pretty long list.

13 MS. ASCHER: Any other questions about  
14 it?

15 THE CHAIRPERSON: Did we get to the  
16 end, Margaret?

17 MS. UHLE: Yes, that was it. It  
18 sounds like a long list, but I think you've  
19 done most of it. A lot of it is packaging.

20 THE CHAIRPERSON: I would like to make  
21 a motion to send this along to the Planning  
22 Board with aforementioned conditions.

23 MR. GARCIA-BOU: Second.

24 THE CHAIRPERSON: All in favor.

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(All aye.)

THE CHAIRPERSON: I would like to  
adjourn the September 6th Architectural Review  
Board meeting.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you very much.

MS. ASCHER: Thanks a lot.

(MEETING ADJOURNED.)

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CORRECTION SHEET

PAGE

CORRECTION

DINA M. MORGAN, REPORTER

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

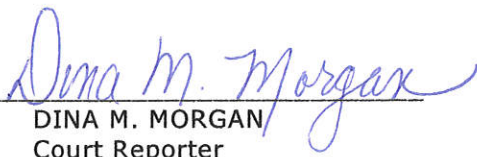
STATE OF NEW YORK )  
 ) Ss.  
COUNTY OF WESTCHESTER)

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 19th day of September, 2018.

  
DINA M. MORGAN  
Court Reporter

**DINA M. MORGAN, REPORTER**