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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
APRIL 4, 2023

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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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

LUKAS HERBERT, DIRECTOR OF PLANNING

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

DINA M. MORGAN, REPORTER

TOWN OF EASTCHESTER
Planning and Planning Department

APR 24 2023

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EASTCHESTER ARB - 4/4/23

MR. MCINTYRE: Herbert.

MR. HERBERT: Herbert, yes.

THE CHAIRPERSON: Is our new Town Planner; yes?

MR. HERBERT: Yes.

THE CHAIRPERSON: That's your title; right?

MR. HERBERT: Yes.

THE CHAIRPERSON: All right. Approval of minutes from the prior meeting. Do we have the right number? We were all here; right?

MS. NEMECEK: I believe so.

THE CHAIRPERSON: Are there any comments regarding the minutes of that March 31st -- I'm sorry, March 2nd meeting? (No comments.)

THE CHAIRPERSON: Okay. So I would like to make a motion to approve the minutes for the March 2nd ARB meeting.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: First up on our agenda this evening is old business, 23-03,

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THE CHAIRPERSON: Good evening, and welcome to the April 4th, 2023 ARB meeting for the town of Eastchester. Please, everyone rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Lukas, you have the names here, if you would, the roll call. Do you have them there?

MR. HERBERT: Thank you. Okay. Enda McIntyre.

MR. MCINTYRE: Here.

MR. HERBERT: Carlos Garcia-Bou.

THE CHAIRPERSON: He's not present tonight.

MR. HERBERT: Laura Raffiani.

THE CHAIRPERSON: Present.

MR. HERBERT: Jennifer Nemecek.

MS. NEMECEK: Here.

MR. HERBERT: Silvio Luca.

THE CHAIRPERSON: Also not present this evening. Thank you.

Also, I would just like to welcome

Lukas. Lukas, I'm sorry, I don't remember your last name. I'm really bad.

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Sephora, at 670 White Plains Road.

MS. LANDIVAR: Hi. Good evening. My name is Nicole. I work for OLA on behalf of Sephora. We're the architects of record. We were here I believe two months ago, and we didn't get the approval for the facade.

Basically, this storefront was previously approved by another architect, so we actually had to redesign the storefront due to the need of -- after receiving bids that were much greater than the budget allowed. So we were forced to make updates to the approval, which was this one.

We previously had black metal Alpollic panels on the top, and black and white stone, to now be skin coated stucco base with black and white paint, matching the designer specifications previously called out.

We now had furred out two of the columns, so this and this, 4 inches out, to have some depth, which was previously asked by the board.

I have brought some paint chips. I also brought some reference of previously built

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1 stores. So both are in California, and they
2 both show the paint, the columns with paint.
3 It's basically the facade that you can just see
4 the paint. I know you guys mentioned about
5 doing the scoring. It's not the preference for
6 Sephora, but they are willing to do it if you
7 guys would like it, but they will do it max
8 1/8th of an inch wide in concave shape.

10 MR. MCINTYRE: What is the
11 construction of the two corner pilasters? What
12 are they getting furred out with?

13 MS. LANDIVAR: It's just -- I'm sorry
14 my brain froze -- it's just dry wall and the
15 studs, metal studs framed out.

16 MR. MCINTYRE: Like dense shield, I
17 guess it would be, for exterior construction?

18 MS. LANDIVAR: Yes.

19 MR. MCINTYRE: Okay. So as part of
20 that, because obviously that's not detailed and
21 you just said that, you know, you're willing to
22 comply with that request, which is what we
23 suggested two months ago, we would just want to
24 make sure that that detail is clearly defined.

25 MS. LANDIVAR: Yes.

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2 MR. MCINTYRE: Because the only way to
3 create those reveals in the way you just
4 proposed, which is this dense shield, would be
5 to score it and put some sort of a corner bead
6 on that.

7 MS. LANDIVAR: Yes. I mean, as
8 mentioned, it wasn't the preferred option, but
9 if the board would like it, I will go ahead
10 tomorrow and start dealing that.

11 MR. MCINTYRE: Yes. You could put
12 some sort of a Milgo Bufkin or a Fry Reglet
13 reveal, but I think we certainly would want to
14 see that before we just agree that an 1/8th
15 inch reveal is fine. We would really like to
16 see the construction of that because I think
17 that would give it the definition and the, you
18 know, separation from the black and the white
19 that I think, you know, we want to see there.
20 We just don't want to see a zebra, you know,
21 crossing, you know, illustrated out of paint on
22 these two pilasters.

23 MS. LANDIVAR: No. So the idea is
24 basically sort of replicate the white grout
25 between the black and white stone. So that

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2 would be the same situation with the scoring,
3 it will replicate the grout. So the scoring
4 will be white, as well as the grout.

5 THE CHAIRPERSON: But there will be an
6 indentation concave?

7 MS. LANDIVAR: Concave.

8 THE CHAIRPERSON: For 1/8th?

9 MS. LANDIVAR: 1/8th. And I brought
10 the measuring tape so you could see how much.

11 MR. MCINTYRE: Yes, we need to see
12 that. If you're willing to accommodate this
13 scoring and this reveal -- I would kind of call
14 it more of a reveal, not a scoring -- that can
15 be communicated to us, you know, in a simple
16 e-mail where we can just sign off, you know, on
17 that detail. Because these two pilasters sit
18 proud of the facade, are you proposing to take
19 it around the corner?

20 MS. LANDIVAR: Yes. As mentioned, it
21 would be like the grout. Here's the pilasters,
22 so it would go like that around the corner.

23 MR. MCINTYRE: Right. Yes, I'm
24 looking at your drawings. I'm sorry, I don't
25 want to beat a dead horse here, but it's really

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2 not -- it's not brick work, it's alternating
3 colors black and white, and it's really not,
4 you know -- it's not white, because all of
5 these lines need to be the same size. So
6 that's kind of why it's important that we see
7 this, so that, you know, the white, if you're
8 saying everything is going to be white, that's
9 not going to increase the white stripe by the
10 thickness of the grout line. Do you understand
11 what I'm saying? That's kind of why it's
12 difficult for us to be able to say yes. In
13 principle, we want definition, and the
14 separation between these equally sized black
15 and white alternating strips needs to be
16 defined by this reveal.

17 MS. LANDIVAR: Okay. Well, that's why
18 Sephora preferred not to have it, so they would
19 be equal in size. But then they're willing to
20 give it -- they're willing to give it so it
21 looks like the grout. So that's why I think it
22 would be white. That's what the designer
23 mentioned.

24 THE CHAIRPERSON: In your existing
25 stone and granite -- what were the original

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materials?

MR. MCINTYRE: Marble, marble and granite.

MS. LANDIVAR: And white grout.

THE CHAIRPERSON: So it has white grout on the store. So does that make the white panels -- the white stripes appear slightly bigger or --

MS. LANDIVAR: Not really. I can give you my measuring tape. The 1/8th is very, very thin.

THE CHAIRPERSON: Okay. Also, it's got shadow in it, so it almost looks grayish; right?

MS. LANDIVAR: Yes.

MR. MCINTYRE: Yes. It's the chicken and the egg. You know, all of this is going to be installed exactly the same dimensions. If these strips are, on average, 9 inches thick -- well, you say plus or minus -- is it -- plus or minus 9 inches as the white stripes, and the black stripes are 8 inches, why is that? They're not equal?

MS. LANDIVAR: No, they're not equal.

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Usually, we try to match it to the facade, and the white we always have it a little bit more.

MR. MCINTYRE: Okay. Okay.

THE CHAIRPERSON: Which looks fine.

MR. MCINTYRE: Yes, that's fine. But if that's going to be the case then, you're just going to -- the reveals are going to be installed with this configuration, and then you're going to paint after.

MS. LANDIVAR: Yes. Or if it's not a problem for you, maybe we can add 1 inch to the black and then give the 1/8th to the white. So the black has 8 inches. We can modify the stripes.

MR. MCINTYRE: We're not designing it. That's your job.

THE CHAIRPERSON: It probably has to start with a black and end with a black too; right?

MR. MCINTYRE: Right.

THE CHAIRPERSON: That's the normal configuration.

MR. MCINTYRE: If you're asking us to design it, we'll design it, but that's your

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job.

MS. LANDIVAR: No. No, I know. We just want to get approved, to be honest.

MR. MCINTYRE: All we're asking for -- and again, and we're not asking for a lot -- you've come from, you know, a black granite and white marble proposed facade that we approved, to two months ago, you know, not really understanding where we are. We've compromised on something that we feel is more than fair. We just want it to look right and be done properly, and it's not our responsibility to tell you how to do it or to design it, for that matter.

You're saying that you're willing to compromise with this reveal, as you call it. It's not designed currently on the drawing, after we asked you to include and really take our recommendation on board. That's not the case here on this submission. You're now saying that you're willing to, you know, include that, but you're not really showing us how it's done. I'm asking a question purely for my own understanding as to how you're doing

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that. If you're asking me to do it, I would offer an opinion as to how I would do it, but that's really not my responsibility.

The last thing we want to do is give you our blessing that we're okay with this, not see it, and then see it after it's done and it looks terrible.

MS. LANDIVAR: That won't happen.

MR. MCINTYRE: Okay.

MS. LANDIVAR: We will literally work on this tomorrow, and by Friday we can have something for you.

MR. MCINTYRE: Okay. Exactly. I think you just need to detail it, and it needs to be done in the way you want to do it. We just want separation between the black and the white.

MS. LANDIVAR: Okay.

MR. MCINTYRE: Other than a painted line. We just don't want that.

MS. LANDIVAR: Yes. Makes sense.

THE CHAIRPERSON: Also, my question is, what is the texture of the building, of the whole building? Is it like a stucco texture or

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1 is it a flat texture?

2 MS. LANDIVAR: It's a stucco.

3 THE CHAIRPERSON: Okay.

4 MR. MCINTYRE: I think we would like
5 to see that. We would like to see it that. Is
6 it like a textured rough finish or is it more
7 of a plastered finish?

8 MS. LANDIVAR: Okay.

9 MR. MCINTYRE: You know, the paint
10 samples are fine, but because we've gone from
11 something that we clearly understand what it is
12 and what it looks like and how it feels, which
13 is marble and granite, you're now explaining
14 that it's a stucco finish. If we could get a
15 sample of the stucco, then I think that's
16 certainly something that would be very helpful
17 to us.

18 MS. LANDIVAR: Okay.

19 THE CHAIRPERSON: There's nothing in
20 here that lists like the material; right?

21 MS. LANDIVAR: No. I mean, we have
22 the elevation with the materials. So it's
23 actually skim coated paint new ferrous column.

24 MR. MCINTYRE: Well, if you're doing

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1 it on dense shield, it's probably not going to
2 be a stucco. So we would just need to see a
3 sample of what you're proposing on the facade
4 of the building in terms of finish. The black,
5 you know, majority above the storefront, what
6 finish is that? That's all going to be --

7 MS. LANDIVAR: That's also skim.

8 MR. MCINTYRE: A skim coat?

9 MS. LANDIVAR: A skim coat, yes.

10 THE CHAIRPERSON: And we also had
11 asked that that have the score lines as well.

12 MS. LANDIVAR: That will be part of
13 the scoring.

14 THE CHAIRPERSON: Yes, exactly.

15 MS. LANDIVAR: But again, it would be
16 1/8th of an inch.

17 THE CHAIRPERSON: It does have it on
18 your proposed -- oh, no, I'm sorry, this is the
19 old one. This has got the other architect's
20 name on it. It's very confusing. I don't know
21 if this is from last time.

22 MR. MCINTYRE: It is, even though
23 that's submitted.

24 THE CHAIRPERSON: March 17th.

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1 March 17th is the new one; right? Received

2 March 17th, and then we received this March 20
3 something.

4 MS. LANDIVAR: So we updated the
5 plans, and I'm attaching the previous
6 presentation just for your reference. You
7 don't have to look at that.

8 THE CHAIRPERSON: All right. Okay, so
9 then, we are requesting that you submit us a
10 detailed drawing of the plans with the scoring
11 and, you know, exactly what that will look
12 like, how it will be done in both places, the
13 top and the bottom, and the texture of the
14 coat.

15 MS. LANDIVAR: Okay.

16 THE CHAIRPERSON: All right?

17 Honestly, I don't know -- typically we don't
18 approve stuff --

19 MR. HERBERT: It might be good to
20 adjourn this and come back one more time.

21 THE CHAIRPERSON: Yes. I know, it's
22 very difficult, but I don't know what to do
23 because the things that we asked for, some of
24 them you did and some of them you didn't do.

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1 We're still looking for that.

2 MS. LANDIVAR: Yes, I mean, we did fur
3 out, and that's the most important because it
4 gives the depth, to be honest, and the 18 inch
5 sign. To be honest, I live in New Jersey, so
6 it's really difficult to come here.

7 THE CHAIRPERSON: Well, it's better
8 than California, the last one who came here.

9 MR. MCINTYRE: Listen, we get it, we
10 understand that, you know, this is not ideal,
11 but in fairness, you're asking for us to
12 approve something that really, if another two
13 hours worth of work was put into these
14 drawings --

15 MS. LANDIVAR: I know, but my client
16 is Sephora, and they requested not to have it
17 at first. I discussed that you guys do want
18 it, so they told me like look, present it as
19 this, and if they really insist and this will
20 get us approved, then we were willing to --

21 THE CHAIRPERSON: It will, but it will
22 get you approved next month. That's the
23 problem. You should have at least maybe come
24 with a set of alternate plans with the scoring,

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and then say, okay, this is the one with the scoring. We can't, you know, just --

MR. MCINTYRE: Like we're not asking to go back to the original proposition here, we're not. We're just asking for some reveals and understanding what this looks like because it's not stucco, it's a skim coat. We just want to -- this is our responsibility on this board, architectural review. So I understand that it's a little bit of an inconvenience, but we didn't create this inconvenience. Your client chose not to, you know, put the extra couple of hours' work in in detailing this and providing a sample as to what, you know, this proposed upgrade is. So we're looking to try and accommodate what you and your client are proposing, are willing to, you know, agree on, but I'm not sure we can, you know, agree to that on the blind. Would you do that?

MS. LANDIVAR: I mean --

MR. MCINTYRE: That's a rhetorical question because, respectfully, this is what we want. Again, I'm not looking to be --

THE CHAIRPERSON: This still have to
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the come to the Planning Board for approval.

MR. MCINTYRE: If you want to defer this to the Planning Board, have them sign off on the reveals and, you know the finishes, I'm fine with that.

THE CHAIRPERSON: Okay. I think that will save us time, but I do --

MR. MCINTYRE: It's not going to save us time, it's going to save you time.

THE CHAIRPERSON: But I do require you to e-mail the town, and the town will forward it to us. If it is not to our liking, somebody will be there at the Planning Board. Okay?

MS. LANDIVAR: Don't worry, I will get myself to like do the details tomorrow, and this will be the priority.

THE CHAIRPERSON: Okay.

MR. HERBERT: So it's going to be conditioned --

THE CHAIRPERSON: Conditioned with the scoring to be -- so I would like to send Application ARB 23-03 along to the Planning Board with the recommendation of approval, conditionally with the scoring done on all the

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columns, the storefront, and also make sure that you have samples of the finish when you present at the Planning Board, which is -- what's the date of the Planning Board meeting?

MR. HERBERT: It's the last Tuesday of the month.

ATTORNEY: The submission deadline is April 11th.

THE CHAIRPERSON: Okay. The submission deadline is the 11th.

MS. LANDIVAR: Okay.

MR. MCINTYRE: So just to add, I would like to have the scoring also be referred to as reveals because I think it's more than just scoring. Scoring is a reference of cutting something. This is a little bit more detailed than that. It's more of a reveal, in my opinion.

MS. LANDIVAR: Will do.

THE CHAIRPERSON: Please make you sure you e-mail it before you submit it. The submission has to be done by the 11th, but you need to e-mail it to us before that.

MS. LANDIVAR: I will.

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MR. MCINTYRE: We're giving you, you know, the benefit of not having to come back to the ARB. However, you need to be able to comply with what we're recommended and based on giving us the opportunity to see it before the Planning Board. Hopefully, we can be in agreement, and you can still keep step with the upcoming Planning Board presentation.

MS. LANDIVAR: Thank you.

MS. WOLFSON: If you adopt a Resolution this evening, you really should not be providing comments except at the Planning Board meeting. So if you want to see it again and comment on it, it should come back to you, or you can go and comment at the Planning Board.

MR. MCINTYRE: We've done it before this way, you know, the same --

THE CHAIRPERSON: I don't think we actually have by an e-mail.

MR. MCINTYRE: I do believe we do, but again, I'm not going to be at the Planning Board.

THE CHAIRPERSON: I'm just going to

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request that the town send me something as soon as they receive it. Thank you very much.

Next up on the agenda this evening is new business, Application 23-12, which is the Pottery Barn at 670 -- also -- White Plains Road, in that same shopping center. Introduce yourself.

MR. SWOYER: Hi there. My name is Ken Swoyer with Interior Architects, representing William Sonoma, Inc.

THE CHAIRPERSON: Okay.

MR. SWOYER: (Inaudible.)

MR. MCINTYRE: One second. One second.

MR. SWOYER: So sorry. Should I repeat?

THE CHAIRPERSON: Sure.

MR. SWOYER: My name is Ken Swoyer with Interior Architects representing William Sonoma, Inc and Pottery Barn. I was just mentioning that there was a request from Margaret at the city to prepare a consolidated exhibit with the storefront, and the materials kind of called out in a section because she

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felt that she had to kind of hunt through the submission to get all that information.

THE CHAIRPERSON: Okay.

MR. SWOYER: May I bring you -- that's actually what you see here, and I have a printout here.

MS. NEMECEK: Thank you.

MR. SWOYER: Then before I go through the presentation, I do have materials, would you like me to set those out first?

THE CHAIRPERSON: We can pass them later.

MR. SWOYER: Okay. One moment. I'm sorry, I haven't done this before, but how would you like me to kind of walk through the presentation? Just sheet by sheet or --

THE CHAIRPERSON: No. Just work with that, work with the compilation sheet, and just tell us exactly what's going where, and we'll give you questions if we have.

MR. SWOYER: Sounds good. So I think you're all pretty familiar with the building. It's, you know, just a building south of the previous project that we were reviewing. It's

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an existing kind of three story building, kind of interesting, as you know, with the Barnes & Noble taking the lower level, this LOD that we're kind of focusing on is on the street level on the west side, and then there's another tenant on the top. I believe that might be offices. So really, our lease line, you know, is pretty much the extent of what we're proposing here. The rest of the elevation outside of the, you know, sort of white wood, which we're proposing, is that existing plaster that's there today.

Pottery Barn really loves symmetry. It's kind of a challenge with the LOD which we received because the interior is, you know, a bit asymmetrical, but the symmetrical presentation is really important to them. So one thing that you'll notice from the existing America Eagle facade with the two doors kind of off center, we sort re-set that center line and that center entry. Then, you know, flanking that -- I believe actually at this point right here is where there's a column line. It's pretty subtle here in the elevation, but this

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is where the sidewalk starts to dip down. So we really couldn't, you know, shift that door, even if we wanted to, to the right. So luckily we didn't necessarily have to do that, and we were able to create kind of a symmetrical presentation by just eliminating the single door and then installing the door in the right position where it is today.

So once you kind of peel back the plaster, you know, at each of those lease lines, and then at that second floor, what we're proposing to do is just install this Dutch Cove lap siding, which we feel is, you know, very appropriate to kind of the local vernacular. It's dimensionally stable. It's actually composite material that has like a polymer and then fly ash, it's like sustainable as well. It's kind of the trade dress for PB. We've installed it in Seattle, New Hampshire, California, Chicago. Pretty high performance stuff. It comes primed, and then that gets painted once it's installed. Pretty, you know, traditional detailing as you go around the windows. There's a vertical board, and then

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the Cove siding butts into that kind of at each of these kind of transition points.

Let's see. One kind of unique -- a couple of other unique features I want to point out. The trellis here, you know, will add kind of that three dimensional sort of dynamic, you know, presence I think along the whole storefront, as well as this canopy, which is really practical obviously with the weather protection. It's more long lasting I think than what's there today, which is just fabric awning, which have to get kind of replaced, you know, on an on-going basis. Then the reclaimed wood siding, which also is repeated inside the store on all the bays. The light track gets clad in the wood sort of like this datum between 11 and 12 feet, but that really kind of warms up the entry and kind of calls your attention to that. Within the canopy, there is two recessed lights. One of them is an emergency light, which is required as we all now. So that kind of gives general illumination to the doors.

Then I know signage is under a

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separate permit, but I just want to mention that what's proposed is a halo lit sign, so it's not kind of the bright sign, it has like a warm glow as well.

THE CHAIRPERSON: It is a warm lumen kind of a --

MR. SWOYER: Yes. I don't know the Kelvin, but I know it's warmer than West Elm.

THE CHAIRPERSON: It's not blue?

MR. SWOYER: No, not at all. It's definitely warmer than West Elm, and West Elm is right there at the property. As you know, they're under the same umbrella, WSI.

THE CHAIRPERSON: West Elm has one warm letter in it.

MR. SWOYER: Oh no.

THE CHAIRPERSON: By the way. It's been there since conception. I don't know how that happened, but there is one warm letter. You see it at night, and I'm like --

MR. SWOYER: I could definitely pass on that to repairs and maintenance.

THE CHAIRPERSON: We prefer the warm for sure.

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MR. SWOYER: Yes. Okay. I mean, with the sign vendor out here doing this work, you know, they use preferred sign vendors, and I'm sure that they don't want it to, you know, look like that either. So I'll let them know, and while they're out here to do this work, maybe they can fix that.

THE CHAIRPERSON: Fix that one. The best would be to make them all warm, but I don't know how -- what that involves.

MR. SWOYER: It's a bit cooler for West Elm. We'll try to find out what's going on first, and I'll tell them warmer is preferred for sure.

THE CHAIRPERSON: Then on your sheet on page 8 -- is it 8? I can't see.

MS. NEMECEK: Page 8.

THE CHAIRPERSON: That's what the trellis looks like?

MR. SWOYER: Yes, that's correct. So the bottom left image, that's the trellis that we're proposing to install here and here. So there's kind of, you know, exposed fasteners, and then each kind of member is protected with

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flashing on top. So, you know, durability, kind of long lasting solution I think for that.

THE CHAIRPERSON: This represents both the one by the plant and the one above the window as well? I don't know if you call that a trellis or --

MR. SWOYER: That's correct. So the white one that you see, the bottom left image, that's these two. This would be the canopy.

MS. NEMECEK: But the trellises that are attached to the plants, that's the same material?

MR. SWOYER: No. So these are actually -- they're from America -- Garden Metal Works. It's actually like a pre-fab, but they do custom sort of sizes for that. It's a metal kind of tube. I believe the dimensions are 2 by 2 for each of those squares, so that would be, you know, 4 by 10. We kind of size them to whatever is appropriate. I think what's appropriate for William Sonoma is that they're sized appropriately so that if they had some kind of some vines or growies on that, that it would actually reach that there.

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1 THE CHAIRPERSON: What are the plants
2 that you usually put in the planters for that?

3 MR. SWOYER: That's a good question.
4 We don't have an answer for that now because
5 they usually engage a local landscaping or
6 landscape architect to kind of advise on that
7 or a gardener. I'm not sure if the landlord
8 has a garden maintenance program, but I think
9 they would start there. You know,
10 definitely something --

11 MS. NEMECEK: Wisteria would be nice
12 because it's -- the leaves are deciduous and
13 when the vines grow over, it's still
14 architectural, but they have to decide because
15 it has to do with a maintenance plan. They
16 have to take care of it.

17 THE CHAIRPERSON: Jennifer is a
18 landscape architect.

19 MR. SWOYER: Oh, great.

20 THE CHAIRPERSON: Who lives in the
21 area, so obviously, you know, like you know
22 about the plants.

23 MS. NEMECEK: They have to determine
24 that as part of their landscape maintenance

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1 plan.

2 MR. SWOYER: We would love to
3 piggyback on if the landlord had one because
4 then you're not sending two crews out, and they
5 would either pay them back for that. I'm not
6 sure how it works. That's not my call. You
7 know what I'm saying.

8 THE CHAIRPERSON: Okay. All right.

9 MR. SWOYER: Then the pots themselves,
10 they're shown as rectangular here. I don't
11 know if that is something you would like input
12 on. Pottery Barn likes to do stock withdrawal,
13 so something that they sell for these kind of
14 four positions here.

15 THE CHAIRPERSON: I think in my notes
16 there was a note about the size of the
17 lettering. I know that that would have to come
18 to the sign committee, which I am also on. Did
19 Margaret say that they were 21 inches or
20 whoever wrote those notes?

21 MR. HERBERT: Margaret wrote the
22 notes.

23 MR. SWOYER: So our intent wasn't for
24 the letters necessary to be any larger than it

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1 looks like One Medical is the largest on that
2 run.

3 THE CHAIRPERSON: I'm sorry.

4 MR. SWOYER: One Medical it looks like
5 is the largest I think on that run there.

6 THE CHAIRPERSON: Okay.

7 MR. SWOYER: I don't know for sure
8 what that dimension is, but I don't know
9 that -- just eyeballing it, it doesn't look
10 like we're proposing anything larger than that.

11 Certainly, I know one of the earlier comments
12 was that, you know, we would want this to be in
13 line with the others, and that's absolutely
14 what we want. We don't want this disjointed
15 thing.

16 THE CHAIRPERSON: Right now, the max
17 is 18 inches on the largest letter.

18 MR. SWOYER: Okay.

19 THE CHAIRPERSON: I'm not sure if
20 that's what this is, or if it's 18 on the
21 smaller ones. I'm not really sure. When you
22 come to the sign committee, please make sure
23 that that's accurate.

24 MR. MCINTYRE: What's the width of the
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1 ship lap, the boards?

2 MR. SWOYER: So they are 10 inches.
3 But that's 10 inches -- I think we've drawn
4 these actually including that little bit of
5 overlap on that tongue and groove. So I was
6 thinking that too. I was like, is this
7 20 inches because of that. So I think we're
8 pushing the limit of the 18.

9 THE CHAIRPERSON: Okay. On the larger
10 letters, not on the smaller?

11 MR. SWOYER: Yes. So on the P and the
12 B.

13 THE CHAIRPERSON: All right.

14 MR. SWOYER: Did you want to see any
15 of the materials?

16 THE CHAIRPERSON: Yes, please.

17 MR. MCINTYRE: Yes.

18 THE CHAIRPERSON: That's the color.
19 That's how big that siding is.

20 MS. NEMECEK: That's going to be that
21 color. Thank you.

22 THE CHAIRPERSON: That's below the
23 windows, that stone?

24 MR. SWOYER: That's correct. So

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1 that's the stone base. I believe for this
2 climate we would size it 3 cm just because of
3 like salt and wear and tear with the climate.
4 So pretty hefty. That is detailed with a Quirk
5 Mitre, so it kind of looks monolithic under the
6 windows. That's also meeting the sidewalk
7 where the siding occurs as well, so we don't
8 have the siding meeting the ground, to kind of
9 prolong its life.

10 Then the metal sample, that's the
11 storefront. We also, you know, go to great
12 lengths to make sure that the canopy -- because
13 those are usually different manufacturers --
14 matches that. So we'll get kind of a RAL or
15 whatever, you know, from the storefront
16 manufacturer. We start with the storefront
17 manufacturer because the lead times are crazy
18 right now. So that's why we said all
19 (inaudible) are similar because it's been
20 really nuts, that along with, you know,
21 mechanical units I think is like the craziest
22 thing right now.

23 Then the reclaimed comes from, you
24 though, one supplier. No exposed fasteners.

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1 It's reading a little bit darker in the swatch
2 versus what you have. I'm not sure why. I
3 think there may be a sealer, so some of that
4 character and color comes out once it's sealed,
5 which you don't necessarily see here, but we
6 definitely want to do that in this climate.

7 MR. MCINTYRE: So the canopy is -- I
8 know you have some aluminum elements, is the
9 structure steel like the C channel surround is
10 steel?

11 MR. SWOYER: So we've done the canopy
12 in both steel and in aluminum, actually. The
13 signage vendor that we'll probably use here is
14 Sign Tech. I think they're based out of San
15 Diego. But they've done, you know, some steel
16 look alike canopies, so it's a little bit
17 lighter, and there's less stress on the
18 structure of the existing building but in
19 aluminum. So they'll do kind of like an
20 expressed C channel but in aluminum. We'll
21 probably head in that direction, but I can't
22 confirm yet.

23 THE CHAIRPERSON: And there's less
24 oxidation with that too; right?

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1 MR. SWOYER: Yes.

2 MR. MCINTYRE: Well, I guess it's all
3 going to be factory painted?

4 MR. SWOYER: Yes. That's one of the
5 benefits of the sign vendor that I mentioned,
6 you know, it's all factory finish, and they
7 have very like tight tolerances with all of
8 their like metal members.

9 MR. MCINTYRE: They do this for all of
10 your stores; right?

11 MR. SWOYER: Yes. They just did one
12 that was very challenging at Oak Brook Mall in
13 Chicago area and it was on a radius, so the
14 coordination was really crazy but exact same
15 thing. This is a lot more straightforward.
16 But, you know, drainage is considered, wood
17 cladding, all that.

18 THE CHAIRPERSON: Nice finish. Okay.

19 MR. SWOYER: Then the glass is
20 Starphire Solarband 72, so it has like high
21 visible through, which is really important for
22 William Sonoma brands.

23 MR. MCINTYRE: Yes. Plus, it's an
24 upgraded glass as opposed to just regular

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1 glass.

2 MS. NEMECEK: I would like to talk
3 again about the plants. Don't pick Wisteria
4 because it's poisonous. In a public space, you
5 don't want poisonous plants. It looks
6 beautiful. In a private setting, it's
7 different. But in a public place like this,
8 you do not want a poisonous plant. So whatever
9 they pick, make sure it's not poisonous to
10 people or animals.

11 MR. SWOYER: Yes. I'm sure it will be
12 deciduous just because there's not a lot of
13 options.

14 MS. NEMECEK: If it's deciduous,
15 that's fine because they probably do a seasonal
16 display anyway.

17 MR. SWOYER: Yes. And I think we have
18 10 foot 4 from the curb to the existing
19 storefront. Right now, we're showing like a 4
20 inch projection. It says TBD or VIF on some of
21 our sections because we just don't know what
22 we're going to run into. So we didn't want to
23 get our heart set on a specific dimension, but
24 we just want to make sure, you know, protect

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1 the integrity of the building, and then build
2 forward kind of enough so that's there's, you
3 know, our storefront is proud to a point, but
4 we still want it to be integrated with the rest
5 of the building. We're going to try to
6 minimize it if there's, you know, existing
7 conditions in there that we can't integrate it
8 as much as we're assuming right now.

10 MR. MCINTYRE: So do we just want to
11 kind of go through the formalities?

12 THE CHAIRPERSON: Open the public
13 hearing.

14 MR. MCINTYRE: So I would like to make
15 a motion to open Application 23-12, located at
16 Vernon Hills White Plains, to the public.
17 Second?

18 THE CHAIRPERSON: Second.

19 MR. MCINTYRE: All in favor.

20 (AYE)

21 (No comments.)

22 MR. MCINTYRE: Seeing there's nobody
23 here, then I would like to make a motion to
24 close Application 23-12.

25 MS. NEMECEK: Second.

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1 MR. MCINTYRE: Okay. All in favor.
2 (AYE)

3 MR. MCINTYRE: The public hearing is
4 now closed on this application.

5 Any other sort of comments?

6 THE CHAIRPERSON: No. I think it was
7 a really nice presentation.

8 MR. MCINTYRE: Yes. I wish the prior
9 applicant was here because this is certainly
10 how it's supposed to be done. It's very well
11 put together, you had your samples, very easy
12 for us to navigate through the process, and,
13 you know, see the level of thoughtfulness and
14 hard work that was put into this. It certainly
15 makes our job here on this board that much
16 easier.

17 MR. SWOYER: Thank you.

18 MR. MCINTYRE: So kudos and well done
19 to you and your team for putting this together.

20 MR. SWOYER: Thank you.

21 MR. MCINTYRE: Any other sort of
22 comments?

23 THE CHAIRPERSON: I don't think so.

24 MR. MCINTYRE: That being the case, I

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1 would like to move Application 23-12 along to
2 the Planning Board for their further review and
3 consideration.

4 MR. SWOYER: Great. Thank you so
5 much.

6 MR. MCINTYRE: Very good. Good luck.
7 We're looking forward to having Pottery Barn
8 here in town.

10 MR. SWOYER: Thank you.

11 THE CHAIRPERSON: For sure.

12 MR. HERBERT: You guys didn't vote.
13 You made a motion, but someone has to second it
14 and you have to vote.

15 THE CHAIRPERSON: I second that. All
16 in favor.

17 (AYE)

18 THE CHAIRPERSON: Sorry about that. I
19 think that concludes our meeting this evening.

20 So I would like to make a motion to close the
21 ARB meeting of Tuesday, April 4th, 2023.

22 MS. NEMECEK: Second.

23 THE CHAIRPERSON: All in favor.

24 (AYE)

25 THE CHAIRPERSON: Thank you. Good

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1 night, Eastchester.

2 (Meeting adjourned.)

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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 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 23rd day of April, 2023.


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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CORRECTION

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