

Eastchester Town Clerk
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 2, 2023

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER
Building and Planning Department

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
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would like to make a motion to approve the
minutes of June 2nd, 2022.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: I would like to make
a motion to approve the minutes of October 6th,
2022.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: I would like to make
a motion to approve the minutes of the
November 3rd, 2022 ARB meeting.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Lastly, I would like
to make a motion to approve the minutes of the
January 5th, 2023 ARB meeting.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Very good. So then

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THE CHAIRPERSON: Good evening,
everyone, and welcome to the February 2nd, 2023
town of Eastchester Architectural Review Board
meeting. Please rise for the Pledge of
Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Margaret, would you
do the roll call, please.

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Carlos Garcia-Bou is not
able to make the meeting this evening.

THE CHAIRPERSON: We are a few months
back on the minutes that we need to approve.

MS. UHLE: Actually, I was going to
say, regardless of the names that are next to
them, you can actually all approve them.

THE CHAIRPERSON: All right. So I

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we can get right on into our new business
tonight.

MS. UHLE: Actually, can you just make
an announcement with regard to the adjournment
that's on the notes there.

THE CHAIRPERSON: Absolutely. It's on
the agenda; right?

MS. UHLE: No. It's on the yellow
page. No, Laura, if you could get the orange
page, that's --

THE CHAIRPERSON: This is my copy.
Same thing. Doesn't matter.

Just FYI, if you're here for the
Application 22-47, which is 5 Ray Place, that
application has been adjourned to the
March 2nd, 2023 ARB meeting and will not be
heard this evening. I don't want you to stick
around and expect that to happen. It's not
going to happen.

MS. UHLE: Thank you.

THE CHAIRPERSON: So then we have new
business. First up is Application 22-38, which
is 54 Stratford Road.

MR. FINELLI: Good evening, everyone.

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1 Long time, no see. I hope everyone is doing
2 well. Mike Finelli, I'm the architect for the
3 project at 54 Stratford Road. John and
4 Daniella Chiarello, the owners, could not be
5 with us this evening, but they are at home
6 watching, so hi.

7 So we went to the Zoning Board in
8 November. We had to get a couple of variances
9 for the existing house for what we're proposed.
10 The home itself actually sits inside of the
11 side yard setback, the front yard setback, and
12 then we were also proposing a pool in the back.
13 So we went and got variances to basically allow
14 us to build on the existing footprint, just
15 because it was in the setback. We weren't
16 encroaching any further in the front and rear.
17 There is a screened in porch here at the rear
18 of the house, which we are framing over to put
19 another bedroom. So because we're also
20 increasing the level of non-conformity there,
21 we sent that past zoning as well. We did
22 receive all of those variances at the
23 January -- I think it was the 5th meeting, 4th.

24 MS. UHLE: January 5th, yes.

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1 MR. FINELLI: At the 5th meeting. So
2 we received those variances. We also asked for
3 FAR -- a variance for FAR. The reason we
4 needed an FAR variance, the way the house is
5 currently framed, the first floor -- the second
6 floor rather is framed off of a 6 foot floor
7 plate, so all the square footage that sits at
8 the perimeter of the existing house as it sits
9 today needed to be counted. Because it wasn't
10 counted per the zoning code, just lifting that
11 roof straight up and setting that new roof at 8
12 feet, set off another variance that we had to
13 get approvals.

14 This house is comparable to the house
15 that sits directly to the left of it, which is
16 actually 200 square feet larger than our house.
17 So as far as precedence goes, we're not
18 building beyond and larger than the scope of
19 the neighborhood, and we're literally sitting
20 on top of the existing footprint.

21 To start speaking about the
22 architecture, we're going to rip out all the
23 windows. We're going to put in new black
24 casement windows. Basically building more in

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1 the design style that is popular, you know,
2 right now.

3 THE CHAIRPERSON: Which is?

4 MR. FINELLI: This house --

5 THE CHAIRPERSON: I just want to know
6 what you're going for.

7 MR. FINELLI: Modern colonial. That's
8 the take. That's the hope that we're going
9 for.

10 We are putting in some timbering
11 across the eaves. That's why you're looking at
12 some of the wood that's in there stained. The
13 owners are very adamant about doing a white
14 house. They just want it very simple, very
15 clean, very modern. So we're going to be doing
16 white stucco across the front in this area
17 here, and the rest of the house is going to be
18 HardiePlank -- a flat HardiePlank, again,
19 white. All the trim is going to be AZEK. The
20 timbering is going to be a Benjamin Moore
21 stain. It's a teak color. I brought some
22 samples with me if you guys want to see it.
23 It's a brochure. The roof will be black. They
24 will be redoing the driveway because the

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1 driveway is all broken. Again, just giving the
2 house, a fresh, clean, more modern look, but
3 basically staying on the existing footprint
4 that's there.

5 I could keep going, but I'm sure you
6 guys have questions. So I'm happy to see if I
7 could answer some of your questions, and we'll
8 see where that goes.

9 THE CHAIRPERSON: On the teak areas
10 that you indicate, I guess -- I'm sorry, it's
11 stained teak, but it is cedar; correct?

12 MR. FINELLI: The teak is the color.
13 It's cedar siding because it's outdoors. We
14 want to make sure it lasts for a long time, and
15 it will be stained.

16 THE CHAIRPERSON: So that's something
17 that will need maintenance, though; right?

18 MR. FINELLI: Yes. Unfortunately,
19 that's the one thing that will need
20 maintenance. I spoke to them about that, but
21 they like the look. They like the idea of
22 having some wood and a little bit more of a
23 natural material because it is so white, and it
24 will be pretty stark. They want some natural

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1 colors to pop.

2 THE CHAIRPERSON: Silvio, did you have
3 some questions on that?

4 MR. LUCA: Yes, I have a couple of
5 questions. The colonnade that you added to the
6 left of the portico --

7 MR. FINELLI: Yes.

8 MR. LUCA: I'm thinking that should be
9 cedar as well, and on your floor plans it does
10 show cedar.

11 MR. FINELLI: So it's funny, we had it
12 originally as cedar. The owner wanted to tone
13 it back a little bit.

14 I guess I should explain the
15 colonnade. Right now, there's an existing
16 overhang at the second floor. We don't want to
17 get rid of it. The thought was, let's leave
18 the brick facade that's at the front of the
19 house, and we're going to build on the
20 colonnade and kind of apply it to it. The hope
21 -- my hope -- is that it all gets stuccoed and
22 all becomes layers of facade, and you'll see
23 the brick kind of kick back. Then with shadow
24 lines and then hopefully some lighting that

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1 we're going to do in the soffit itself, I
2 believe that will be enough to differentiate
3 the colonnade from the rest of the house. It's
4 not a non-negotiable term. If you think the
5 cedar would look better, I originally had it
6 that way --

7 MR. LUCA: I actually looked at the
8 elevation first --

9 MR. FINELLI: The drawn elevation?

10 MR. LUCA: No, the 3D drawing.

11 MR. FINELLI: Oh, okay.

12 MR. LUCA: And then I opened the floor
13 plan. In my mind I said two things:

14 That dormer, in a sense, that you have
15 to the right --

16 MR. FINELLI: This guy.

17 MR. LUCA: You have the bottom stucco.

18 MR. FINELLI: Yes.

19 MR. LUCA: I think that should totally
20 be not stucco. It should be A or B. The whole
21 element should be stucco or HardiePlank, or
22 even a third material. Let's say it's all made
23 out of PVC. Like two panels below the window
24 it's all panelized. Right now, it looks like

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1 there was a stucco balcony and you added
2 something above it.

3 MR. FINELLI: I see what you're
4 saying. That wasn't the intention, but yes,
5 you're right.

6 MR. LUCA: Then again, when I go back
7 to see the portico, I was like -- and I saw the
8 colonnade you added, I was like, that would be
9 nice if it's all cedar. Then I opened up your
10 floor plans, and it originally said it was
11 cedar.

12 MR. FINELLI: Yes, and we changed it.
13 That's okay. I think the point is, either you
14 do it all the same or you don't. I agree with
15 this a hundred percent because now, it's like
16 everything, right, you look at it 10 times, you
17 don't see it, but after you're saying it, I
18 could see how someone could look at that and
19 say, that was a balcony that they enclosed.
20 That wasn't what I was going for. I would be
21 okay with running the clapboard straight down.
22 I think it would look nice.

23 MR. LUCA: You know, it could be
24 clapboard, I mean HardiePlank, it could be

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1 Hardie shake if you want to make it a little
2 bit different, but not stucco and --

3 MR. FINELLI: I got you. I tend to
4 lean away from doing three, four, five
5 materials. Once you did start doing that, it
6 might be too much. But I agree with you in the
7 sense that I think either the shake or maybe
8 even just the panel -- I'll run it by the owner
9 and see what they say.

10 As far as the cedar goes in here, I'm
11 not opposed to it. I could go either way with
12 it. Like I said, I clearly designed it that we
13 initially. So I think it was actually because
14 of the last rendering I had, we decided to pull
15 it off.

16 MR. LUCA: That's only my opinion. I
17 think, actually, the colonnade in the cedar
18 would like a lot nicer. It ties in with the
19 portico as well.

20 MR. FINELLI: Yes. It will read right
21 across.

22 THE CHAIRPERSON: The other thing was
23 the seaming on the --

24 MR. LUCA: That's just the rendering.

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1 What I was saying earlier was --

2 MR. FINELLI: It looks flat?

3 MR. LUCA: No. The portico you
4 have --

5 THE CHAIRPERSON: It looks like it's
6 one piece. It's not going to be one piece.

7 MR. FINELLI: I overheard you guys
8 talking about that, but that's why I went right
9 to the questions. In the rendering,
10 unfortunately, renderings are a great thing,
11 but you can't necessarily always control every
12 last detail that's going into it. Here it
13 looks like a sheet of plywood, but that's not
14 the intention. It will be broken very similar
15 to what's going on here. There will some
16 banding. It looks like one flat piece, but
17 there are some breaks and seams and things of
18 that nature. So I can break that up further.

19 MS. NEMECEK: Do you have a sample of
20 the stone veneer that you're going to be using
21 because it looks very gray against very orange?
22 It looks hot and cold.

23 MR. FINELLI: I didn't bring one with
24 me. That's the one thing I didn't bring, and I
25

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1 apologize. My fault. It's just going to be a
2 standard, square cut stone veneer. Nothing
3 crazy.
4

5 MS. NEMECEK: But is it going to have
6 any warm tone in it to pick up on that cedar?

7 MR. FINELLI: It will. Typically the
8 stone that I've been choosing from San Marco
9 Stone -- that's where we usually get our stone
10 from -- it's got gray, some blues, there's even
11 veining of orange, like that rust color that's
12 in there. For the most part, it's 90 percent
13 gray, but, yes, it's not just a flat, monotone
14 gray. There will be some coloring to it.
15 Again, my apologies, it's the one thing I left
16 in my office.

17 THE CHAIRPERSON: Also, going back to
18 the wood areas, are there any types of
19 materials similar to like -- do you know the
20 Capital One Bank on Route 22 like right by
21 Greens, it used to be Mrs. Greens? They put
22 those panels up. It's wood, but they have some
23 sort of miracle finish on that thing, or maybe
24 it's synthetic. It's great because it never
25 changed. It looks good from the beginning, and

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1 it never changed. Is there anything like that
2 in trim that -- materials like that?

3 MR. FINELLI: I wasn't looking for
4 something like that. I could dig around.

5 THE CHAIRPERSON: Just to kind of make
6 that home maintenance thing --

7 MR. FINELLI: Go away.

8 THE CHAIRPERSON: Yes. It's a shame
9 when people do, you know, want that look, I
10 completely understand it, but --

11 MR. FINELLI: I understand.

12 MR. LUCA: It's going to be a
13 yearly --

14 MR. FINELLI: It's just going to fade.
15 I understand.

16 MR. LUCA: You have to Poly it every
17 year, otherwise, the stain is going to
18 disappear as well. I'm not really sure -- I
19 mean, there's PVC products like decking, like
20 Trex that they have.

21 MR. FINELLI: There's also sheet
22 material that they sell.

23 MR. LUCA: Sometimes it kind of has
24 that --
25

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1 MR. FINELLI: And also, how do you
2 attach it, unless you have clips from the back.
3 If you screw through the face, you could see
4 the screws. I could look into it.
5

6 THE CHAIRPERSON: It's just a
7 suggestion, just to get away from the
8 maintenance. It's a beautiful look. I like
9 the wood, the introduction of the nice bit of
10 warmth to it.

11 My other thing was, when I looked at
12 the original -- the as is photos, I noticed
13 that the home had a beautiful slate roof and
14 that is gone.

15 MR. FINELLI: It's going to be gone.

16 THE CHAIRPERSON: Is there any way of
17 maybe even doing a synthetic slate on the roof?
18 I know it's kind of an in between price.

19 MR. FINELLI: Unfortunately, because
20 of the cost to replace the slate, it's not
21 something that's in the owners' budget because
22 of everything else they're doing. Also, it's
23 going to add another layer of gray, and it will
24 make the house look washed out. So the idea of
25 putting the black on there is to put a cap on

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the house.

THE CHAIRPERSON: You could get a pretty dark synthetic slate roof for sure.

MR. FINELLI: You can. Like I said, the initial thought was because it's going to make the house look washed out, they weren't big fans of it, but then when we started getting numbers back, they really weren't big fans of it.

THE CHAIRPERSON: Real slate for sure is really costly. It's a shame.

MR. FINELLI: We actually looked into trying to save this slate, but the money just to take it off and get rid of it is almost the same as putting on a new roof. Those are the prices we're getting back.

THE CHAIRPERSON: That's crazy.

MR. FINELLI: If you hear of anybody who wants a slate roof and wants to come and take it, please.

THE CHAIRPERSON: Any other comments from you guys?

MR. MCINTYRE: I would just like to maybe see some of the sample board.

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MR. FINELLI: Sure.

MR. LUCA: The portico is a standing seam metal roof; right.

MR. FINELLI: I'm sorry.

MR. LUCA: This portico is a metal standing seam roof?

MR. FINELLI: It will be black standing seam.

THE CHAIRPERSON: That's the Hardie and the trim?

MR. FINELLI: That's AZEK and Hardie Board.

MR. MCINTYRE: The detailing on that sort of cedar header above the window, is that going to be pronounced or is it just going to be like regular --

MR. FINELLI: It will actually stand proud of the wall by a half inch. I'll see if we could get it to stand out a little bit further, but again, then it goes back to the maintenance issue, we're going to have to put some kind of flashing on top of it so we don't have water getting behind it. I do want it to punch out a little bit from the house.

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MR. MCINTYRE: I think if it's just flat like if it's a regular piece of window, you know, window trim, I'm not sure that's going to be the desired effect you're looking for. You're looking for this to be, you know, almost like a wood header; right?

MR. FINELLI: Yes, exactly what I'm looking for.

MR. MCINTYRE: Almost like a beam.

MR. FINELLI: Right. That's on an old stucco home.

MR. MCINTYRE: You know, like a barn beam.

MR. FINELLI: Yes. Same thing with the sills on the bottom, especially in the stuccoed area. The sill will be more pronounced, the window head will be more pronounced.

MR. LUCA: The window trim, is that PVC or stucco?

MR. FINELLI: So no, I don't want to do any trim around the window. I want to have the stucco just return right onto the window on the stucco portions. On the HardiePlank side,

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there will be a 4 inch trim band around it just to give it a clean place for the siding to die and end.

MR. MCINTYRE: So no jambs on the stucco?

MR. FINELLI: No.

MR. MCINTYRE: Just the sill and the head.

MR. FINELLI: As a matter of fact, on this little jewel, as I was trying to call it as I was designing this thing, I don't even want corner boards on that. I'd like to --

MR. MCINTYRE: It's not wide enough.

MR. FINELLI: Right.

THE CHAIRPERSON: So the front windows will be -- all the windows that are on the stucco portion of the home will be like masonry?

MR. FINELLI: Yes, as far as the trim work. It will just return right into the window.

MS. NEMECEK: In terms of your stain, I would go one shade darker because as soon as the sun hits it, it's going to be a lot lighter

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and a lot more orangy.

THE CHAIRPERSON: It does have a bit of a twang to it, that color that's there. You need something a little --

MR. FINELLI: A little darker?

MS. NEMECEK: A little darker.

MR. FINELLI: This is the homeowner's suggestion, so I presented it to you, but, of course, if you guys think darker, we'll --

MS. NEMECEK: And it's got a real orange background in that color.

MR. FINELLI: I'm sorry.

MS. NEMECEK: There's a real orangy base to this, that when the sun hits it, it's going to turn a lot lighter.

MR. FINELLI: My original hope for it was going to be more of like a walnut.

THE CHAIRPERSON: Yes.

MS. NEMECEK: A little bit warmer. A little less orange.

MR. FINELLI: I wanted it darker.

They wanted it a bit brighter. There's clearly other colors.

MR. MCINTYRE: I think that looks a

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little too, you know, iridescent.

MR. LUCA: It really depends on the actual stain on the wood. I'm not sure what that sample is. Is it on cedar?

MR. FINELLI: I'm not sure what it's on. That's the color that they wanted.

MR. LUCA: And if you do two or three coats, it will be darker and darker.

MR. FINELLI: It will darken up, right.

MR. LUCA: That's like a semi transparent?

MR. FINELLI: I think so. I'm pretty sure that's what that was.

MR. MCINTYRE: I think if you're looking to sort of mimic, you know, like a reclaimed sort of barn wood look --

MR. FINELLI: That's the look that I was going for, and then the owner wanted something a little lighter. That's what you're looking at here. But yes, ultimately, I wanted more of the reclaimed, you know, barn wood look. Something a little darker. Maybe not as like this, but more along the lines of this

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than that lightness, but that's really what the owners wanted. So there's that fine line, right, of what I wanted and what they want to pay for.

MR. LUCA: Honestly, this is the color most people do do with that farm style home and they have the wood element. It's this color. It's not more of a walnut.

MR. FINELLI: Like I said, that's what I wanted.

THE CHAIRPERSON: Looking at this sample board here, the mahogany color, this to me is not what I, in my brain, think of as mahogany. It's much redder and much darker. This mahogany looks more like -- I don't know -- I think it would work better. This is mahogany stain on Ebay. It still looks --

MR. MCINTYRE: Well, listen --

THE CHAIRPERSON: It's a suggestion.

MR. FINELLI: Sure.

MR. MCINTYRE: This is not best way to do this and pick it, right. Like if it was my house, I would certainly get the piece of wood, I would probably have half a dozen different

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stains on it, look at it against the white background, and you pick the best one in natural daylight.

MR. FINELLI: I think for this forum, we wanted to present to you what the owners thought an idea was. We tried to render it the best we could to give you an idea what it would look like. I think ultimately -- Enda is right on the money -- we'll probably do three or four panels, put them up at the house once the siding is up, and we'll decide. But at a minimum, we wanted to at least present you with a stain that's not --

MR. MCINTYRE: The idea where you're going.

MR. FINELLI: It's not pink. It's not blue, right.

MR. MCINTYRE: Right. I think the intent, right, is to have it look more natural and more like a piece of wood; right?

MR. FINELLI: Right. That's exactly right.

MR. MCINTYRE: It's going to weather and it's going to look good, as opposed to

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1 something that is unnatural and not the real
2 thing.

3 MR. FINELLI: You're right on the
4 money. So that was the hope and the intent.

5 THE CHAIRPERSON: This lot, it's
6 between two homes, so you don't have to
7 worry -- does it sit -- I know there were
8 things about setbacks and whatever, but in
9 terms of how it sits along the road --

10 MR. FINELLI: The average alignment
11 from the two neighbors, it sits right in a line
12 with it, and we're not pushing out any further
13 other than the portico.

14 THE CHAIRPERSON: Okay.

15 MR. FINELLI: Again, even that isn't
16 set any further than the house to the left.

17 THE CHAIRPERSON: Okay.

18 MR. FINELLI: The idea was to just
19 give it a little character.

20 THE CHAIRPERSON: Basically, it's
21 where the other one or is.

22 MR. FINELLI: Exactly where it was,
23 yes. This facade doesn't move. It just gets
24 re-faced. All of this is existing. It's

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1 literally the portico and the colonnade is
2 being added to the front. Everything else was
3 there already.

4 MR. MCINTYRE: And you're proposing
5 this new 12 by 26 pool? That's new in the
6 backyard?

7 MR. FINELLI: That's new. That was
8 actually a 15 by 30 proposal to the Zoning
9 Board, and we took it in to 12 by 26 to
10 eliminate one of the setbacks. So rather than
11 ask for two setbacks, one on each side, we took
12 one away from the rear of the house. Also by
13 shrinking it and kicking it over to right, we
14 minimized from 6 foot -- we were asking for 6
15 foot setbacks from the side and back, and we
16 ended up 9 and 10. By shrinking it, we pushed
17 it closer to the garage and closer to the
18 house, and actually made it smaller, and it
19 fits better.

20 MR. MCINTYRE: So that obviously needs
21 a fence around it. Where is the fence?

22 MR. FINELLI: So right now the fence
23 that exists, actually runs down the side of the
24 driveway, right back to the garage, and the

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1 whole yard is enclosed. There is a fence on
2 the property now. There's a 6 foot fence that
3 literally comes across the back of the garage,
4 down here, and then ties back into the side of
5 the house. From the face of the garage, it
6 comes to the corner of the house.

7 MR. LUCA: Does that fence meet pool
8 requirements?

9 MS. UHLE: It has to. We would not
10 issue a permit. We are very thorough with
11 review of pools.

12 MR. FINELLI: There's still work to be
13 done with the Building Department. We're going
14 to be proposing gates and latches and all the
15 alarm systems that are required.

16 Yes, that section of the yard is
17 literally going to be enclosed. Right now,
18 there's, like I said, a 6 foot fence on two
19 sides, there's a 4 foot fence going from the
20 house to the garage that encloses off the third
21 side, the house is the fourth side, and then we
22 just need to make it conform to all the codes.

23 MS. NEMECEK: I might have missed it,
24 what's the material of the fence? It's just

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1 chain link?

2 MR. FINELLI: The fence that's there
3 now?

4 MS. NEMECEK: Yes.

5 MR. FINELLI: There's an actual cedar
6 fence there now.

7 MS. NEMECEK: Oh, okay.

8 MR. FINELLI: That was kind of the
9 catalyst for the cedar. As a matter of fact,
10 the stain color on the cedar fence is what
11 dictated the cedar color here. So that's where
12 the stain color is coming from. So they are
13 tying it back to what's already there.

14 THE CHAIRPERSON: So that fence is
15 stained?

16 MR. FINELLI: It's stained.

17 THE CHAIRPERSON: And it's wood?

18 MR. FINELLI: It's wood. Cedar.

19 THE CHAIRPERSON: Okay. Any other
20 questions, folks? Open up to the public
21 hearing?

22 MR. MCINTYRE: Yes, let's do that.

23 THE CHAIRPERSON: I would like to make
24 a motion to open up Application 22-38 for 54

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Stratford Road for a public hearing. Is there anyone here that has any questions or comments? No? Anybody here for that application?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close the public hearing for Application 22-38, 54 Stratford Road.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: So then I would like to make a motion to send Application 22-38, 54 Stratford Road, along to the Planning Board with a recommendation of approval. Margaret, the comments are.

MS. UHLE: Subject to these recommendations:

The board recommended that the colonnade be cedar as well to tie into the portico. To make the dormer either all stucco or all HardiePlank so that it doesn't look like you enclosed an existing balcony. It was recommended that you use a stone that has a warm tone in it to better coordinate,

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correspond with the teak color. Also, consider a maintenance free type of cedar trim material of some sort, just consider that. Also, the board recommended that the teak stain potentially be one shade darker or deeper than is proposed or that was shown on the sample.

I believe that was the extent of them.

THE CHAIRPERSON: Was there anything mentioned about the bump out that looks like a balcony?

MS. UHLE: Yes, I mentioned that.

THE CHAIRPERSON: Sorry about that. It went right over my head. That was my motion. Second, anyone?

MS. NEMECEK: Second.

THE CHAIRPERSON: Okay. All in favor. (AYE)

THE CHAIRPERSON: Thank you very much.

MR. FINELLI: Thank you.

THE CHAIRPERSON: Next up tonight, we have Application 22-42 for 883 California Road.

MS. SMITH-DOUGAL: Hi. Good evening. My name is Cardinale Smith-Dougal, and this is my husband, Ryan. We are the homeowners at 883

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California Road. Stephanie, our architect who prepared this for us, could not be here this evening. So we will probably not do as well as the gentleman before us, but we will do our best.

We are here at the Architectural Review Board for a retaining wall that is over 6 feet. The back of the property is higher than our neighboring properties. The existing retaining wall at the rear and side of the property needs to be replaced because of an undersized footing and cracking that has occurred. The proposed retaining wall will range from 3 feet 6 inches high to 8 feet 6 inches high, and is highlighted in orange on the plan. A 6 foot high fence will be mounted on top of the retaining wall to enclose a pool that is in the backyard. We've already received a variance for the height of the wall and the fence.

Aesthetically, in order to break up the height of the retaining wall, the bottom portion will be constructed out of 12 inch deep concrete block, and the top will step back 2

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inches, being constructed of 10 inch concrete block. There will be a smooth stucco finish over the block that will be painted.

That's it.

MR. MCINTYRE: Very good.

MS. SMITH-DOUGAL: Thank you.

THE CHAIRPERSON: And I'm sure the people at home appreciate that they can hear you, that you didn't mumble.

MS. SMITH-DOUGAL: Thank you.

THE CHAIRPERSON: Did you, by any chance, bring a sample board of the materials for the wall, the fence?

MS. SMITH-DOUGAL: Yes. We have here -- I'm sorry, the fence itself will be a vinyl fence.

THE CHAIRPERSON: Keep the mic with you.

MS. SMITH-DOUGAL: My apologies. The fence itself will be a typical vinyl fence. Then what we have here is a picture of, you know, what the fence would look like. It's a typical fence. It will be gray in color. Then a paint swatch here, which we can show, of

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1 Benjamin Moore gray paint of what the wall will
2 be painted to match the vinyl fence.

3 THE CHAIRPERSON: So it's pretty
4 monochromatic?

5 MS. SMITH-DOUGAL: Right.

6 THE CHAIRPERSON: In the photos of
7 the -- right now -- let's say the project site
8 photos, the view of the existing retaining wall
9 at the rear property line from the neighboring
10 yard, will that be higher now? The new wall
11 will be higher than that?

12 MS. SMITH-DOUGAL: Yes, that's
13 correct.

14 THE CHAIRPERSON: So basically all
15 around it will be higher than it is now?

16 MS. SMITH-DOUGAL: Yes, that's
17 correct. It will be different heights on
18 different ends of the property because there's
19 a gradient. It slopes.

20 MR. LUCA: Are they raising the grade,
21 is that why you're redoing the wall? Why is
22 the wall going higher?

23 MR. DOUGAL: Different layers. At the
24 end, it will be one level. The fence is on top

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1 of that.

2 MR. LUCA: There's an existing wall
3 right now, and the new wall is going higher.
4 Why is it going higher?

5 MR. DOUGAL: Because of the footing.
6 So they have to remove the old wall to
7 entertain a new footing and a wall.

8 MR. LUCA: I understand that, but that
9 has nothing to do with the overall height of
10 the wall.

11 MR. DOUGAL: Oh, the level of the
12 pool.

13 MR. LUCA: So you're raising the grade
14 around the pool?

15 MR. DOUGAL: Correct.

16 THE CHAIRPERSON: Raising the grade or
17 lowering the grade around the pool, and then
18 raising it behind the wall?

19 MS. UHLE: They're raising the grade
20 to the pool, and then the wall is coming to the
21 top to meet the grade basically, then with a
22 fence on top of the wall.

23 MR. DOUGAL: Then the fence on top of
24 that.

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1 MS. UHLE: I think you understand
2 this. The wall has been approved in terms of
3 the height of the wall, the height of the fence
4 has been approved, but the zoning law says any
5 wall law that exceeds 6 foot high needs also
6 Architectural Review and Planning Board
7 approval in terms of the aesthetics of the
8 wall.

9 MR. LUCA: What's behind the wall;
10 another home?

11 MS. UHLE: Another property. I think
12 those homeowners may be here tonight too. This
13 is the adjacent yard.

14 MS. NEMECEK: That's what it looks
15 like now.

16 MR. LUCA: Is there an existing fence
17 on the wall now?

18 MS. SMITH-DOUGAL: No.

19 MR. LUCA: You have to do one because
20 of the pool?

21 MS. SMITH-DOUGAL: Correct.

22 MR. LUCA: Why does it have to be a 6
23 foot fence? Pool fence only has to be 4 feet,
24 I think. I'm just thinking if I was your

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1 neighbor behind you, now I'm staring at a 14
2 foot wall basically.

3 MS. UHLE: Again, the variance was
4 granted. So you're allowed to have a 6 foot
5 wall in a rear property. Technically, you're
6 not supposed to have it higher than a
7 combination of 6 plus 4, so a 10 foot
8 combination between a wall and a fence. There
9 wall sort of ranges from 3 foot 8 to 8 foot 6.
10 They're putting a 6 foot high fence to enclose
11 their yard. That's what they did receive a
12 variance for.

13 MR. MCINTYRE: The aerial view, right,
14 this shot, that doesn't obviously show the
15 pool? That's in that little L shape right
16 behind the garage?

17 MS. SMITH-DOUGAL: Correct.

18 MR. MCINTYRE: So that's where the
19 pool is going. This is your retaining wall.

20 THE CHAIRPERSON: So the other
21 neighbor, there's a pool on the other side?

22 MS. SMITH-DOUGAL: Yes, behind us.

23 MR. MCINTYRE: There are pools on both
24 sides.

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MS. SMITH-DOUGAL: Both sides. Both of neighbors have pools.

MR. MCINTYRE: Listen, I think, you know, the higher the wall the better, in my opinion.

MS. SMITH-DOUGAL: More privacy.

MR. MCINTYRE: As long as it looks nice, then I think it's a win/win.

THE CHAIRPERSON: The garage does take up quite a big of your yard.

MS. SMITH-DOUGAL: Indeed.

THE CHAIRPERSON: It's almost as big as the house.

MS. SMITH-DOUGAL: Indeed.

THE CHAIRPERSON: I think the previous owners used it for construction equipment; right?

MS. SMITH-DOUGAL: That's right.

THE CHAIRPERSON: Do you also?

MR. DOUGAL: No. Just storage.

THE CHAIRPERSON: That's a lot of storage. You don't put cars in there at all even when it snows?

MS. SMITH-DOUGAL: No. Occasionally.

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MR. MCINTYRE: It's all blow up pool toys.

Okay, do you want to open up the public hearing?

THE CHAIRPERSON: Yes.

MR. MCINTYRE: I would like to make a motion to open up Application 22-42, located at 883 California Road, to the public. Do I have a second?

MS. NEMECEK: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: Anybody here that would like to speak?

THE CHAIRPERSON: Please come up and state your name and address as well.

MR. MOCCIA: Yeah, hello. My name is Michael Moccia. I live at 150 Highland. I'm the pool next to the Dougal's pool.

THE CHAIRPERSON: Okay.

MR. MOCCIA: I know the wall has to get built. My only objection to anything is, I don't want the fence on top of the wall. The fence should be on the same elevation as the

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pool deck, okay, where every other -- I have a fence on my pool, it's on my pool deck. Having an 8 foot 6 wall and another 6 foot of fence on top of it, it's going to be overbearing, if you ask me. All right. I don't understand why the fence can't be just inside the wall on the pool deck.

The other reason I don't want it on top of the wall is, you know, vinyl fences, after they get beat up in the winter and you have issues with weather and wind, they all become wobbly. How is that wall going to be maintained? All right. There's going to be some type of knee wall there where you have a pool deck and then you have a -- do you guys know the elevation of the top of the wall versus the pool deck? Do you have it on any of your drawings?

MR. MCINTYRE: 8 foot 4 to the top of the retaining wall.

MR. MOCCIA: Okay. What elevation is the pool deck at?

MR. MCINTYRE: That's at the highest elevation. So it looks like -- because I guess

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you have a sloping grade -- on the highest, it's 8 foot 4. On the lowest side, it's probably just over 3 feet.

MR. MOCCIA: I understand that, but on the other side.

MS. UHLE: I think the pool adjacent to the wall is -- and you can correct me if I'm wrong -- is just flush with the grass on that side; right? You don't have a deck or a patio or anything. My understand is, it's flush with the grass, and then the top of the wall is basically at that same elevation.

MR. MOCCIA: Aren't you putting pavers around the pool?

MS. SMITH-DOUGAL: It's still flush at the height of the wall.

MR. MOCCIA: So what about water coming off the wall then? All the water is going to come --

MS. SMITH-DOUGAL: If I may. So there's a linear patio drain that's just behind the retaining wall, which is why we're mounting the fence on top and not behind.

MS. UHLE: I did let the architect

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1 know what your concerns were with regard to
2 drainage issues, with regard to the stability
3 of the fence, etcetera, etcetera, and asked her
4 to address that. In her response to me, she
5 did say that they're is a proposed -- wait, I
6 have it in my notes here, sorry -- they do have
7 a proposed drain that's running the entire
8 length of the retaining wall there, that's set
9 right in on the retaining wall, and then she
10 provided a letter from an engineer and a detail
11 showing how the fence is installed within the
12 wall just to ensure it's stability.

13 MS. NEMECEK: Okay. I was going to
14 ask if it was surface mounted or --

15 MS. UHLE: There's a detail in here
16 that shows that. So again, that doesn't
17 preclude somebody from saying the fence needs
18 to be set back, but it was something they tried
19 to address.

20 MR. LUCA: What's the space between
21 the retaining wall and the pool?

22 MR. MOCCIA: That was supposed to be 9
23 feet, and it wound up being 6 foot 7, and no
24 one has an answer to how that happened.

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1 MR. LUCA: I was at that Zoning Board
2 meeting, so I saw --

3 MR. MOCCIA: Does anybody know how
4 that happened?

5 MR. LUCA: I saw what happened.

6 THE CHAIRPERSON: They applied for a
7 variance.

8 MR. MOCCIA: The variance was to 9
9 feet. The pool got set to 6 foot 7.

10 THE CHAIRPERSON: Then they re-applied
11 for another variance.

12 MR. MOCCIA: Of course they came for a
13 variance because the pool was in the ground
14 already.

15 MR. LUCA: I'm just trying to make
16 everybody happy, in my opinion. We have to
17 build a new wall, right, because of grade and
18 elevation. So again, I always tell people, you
19 know, reverse rolls, I wouldn't want to stare
20 at a 14 foot wall. If there's any way of -- I
21 don't know why -- I know you said zoning
22 approved a 6 foot fence, but I don't know why
23 there's a need for a 6 foot fence when there's
24 no way anybody can see them; right?

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1 MS. UHLE: Well, no. I mean, there's
2 two comments:

3 One, I can see why from the property
4 owner's perspective people like a 6 foot fence
5 in their rear yard, so that their heads aren't
6 over the fence, you know, so that they have
7 some privacy. But again, the height of the
8 fence has already been approved, so --

9 MR. LUCA: Well, this is the location
10 of the fence.

11 MS. UHLE: So then that's a different
12 discussion than asking why they need a 6 foot
13 fence. They were approved to have a 6 foot
14 fence.

15 MR. LUCA: Is there any way of
16 shifting the 6 foot fence in so that helps the
17 situation?

18 MR. MOCCIA: That's what I'm saying.

19 MR. LUCA: Maybe somebody -- the owner
20 of that property or -- it's really your
21 property -- you could plant something behind
22 the fence so you don't stare at a vinyl fence
23 as well, for example.

24 MR. MOCCIA: I'm not asking you guys

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1 to set the fence back, okay. I've had this
2 conversation with Margaret, okay. She told me
3 there's some zoning law where the fence has to
4 be 5 foot away from the property line. I told
5 her, Margaret, absolutely not, I don't want
6 that, okay.

7 My question is this, if you're telling
8 me your pool deck is at the same elevation as
9 that top wall, if that's the case, then
10 there's -- put the fence on the wall, okay.
11 But if there is a knee wall -- if anyone knows
12 what that is -- if there's a knee wall there,
13 then the fence should be butt up against the
14 knee wall just inside their property. Please,
15 do not make them put that fence 5 feet away
16 from the property. We're not asking for that.
17 We're just asking that if there's a difference
18 in elevation, then the fence belongs at that
19 pool deck elevation.

20 So that's just going to be straight,
21 flat pavers and then a wall down, that's it?

22 MS. UHLE: There is a detail here
23 where you can see. So the grade is essentially
24 flush with the top of the wall. Do you want to

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1 look at the application here? I think you can
2 take this one.

3 MR. MCINTYRE: It is drawn straight,
4 level, but it does --

5 MS. UHLE: It's sloping slightly to go
6 into the drain.

7 MR. MCINTYRE: I think the knee wall
8 you're referring to is the spa; right?

9 MS. UHLE: No. He's assuming the top
10 of retaining wall --

11 MR. MOCCIA: This drawing shows it.
12 There will be the drain right there?

13 MS. UHLE: Yes. So that's the drain
14 running the length of the wall.

15 MR. MOCCIA: So I didn't see this
16 elevation of it. So I guess really it can't
17 go -- I thought there was some type of like
18 knee wall there. Something like this. This is
19 the wall, this is the pool deck. You can't
20 pull it in. All right, so --

21 MR. MCINTYRE: You know, obviously 6
22 foot 7 on the inside, you don't have a
23 tremendous amount of space.

24 MR. MOCCIA: Of course not.

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1 MS. UHLE: You could keep this.

2 MR. MOCCIA: Thank you. That being
3 said, now that I see this --

4 THE CHAIRPERSON: If you could go back
5 to the mic, that would be helpful.

6 MR. MOCCIA: Okay. I did not have
7 this detail, which I have now. So again, the
8 fence will go as planned. All right. I just
9 thought there was some type of way where it
10 would be just inside the property line and down
11 maybe a few, 5, 6, 7 inches. So that's not
12 going to happen. So he's got a job ahead of
13 him, I tell you that much. All right.

14 MS. MOCCIA: I have a question. I'm
15 Mike's wife Patty. How are you? I just have a
16 question. I mean, could we have any photos of
17 what it's going to look like? Maybe that's in
18 your pictures, I don't know. I would just like
19 to see like a drawing like color wise. They're
20 going to come on our property to do our wall,
21 so I would like to be notified when they're
22 going to be coming on our property.

23 THE CHAIRPERSON: In the set of plans
24 you have there, I think there is color thing at

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1 the back.

2 MS. UHLE: I'm going to give you the
3 entire application and --

4 THE CHAIRPERSON: When we're finished
5 with the meeting, you'll have a copy of the
6 application, which does have a color thing on
7 it.

8 MS. MOCCIA: It would be nice to see
9 what like the whole picture looks like. When
10 is the time of construction supposed to happen?
11 When you get approval. How long will it take
12 to complete? I went through the whole year
13 with --

14 (Discussion among the public and
15 applicant.)

16 MR. MOCCIA: I think we're good.
17 Thank you very much.

18 THE CHAIRPERSON: Are there any other
19 questions or comments from the board?

20 MS. NEMECEK: Yes, we have a question
21 about the footing.

22 THE CHAIRPERSON: I would like to make
23 a motion -- please remain. You're not
24 finished. I'm sorry. I would like to make a

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1 motion to close the public hearing of
2 Application 22-42.

3 MR. MCINTYRE: Second.

4 THE CHAIRPERSON: All in favor.
5 (AYE)

6 THE CHAIRPERSON: That's for the
7 public hearing. Now, we do have additional
8 questions for you from the board. What was
9 your question, Silvio?

10 MR. LUCA: I'm just talking about a
11 construction standpoint. There is no way that
12 an 8 foot high wall has a 4 foot wide footing.
13 So you have to just make sure that's correct.
14 That wall is supporting a lot --

15 MS. NEMECEK: Weight.

16 MR. LUCA: I know why the architect
17 only drew a 4 foot footing because the further
18 they go, they're going to be going under the
19 pool.

20 MS. UHLE: These are reviewed by a
21 licensed engineer and a licensed architect that
22 are our plan reviewers. This is for the
23 aesthetics of the wall. I just want to clear
24 that we're not -- again, construction details

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are submitted to the Building Department. We have a licensed engineer and a licensed architect that review the plans to ensure that they comply with all the requirements of the New York State Building Code.

THE CHAIRPERSON: So you don't get a crack in it again.

MR. MCINTYRE: Well, it is tight quarters and I think --

THE CHAIRPERSON: I'm sorry, but the public hearing is closed.

MS. UHLE: Again, even though --

THE CHAIRPERSON: You can ask the applicant questions later, or you could ask more questions at the Planning Board.

MS. UHLE: Anything about the --

MR. MOCCIA: Can I ask you one more question? What is the next step? When can they start this?

MS. UHLE: I'll just answer. They'll go to the Planning Board at the end of February, so that I believe is February 23rd. It will be a very similar meeting. The only thing the Planning Board is looking at is

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basically the aesthetics of the wall and potentially the location of the fence. They'll want to understand how the drainage works. If the Planning Board were to approve it on the 23rd, they can submit an application for a building permit on the 24th. It's reviewed again by an engineer and an architect. That process for this may take a week, you know, depending on the level of detail in the drawings. So they'll probably have a permit within two weeks after, you know, early March.

MR. MOCCIA: All right, thank you.

THE CHAIRPERSON: Thank you. Any other questions aesthetically, guys?

MS. NEMECEK: No.

THE CHAIRPERSON: So then I would like to make a motion to send Application 22-42 along to the Planning Board with a recommendation for approval.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Thank you.

MS. SMITH-DOUGAL: Thank you.

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MR. DOUGAL: Thank you.

THE CHAIRPERSON: Our last item on the agenda this evening is Application 23-03, Sephora, at 670 White Plains Road.

Please set up your drawings on that easel.

MS. UHLE: I think they're using a lap top.

MS. BOOTH: Hello. I'm Cindy from Sephora, and this is our architectural partner, Nicole, from OLA Architects. We're coming before the board today for a previously approved storefront, where we would like to have the materials amended. So not the design, but the materials themselves to be altered for value engineering.

So the landlord had previously come to the board to have our storefront designed and built by landlord. The previously approved storefront had MP paneling over the existing brick facade, as well as black and white stone stripes on the side. Our storefront that we're proposing is, instead of the MP paneling, we're going to skim coat the brick to black. Our

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colors are -- we have a Benjamin Moore color pallet. The striping on the side will now be skim coat black and white.

Looking at other buildings in the center, I think it will compliment it well. Most of the other buildings are also stucco, paint, so I think it will blend nicely. It won't stand out as much as being different. So right here previously approved was from the landlord architects, and then ours. Can you show ours. This is our design. So again, exact same concept design wise, just value engineered materials.

MR. MCINTYRE: So this is all VE driven; right?

MS. BOOTH: It's all VE driven. So originally, the storefront was by landlord, and then it transferred to Sephora, and was value engineered after the fact.

MR. MCINTYRE: I do remember this, and I did feel it was very expensive. But again, to that point, there was a strong reference made that this was the Sephora brand. I'm

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1 familiar with the stores. I've been in one or
2 two. I think all of the stores have the marble
3 and the panels. It's like very specific to the
4 brand and the architecture.

5 MS. BOOTH: We have a couple of
6 different established materials that we use.
7 We do have the stone black and white, we have a
8 Corian finish, we have MP panel, and we do have
9 paint. So our stores, depending on location,
10 we do have a variety we choose from, and it's
11 usually based on cost for different markets.
12 So our market in Nebraska is very different
13 than upstate New York for value engineering.

14 I visited the site, and I think MP
15 paneling is very nice, but I also know that
16 having the skim coat black paint will blend in
17 nicely with the existing stores that are right
18 next to us.

19 THE CHAIRPERSON: So I know that this
20 property right now is kind of being cobbled
21 together between two things, and one is stucco
22 but the other one is brick. How do you get
23 that all evened out?

24 MS. BOOTH: So right now, the landlord
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1 has removed stucco on the second half. So the
2 storefront behind the current barricade, it's
3 been striped down to the --

4 THE CHAIRPERSON: To the brick?

5 MS. BOOTH: To the brick, yes.

6 THE CHAIRPERSON: So it will be all
7 one level.

8 MS. BOOTH: It will be all one level.

9 THE CHAIRPERSON: So then, will you
10 have any kind of score lines the way the metal
11 was? Will there be some sort of --

12 MS. BOOTH: A scoring in between? No,
13 it will be smooth the entire facade.

14 THE CHAIRPERSON: I think that kind of
15 added to it. It just gave it some --

16 MS. NEMECEK: Presence.

17 MR. MCINTYRE: Fenestration.

18 THE CHAIRPERSON: Yes.

19 MS. BOOTH: We could look at scoring
20 that, if you would like, within the coat.

21 MR. LUCA: The two columns that are
22 represented in stone now, they're proud of the
23 stucco on both sides. Are you going to
24 fabricate that or it's not going to have that

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1 detail?

2 MS. BOOTH: Now it will be smooth on
3 both sides.

4 MR. LUCA: So it lost all it's detail.

5 MS. BOOTH: We don't have a little
6 bump out there, do we?

7 MS. LANDIVAR: No.

8 MS. BOOTH: No.

9 MR. MCINTYRE: I understand, I get it,
10 right, but it's -- you've gone from the
11 richness of what your brand is all about, to
12 now basically, you know, just painting
13 something that's flat.

14 THE CHAIRPERSON: Like you knocked
15 yourself off.

16 MR. MCINTYRE: The concern is, how
17 this is going to look. Are you looking to just
18 replicate, you know, your standard Sephora shop
19 front, right, which is what it is. It's got
20 the two zebra black and white columns, the
21 flat, you know, facade above the, you know,
22 cross bar so-to-speak. I'm just a little
23 concerned you're looking to replicate that, but
24 you're looking to paint that on.

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1 MS. BOOTH: It's very similar to the
2 other stores, the higher end stores like Talbot
3 and Nike that are in the same center. The
4 value engineering was the extreme. The cost
5 for the MP panels, which was a huge factor for
6 us continuing the project, for us it's going to
7 look beautiful. The black and white stripes
8 are going to --

9 THE CHAIRPERSON: But when I look at
10 this, and actually even looking at your
11 temporary signage right now that's on the
12 barricade, I'm really concerned that it looks
13 like a billboard, especially that it is flat
14 like that. I know that this -- I don't know
15 how you got -- I guess this is the one from the
16 previously approved, and then this is this one.
17 All of the letters got big again.

18 MS. UHLE: That I did include in my
19 notes, that the --

20 THE CHAIRPERSON: I understand, but
21 the impact of this is -- you're looking at me
22 like you didn't even notice that or you didn't
23 know that about that?

24 MS. BOOTH: I know last week there was
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2 another meeting with the signage variance that
3 came in, but this --

4 THE CHAIRPERSON: Last month.

5 MS. BOOTH: But this was already
6 submitted before that package was reviewed.

7 THE CHAIRPERSON: All right. So that
8 will look significantly different, but by
9 painting everything it, in effect, makes the
10 whole storefront a sign, to me. That's what it
11 kind of does. That's not what we want to do.

12 With the previous thing, it was like
13 construction. It was a high grade finish on
14 the building, and then there were some letters
15 that made a sign, pin mounted letters. This
16 just creates like this -- I mean, you could do
17 this thing in vinyl on top of -- like the way
18 the barricade is now. That would be the
19 equivalent. It just doesn't read as -- at
20 least give the columns some depth to them.

21 MS. NEMECEK: Could you compromise, at
22 least giving dimension to the lettering and the
23 columns?

24 THE CHAIRPERSON: The lettering will
25 have depth.

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2 MS. NEMECEK: How are they going to be
3 lit?

4 THE CHAIRPERSON: They are internally
5 illuminated channel letters, right, which
6 are -- there is no raceway, there's no -- but
7 they're not this big. They are 18 inches high.

8 MS. BOOTH: They're 18 inches.

9 THE CHAIRPERSON: So the whole look is
10 more like the barricade than -- in terms of --
11 and it's much more delicate looking. That part
12 I'm fine with, but to do this with paint just
13 really makes the whole storefront look like a
14 billboard.

15 MR. MCINTYRE: Yes. Like don't you
16 agree, you're a luxury brand, right. You're
17 looking to appeal to a certain clientele,
18 right, like everybody knows your store. Again,
19 I was here for the last time it was presented
20 to this board, and I do recall that a big part
21 of the selling feature was the luxury brand,
22 and you know that from the minute you see the
23 store and the high end finishes. I understand
24 that everything is financially driven and --

25 THE CHAIRPERSON: But you --

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2 MR. MCINTYRE: Excuse me. The
3 landlord is not paying for this, so, you know,
4 it's back to zero, I get it. But, you know,
5 you've eliminated, you know, the whole sort of
6 ambiance of seeing the store, number 1, which
7 is a big concern of ours, and then obviously
8 the experience of entering in the store, you
9 don't have any sort of a soffit now, which was
10 part of the design before.

11 MS. UHLE: No, that's still there.

12 Again, there's a summary sheet of the changes
13 on the cover end in the meeting notes, but the
14 canopy is still there. The only thing change
15 is the paint of the facade and the paint of the
16 columns.

17 MR. MCINTYRE: This is the new one or
18 this is the old one?

19 MS. UHLE: The canopy is on both.
20 Yes, it's on both.

21 MR. MCINTYRE: Okay.

22 MS. UHLE: You could see it to an
23 extend --

24 THE CHAIRPERSON: Do we have a 3-D
25 version?

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2 MS. UHLE: It's at a different angle,
3 that's the problem.

4 MR. LUCA: That protrudes still
5 somehow? How does that protrude?

6 MS. UHLE: The canopy protrude the
7 same way. That's still a metal canopy. Let's
8 see. New metal panel awning will remain.

9 MR. LUCA: Is it painted black?

10 MS. UHLE: No.

11 MS. BOOTH: The MP paneling is still
12 on the canopy.

13 MS. UHLE: This part is black paint.
14 This part will be paint columns. This is what
15 they're proposing. This canopy will remain as
16 a metal canopy on both. So they'll still be
17 the metal overhang, the awning.

18 MS. BOOTH: So it's not a completely
19 flat facade. We still do have the metal.

20 THE CHAIRPERSON: But the bump out for
21 the columns is not there.

22 MR. MCINTYRE: I think without that,
23 you know, you're painting a flat wall.

24 THE CHAIRPERSON: Before, when you
25 were talking about different locations out in,

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1 I don't know, East Jabip, I think you referred
2 to this as upstate New York. This is not
3 upstate New York. Upstate New York is Albany.
4 This is Westchester County, known as the golden
5 apple. It's not, you know, East Jabip. I
6 don't know why you're toning down this, you
7 know, kind of thinking --

8 MR. MCINTYRE: Well, you do know why
9 because it's financial.

10 THE CHAIRPERSON: Well, financial, but
11 still, you still got to go --

12 MR. LUCA: I know it's financial, but
13 Eastchester shouldn't get hurt because they
14 don't want to spend a million dollars on a
15 front elevation, which is their brand.

16 MR. MCINTYRE: This looks cheap. I'm
17 sorry to stay that.

18 MR. LUCA: I think you might need like
19 a happy medium between the two. I think you
20 should minimally build the columns, maybe add a
21 metal framing, add stucco, and you could make
22 reveals so you have a reveal between black and
23 white, and then it could be painted. I know
24 the stone work is probably a lot of money

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1 itself.

2 MS. BOOTH: Yes.

3 MR. LUCA: But having the column
4 protrude beyond the left and right of the other
5 buildings, even if it's 3 inches, so you have
6 the color return as well, and then it could
7 just be done in stucco and they could score
8 every 12 inches a line, and then paint between.
9 Just painting it one dimensional I think is
10 ridiculous.

11 MR. MCINTYRE: That's something we
12 would consider, but personally speaking, what
13 you're proposing, I'm totally opposed to that
14 because it's not in keeping with where we live
15 and what I want to see. So I would be open to
16 that as some sort of a compromise.

17 MS. BOOTH: For us, just talking about
18 the different materials, we do have different
19 types of stores. We have outdoor mall, we have
20 indoor mall, all have different materials.
21 Outdoor malls, we're just starting to get into,
22 so it's not our normal -- we're calling them
23 dom -- so people can shop from outside, not
24 have to go into malls. Our pricing for

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1 construction is less for these. I think at
2 this site with our columns, I think we're right
3 at the property line where it's built, so I
4 don't think we can bump out more than it is
5 right now.

6 MR. LUCA: What were you doing
7 originally?

8 MS. LANDIVAR: I do want to add, that
9 we do have standard paint. Like paint is also
10 a standard. It's not just the stone. So it's
11 not going to be the first store with paint, to
12 go to that point. We will have to double check
13 if we can bump out because I think we're in the
14 limit.

15 Also, with the storefront system, we
16 do have a little bit of depth with the glass
17 system. Obviously, yes, this is paint, so we
18 will have that, but then we also have the bump
19 out of the --

20 THE CHAIRPERSON: Canopy?

21 MS. LANDIVAR: Of the canopy. Thanks.

22 THE CHAIRPERSON: We understand that
23 there is some depth and some variation within
24 the storefront, but this big, big, big wall

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1 that takes up the whole frontage of the thing,
2 somehow they previously got approval for this.

3 MS. UHLE: I think there's a little
4 confusion. Even I was confused, even though I
5 understood what you're proposing. Because of
6 the angle of the drawings that was provided,
7 even I wasn't clear that you weren't planning
8 to build out the columns. So in the original
9 proposal, you do have columns. So you do have
10 the area to build out those columns, unless
11 we're missing something. It sounds like your
12 saying now, what looks like columns on this
13 elevation is just going to be flush, but on
14 this what was previously approved, they clearly
15 bumped out.

16 MS. BOOTH: The right side is still
17 bumped out, and it does have a small return on
18 that side. So always on the left, if you look
19 at the 3-D, it was more flush with the first
20 building, since this is two storefronts that
21 we're proposing.

22 MS. UHLE: So in what you're proposing
23 now, are you still going to have this type of
24 detail?

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MS. BOOTH: There's still going to be a small return.

MS. UHLE: But different than the return that's being shown here? Less than the return that's being shown in the original proposal?

MR. LUCA: The return is fabricated?

MS. BOOTH: It's not fabricated. It's just part of the first and secondary storefronts where they come together.

THE CHAIRPERSON: You mean like score lining the bricks?

MS. BOOTH: We can skin coat them and score, if you like the scoring. We can also just paint the bricks so the brick has black paint and you see the black brick behind it, but I don't think that would look very well.

THE CHAIRPERSON: No, no. We're looking for something with dimension.

MS. BOOTH: Then we can also with the columns, we can create scores between the paint lines, if that's the type of depth we can get that will simulate having the stone.

THE CHAIRPERSON: We want that corner
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to stick out, is what we're saying.

MR. LUCA: You should build pilasters.

MR. MCINTYRE: Yes, you need to be able to define your space.

MR. LUCA: You need to frame the picture.

MR. MCINTYRE: You need to be able to define the left and right of the space. Yes, these are considered pilasters. They have to be framed out. They have to proud of the flat surface of the storefront. They can't be just painted on. That's not acceptable to me, personally. So those pilasters have to be built out. To my colleague's point, if the black and the white can be defined by some sort of a reveal in some sort of a stuccoed pilaster on each side, then I think that's something we're willing to look at. Painting that on in black and white stripes, I'm sorry, that doesn't work for me. And that's me being honest.

MS. LANDIVAR: The column would be sticking out from the other store.

MR. LUCA: On the --

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MS. BOOTH: On the right-hand side.

MR. LUCA: Left side? You're talking about the left side right now?

MS. UHLE: No, that's the right side.

MR. LUCA: The right side because the store does that itself. On the right side, in the original proposal, it's proud probably 3 inches because you have a return. So that's what we're saying, build two pilasters --

THE CHAIRPERSON: Up at the top, it's 3 inches. At the bottom, it looks like a foot.

MS. UHLE: He's talking about the left side.

MR. MCINTYRE: We need to be mindful that we're assuming, you know, this rendering is drawn correctly. Like, you really need to be working off the detail.

MR. LUCA: I don't have a new rendering. They're actually building a pilaster. They're building a 2 foot 4 pilaster on both sides, basically, going up the height of Sephora, and then they were applying stone to that.

MR. MCINTYRE: Right.

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MR. LUCA: So build the pilasters and do them in stucco with a reveal and paint them black and white, and save, I don't know, a hundred thousand in stone work. Paint the center black instead of the doing the panels, that are another hundred thousand dollars.

THE CHAIRPERSON: Yes. There's a happy medium, but we need the ins and outs of the building to remain as the approved storefront. It's understandable that you need to change the materials, but we can't let it just all of a sudden be flat.

MR. MCINTYRE: Be a paint job.

THE CHAIRPERSON: Yes, completely painted. It's just not working for us.

MR. LUCA: It's a mural.

THE CHAIRPERSON: It's a billboard.

MS. BOOTH: So adding scores -- if you can explain exactly what changes we need to make with the left-hand side versus the right-hand side and how it's built, that would be very helpful.

MS. UHLE: I think -- and correct me if I'm wrong -- I think they're asking you to

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1 do exactly what you proposed previously in
2 terms of building out the pilasters, but
3 instead of putting a stone veneer on them, put
4 stucco and paint it black and white with
5 scoring. But what they want is the dimension
6 that's shown in these. So you would be a
7 structure out --

8 THE CHAIRPERSON: If you look on page
9 3 of your previous packet --

10 MS. BOOTH: Of the landlord's packet?

11 THE CHAIRPERSON: Well, for us it's
12 all together. So page 3. It says page 3,
13 proposed elevation, enlarged plan, that upper
14 sketch. Yes, right there. That part. So you
15 see where on the one side -- don't go too far
16 down.

17 MS. NEMECEK: That's it.

18 THE CHAIRPERSON: That sketch on the
19 top of the page. If you can shift it over to
20 the left just a tad. If you can see, the
21 setback on the right-hand side is bigger, and
22 the one on the left is smaller because of where
23 the front elevation of the stores are, the
24 opposing stores, but there are still definite

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1 ins and outs, and that's what we need to see on
2 those ---

3 MS. BOOTH: Okay. We could create
4 that with just how we put, and we stucco the
5 columns that they've put. Right now, it's
6 basically bare. So if we need to bring it in
7 to make it a reveal just by that few inches,
8 that's very easy to do to accomplish what
9 you're asking.

10 THE CHAIRPERSON: Well, this is not a
11 few inches right now the way it is, and we
12 would like to see it the way it is. Because of
13 the structure of the building, which they
14 obviously know and have and they have on their
15 plans, but that building at the bottom is
16 somewhat set back here, and I'm assuming
17 that -- that's not a good idea to do that --
18 but that on the top here it's somewhat the
19 same, but the bottom may be different. I
20 believe, by looking at this other plan, that
21 plan, that the buildings adjacent, the one on
22 the right is set back a little bit more than
23 the one on the left. But there is still a
24 setback, and you're still going to see that

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1 corner kind of creating the column. We want to
2 see the new structure the same as this in terms
3 of structure. In terms of finish, we
4 understand. But we would like to see that.
5 Then we would like to see the -- the skim coat
6 in the middle, that's fine, but give us some
7 score lines. I think that it gives a nice look
8 to it. If you're building out, you could do
9 that with all sorts of things, you know, like a
10 little panel of Styrofoam, whatever they use.

11 MR. MCINTYRE: Probably EIFS.

12 THE CHAIRPERSON: And again, there
13 should be real definition between the black and
14 white. Even a score line. Something where --

15 MR. MCINTYRE: Like a reveal, a
16 beveled reveal. It just can't be a paint job.

17 THE CHAIRPERSON: It's not going to --
18 it's a billboard, and it doesn't work. It
19 doesn't work. We understand the cost of stone,
20 but --

21 MR. LUCA: The center black portion is
22 going to be painted -- the brick is going to be
23 painted black?

24 MS. BOOTH: We're going to skim coat

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1 it.

2 MR. LUCA: Oh, skim coat it also.

3 MS. BOOTH: Skim coat also, and then
4 scores to mimic what the MP panels were.

5 MR. MCINTYRE: Is that like a flat?
6 Is everything going to be flat? Is it going to
7 be flat paint?

8 MS. BOOTH: No. I have a sample.
9 Benjamin Moore black.

10 THE CHAIRPERSON: But the finish, is
11 it going to be like a stucco finish, or a
12 pebble finish, or a flat finish?

13 MR. MCINTYRE: No, I'm just talking to
14 about the finish. Is it going to be flat? Is
15 it going to be like a --

16 MS. UHLE: Like a matte finish?

17 MR. MCINTYRE: Or is it going to have
18 some sort of a sheen or gloss to it?

19 MS. BOOTH: It's low gloss.

20 MR. MCINTYRE: Low luster?

21 MS. BOOTH: Do I have it in here?

22 MR. LUCA: So it's a brick building;
23 right?

24 MS. NEMECEK: Yes.

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MR. LUCA: So when they say skim coat, are you talking about real concrete, like a California stucco skim coat? Like it's going to be wire nailed to it in stucco, or is it going to be like an EIFS system, like Styrofoam?

MS. LANDIVAR: No, stucco. Right?

MS. BOOTH: Yes. It's just going to be stucco with the --

MR. LUCA: So basically what you're doing there, you'll build out a 4 inch deep by 2 foot 4 wide pilaster on the right and on the left. Then after that's built, then you'll do the same principle, you'll do the stucco on the columns. It basically mimics the original intent.

MR. MCINTYRE: You just want to make sure you can get those reveals in between the keys, the black and the white.

MS. BOOTH: We can score each of those and then paint after.

MR. MCINTYRE: It's just like a little bevel, right.

THE CHAIRPERSON: Margaret?

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MS. UHLE: I think as much discussion as you had, it's pretty clear.

THE CHAIRPERSON: But do we send this to the Planning Board or this has to come back here? I think it's way too much to just move on to the Planning Board with all these comments.

MS. NEMECEK: Yes. You want to make sure that it's clear.

THE CHAIRPERSON: Unfortunately. I'm sorry. But we have to see the changes before we can send it to the Planning Board. It's just not something that we can all visualize, you know, and then it gets to the Planning Board and it's not quite exactly what we had in mind.

MR. LUCA: There should be an actual architectural drawing showing it, not just a rendering. Like a floor plan that we know that it's being built out, for example.

THE CHAIRPERSON: The detail just like the other.

MR. LUCA: Same detail basically. But instead of being stone, it's going to be

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stucco.

MR. MCINTYRE: Do you guys understand?

MS. BOOTH: We understand, but I'll have to go back to see if that's possible by looking at the plans, and how the as-built came from what we just got from the landlord and discussing cost and how that's going to proceed. So thank you.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: Okay.

MS. UHLE: The next meeting is March 2nd.

MS. BOOTH: We'll see. I don't know how -- I'll have to speak to our team to see if that's possible, or if we're able to proceed with the project.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: Okay.

THE CHAIRPERSON: I would like to also make a request that on your next presentation, that the lettering is 18 inches and it's placed on the rendering to scale. Okay. Thank you.

MS. UHLE: You could kind of continue to coordinate with me, if you would like.

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Also, if there's issues with regard to timing and building permit issues, that kind of thing, you could discuss that with me as well.

THE CHAIRPERSON: I would like to make a motion for this application to return to us at our next ARB meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: I would like to make a motion to close the ARB meeting for February 2023.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Thank you and goodnight.

MR. MCINTYRE: Thank you very much.

(Meeting adjourned.)

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CERTIFICATION

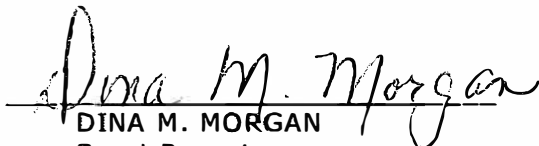
STATE OF NEW YORK)
) SS.
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I, DINA M. MORGAN, Court Reporter and
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 Westchester, State of New York, do hereby
 certify:

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 10th day of February, 2023.


 DINA M. MORGAN
 Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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