_		_		
				3
		1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	
	* 6.3 10	2	22-49, which is 120 Lake Shore Drive. If for	
	2 💭 🗇	3	some reason you're here for that application	
	3 2 5 4 C TRANSCRIPT OF 5 N TOWN OF EASTCHESTER	4	with questions or whatever, it has been	
	4 TRANSCRIPT OF	5		
	5 NO TOWN OF EASTCHESTER		adjourned to our next meeting. I don't know if	
	6 ARCHITECTURAL REVIEW BOARD MEETING	6	that's what you all were here for.	
	7 MAY 4, 2023	7	First up actually, it says new	
	8 	8	business, but you were here before us before.	
	9	9	It's Application 23-13, Embassy Cleaners.	
	10 HELD AT: Eastchester Town Hall 40 Mill Road	10	Please come up to the mic, introduce yourself,	
	11 Eastchester, New York 10709 7:00 p.m.	11	and then you could put any of the boards on the	
		12	easel. You can grab the mic, if you would	
	13 BOARD MEMBERS IN ATTENDANCE: 14	13	like, and bring it over to you with the	
	LAURA RAFFIANI, CHAIRPERSON 15 CARLOS GARCIA-BOU, MEMBER	14	microphone right there, so that the folks at	
	16 JENNIFER NEMECEK, MEMBER MAY 1 8 2023	15	home can hear us. You should be able to is	
	17			
	EASTCHESTER EMPLOYEES IN ATTENDANCE: 18 RECEIVED	16	it long enough? It should be. Yes, it's on.	
	19 LUKAS HERBERT, DIRECTOR OF PLANNING	17	MR.WEXLER: Is it on?	
	20	18	THE CHAIRPERSON: Yes.	
	21	19	MR.WEXLER: Good evening. My name is	
	22 Dina M. Morgan, Reporter	20	Arthur Wexler. I'm the architect of record for	
	23 25 Colonial Road Bronxville, New York 10708	21	Embassy Cleaners, which is at 826 Scarsdale	
	24 (914) 469-6353	22	Avenue. The reason we're in front of you today	
	25	23	is because our previous approval from the ARB	
		24	we had a white building, and we are now	
	DINA M. MORGAN, REPORTER	25	proposing to paint this portion of the building	
			DINA M. MORGAN, REPORTER	
	2			4
1	2 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1		1
1 2	2 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	4 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1
1 2	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	2	in this color. I have samples I could bring	1
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	unter and a second s	1	
	5		7
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	This one I couldn't do on my printer.	2	THE CHAIRPERSON: Sure. Absolutely.
3	MS. NEMECEK: Is it originally a Tudor	3	MR. WEXLER: The owner can give you a
4	style building?	4	better understanding why it's this color.
5	MR. WEXLER: Excuse me.	5	MR. RIVKIN: Hi, how are you? I'm
6	MS. NEMECEK: A Tudor style building?	6	Andrew Rivkin, I'm the owner of Embassy
7	Does it have these white	7	Cleaners.
8	THE CHAIRPERSON: Yes.	8	THE CHAIRPERSON: Okay.
9	MS. NEMECEK: It's a Tudor in style?	9	MR. RIVKIN: Our business is a high
10	Okay.	10	end operation. We've been in business since
11	THE CHAIRPERSON: It's painted	11	1937. We have three locations currently in
12	right now it's maybe white and cream. Is it	1	
1	white and cream?	12	Westchester County. We have seven delivery
13		13	vehicles that go throughout the county all of
14	MR. WEXLER: In this portion, the	14	the time. We've been recognized as one of
15	timbers, which are buried in the white that's	15	America's best cleaners. They choose about 30
16	there now, will stay white, and the stucco	16	dry cleaners annually.
17	portions will become green. These flat panels	17	THE CHAIRPERSON: Sorry. I'm very
18	will become green. It's really this portion of	18	sorry. I forgot to turn my phone off.
19	the building.	19	MR. RIVKIN: There's an organization
20	THE CHAIRPERSON: Right.	20	that chooses 30 dry cleaners annually out of
21	MR. WEXLER: I think it will liven up	21	roughly 30,000 dry cleaners to be, you know,
22	that whole portion of the top.	22	deemed as one of America's best cleaners, and
23	MS. NEMECEK: Are you going to put a	23	we've been chosen every year since 2004
24	new roof on or is that the original roof?	24	consecutively.
25	MR. WEXLER: The roof seems to be in	25	With that background, what we're
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
1	6	i	8
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	-
	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	good shape as it is now.	2	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 trying to do here is, we're trying to appeal,
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1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	the way it's been printed, and the colorations	2	MR. RIVKIN: So the architect, you
3	are definitely off. That's why we introduced	3	know, just to be clear, he just finished a Loro
4	copies of what our vans look like, so you could	4	Piana store in Palo Alto, which is in a village
5	have a better idea of what it is, which is a	5	setting, so he is doing those types of looks.
6	little it's more soothing, it's not a bold	6	THE CHAIRPERSON: Understood. I mean,
7	green, but it's fairly light. We just feel	7	apples and oranges anyway. This color is not
8	that this is a modern interpretation of luxury,	8	even a paint chip, so I'm not sure if that's
9	really, within our own colors.	9	the color or this is the color you're like
10	THE CHAIRPERSON: In all your other	10	this is what it looks like kind of, we put this
11	locations, are any of them painted mint green?	11	next to the van. I don't know what
12	MR. RIVKIN: The answer is, currently	12	MR. RIVKIN: So we have a brand guide
13	no, but we are going to be changing all the	13	that our marketing company made up for us, and
14	other locations to that mint green, yes.	14	in our brand guide they indicate the Pantone
15	THE CHAIRPERSON: In what towns or	15	colors.
16	locations?	16	THE CHAIRPERSON: Okay. So they refer
17	MR. RIVKIN: We have two in Larchmont	17	to this color.
18	and one existing one in Scarsdale, not in	18	MR. RIVKIN: The Pantone colors, yes.
19	Eastchester, but elsewhere in Scarsdale in the	19	The marine blue as well is on the Pantone color
20	village.	20	chart.
21	THE CHAIRPERSON: What I could say to	21	THE CHAIRPERSON: This looks a little
22	that is, good luck with that. I don't think	22	bit more sage green than this and this. This
23	that I just don't think it goes. Like all	23	could very well be the printer as well. I
24	those other stores that you had mentioned that	24	don't know what your trucks look like. The
25	this architect had worked for are more their	25	difference between that and that is better.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1 2	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 them filled with flowers	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 MR. RIVKIN: No, there's no entry on
1 -	MR. RIVKIN: Great idea.	23	· ·
	MS. NEMECEK: But bigger. These look	4	the front side. It's just on the parking lot side. There's two entrances on the parking lot
4			side.
5	a little thin. What kind of lighting are you	5	MS. NEMECEK: But this is the street
6	going to have? MR. RIVKIN: I'm not really sure about	6	
7	that. Do you have that information, Arthur?	8	you're going to be on, and this is where you want the curb appeal.
8	THE CHAIRPERSON: There's lights	9	MR. RIVKIN: Yes.
9	underneath the	10	MS. NEMECEK: The side is fine, but
10 11	MS. NEMECEK: Yes, but I don't see	11	this is the frontage, so we want to make sure
12	anything on their rendering.	12	that that looks great.
13	THE CHAIRPERSON: Are they staying?	13	MR. RIVKIN: Yes, that's correct.
14	MR. RIVKIN: If you just give me one	14	THE CHAIRPERSON: This building right
15	moment, we'll see if we have that information.	15	next door, when you see that existing street
16	THE CHAIRPERSON: This is lighting;	16	view Scarsdale Avenue, that middle photo there,
17	right?	17	that other Tudor building is so classic, I
18	MR. RIVKIN: I could check my notes as	18	really think it's going to stand out like
19	well.	19	MR. RIVKIN: Well, you have the
20	THE CHAIRPERSON: The existing, the	20	Pharmacy For Life next door, which has a very
21	Scarsdale Avenue view has lighting.	21	updated font. I don't know if you're familiar
22	MR. RIVKIN: Pardon.	22	with that store. So that's definitely a more
23	THE CHAIRPERSON: In the Scarsdale	23	modern interpretation or presentation I should
24	Avenue view, you see underneath the what's	24	say directly next to that's the store that's
25	the word I'm looking for?	25	in that building directly next to ours.
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	14		16
1		1	10
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
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	17		19
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	sign itself. I'm sorry, 18 inches high on the	2	check my agenda for tomorrow because I don't
3	sign because it's not 75 feet back from the	3	oh, yes, you are on the agenda.
4	road, and then 16 inches high on the letters.	4	MR. RIVKIN: Okay. Great.
5	The same thing on the front, the letters should	5	THE CHAIRPERSON: Very good. We'll
6	be maximum 16 inches high. As far as the logo,	6	deal with that tomorrow. All right.
7	being that this is like a pin letter, they may	7	MR. RIVKIN: That's fine.
8	let you get we may let you get away with a	8	THE CHAIRPERSON: For this, for the
9	little bit more on the logo and keeping the	9	base color of the building, to see a sample, do
10	letters that size, but I can't guarantee that	10	you think that that would do you want them
11	either. It looks a bit actually, it just	11	to come back to us, though, with that, or go to
12	looks a little too much for that space, like	12	the Planning with that?
13	the vertical space. It seems kind of squashed	13	MR. GARCIA-BOU: I believe it should
14	in there.	14	come back to us because it's a color issue.
15	MR. RIVKIN: Sure, I can't really	15	THE CHAIRPERSON: Okay. I mean, I
16	comment on that because I don't really know how	16	hate to do this to you, but we really need
17	large those letters are. You may very well be	17	it's not something that we really feel
18	right. Of course, we're not going to want to	18	comfortable about, so if you really feel
19	go outside of your code. It's a rather large	19	strongly about keeping it the green, then we
20	canvas, if you look at it.	20	need to see a sample on a piece of stucco, you
21	THE CHAIRPERSON: The other thing	21	know, like a stucco sample so that we can see
22	I'm just looking at this now it's normally	22	the actual color.
23	not supposed to be on the second floor of the	23	MR. RIVKIN: That's fair enough. I'm
24	building. It's not supposed to be above the	24	happy to do that. Just so I understand the
25	I know your offices are up there; right? Am I	25	timing of all of this, we have a scheduled
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
$\vdash$	18		20
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	right?	2	opening of July 5th right after 4th of July
3	MR. RIVKIN: Yes.	3	weekend, and we're hoping to be ready for that.
4	THE CHAIRPERSON: I would have to	4	THE CHAIRPERSON: All finished for
5	check the code and make sure because you are	5	that. I don't know when our next our next
6	occupying that space, but, to my knowledge,	6	will be?
7	it's not supposed to be above the ceiling of	7	MR. HERBERT: Let me look at my
8	the or the floor of the second floor. I'm	8	calendar.
9	sorry. The right place for the sign would be	9	THE CHAIRPERSON: Do we not have
10	here in the front, and then on the other side	10	anything until
11	maybe just on the awning or on this part of the	11	MR. HERBERT: There's one more.
12	building, not on the upper part of the	12	THE CHAIRPERSON: For June. Okay.
13	building.	13	July and August we don't have meetings, so I
	-	1 · ·	
14	MR. RIVKIN: Right. Okay. THE CHAIRPERSON: Don't hold me to	14	just had a momentary MP_PIV/KIN: So that's why I would
15		15	MR. RIVKIN: So that's why I would
16	that part because typically people occupy	16	like to try to get this resolved, otherwise,
17	they occupy the bottom and somebody else	17	we'll be in trouble.
18	occupies the top. That would have to be	18	THE CHAIRPERSON: We're meeting in
19	clarified.	19	June. It will be the same thing, the first
20	MR. RIVKIN: Okay. We'll take a look	20	Thursday of
	In the code So I know that the cide company	21	MR. RIVKIN: It's my understanding
21	in the code. So I know that the sign company		
22	is coming tomorrow to make the presentation to	22	that we have to go to the Planning Board
22 23	is coming tomorrow to make the presentation to the Sign Committee, New York Sign and Window	23	THE CHAIRPERSON: After us.
22 23 24	is coming tomorrow to make the presentation to the Sign Committee, New York Sign and Window Film.	23 24	THE CHAIRPERSON: After us. MR. RIVKIN: Are they also meeting in
22 23	is coming tomorrow to make the presentation to the Sign Committee, New York Sign and Window	23	THE CHAIRPERSON: After us.

21       23         2       MR. HERBERT: Yes, there's a meeting         3       towards the end of June. It's the         4       THE CHAIRPERSON: They're always the         5       same. Ours is, you know, the first Thursday,         6       and there's is the         7       MR. HERBERT: The fourth Thursday,         8       Since there's five Thursday,         9       the last Thursday,         9       since there's five Thursday,         9       the last Thursday,         9       the last Thursday,         9       the last Thursday,         9       the last Thursday,         10       MR. RIVKIN: Wow. Okay, We         12       definitely have tog to the Planning Board,         13       that's part of the process?         14       THE CHAIRPERSON: Yes. Technically,         15       we don't approval.         16       tot the Planning Board.         17       recommendation for approval.         18       MR. RIVKIN: So because we're under a         19       tight Timeline and we're having, you know, at         19       tot of things delivered In June for this         21       July Sth opening, I don'k now that there's's <t< th=""></t<>
2MR. HERBERT: Yes, there's a meeting2recommendation3towards the end of June. It's theTHE CHAIRPERSON: They're always theTHE CHAIRPERSON: 'to un a green, no.4THE CHAIRPERSON: They're always theThere's nothing that, you know, it's not our5and there's is the5job to tell you what to do, it's our job to7MR. HERBERT: The fourth Thursday.5job to tell you want to do, it's our job to8The chair Nursday.6itte last Thursday.9The Chair Nursday.9itte last Thursday.10MR. RIXKIN: Wow. Okay. We1111MR. RIXKIN: Wow. Okay. We11012definitely have to go to the Planning Board,1113that's part of the process?111014THE CHAIRPERSON: Yes. Technically,14option. We can't tell you what to do, and then15water the lanning board with our15just pass it on to the Planning Board.16to to things delivered in June for this14potion. We can't tell you what to do, and then12july Sth opening, I don't know that there's12correct in saying you want just like an old13july Sth Opening, I don't know that there's22THE CHAIRPERSON: RAB.21Lima M. MORGAN, REPORTER2424techair papears that it would look25July Sth. Ultimately, if we would you536THE CHAIRPERSON: We can't. We really537Henaning Board, which is no
3       towards the end of June, It's the       3       THE CHAIRPERSON: Not in a green, no.         4       THE CHAIRPERSON: They're always the same. Curs is, you know, the first Thursday,       4       There's nothing that, you know it's not our         5       same. Ours is, you know, the first Thursday,       5       5       4       There's nothing that, you know it's not our         7       MR. HERBERT: The fourth Thursday,       5       5       6 tell you yes or no. We can't start kind of         8       Since there's five Thursday.       9       10       You can come to us with alternates, you know,         10       MR. GARCIA-BOU: June 22nd.       11       NR. GARCIA-BOU: June 22nd.       11       10       You can come to us with alternates, you know,         12       definitely have to go to the Planning Board.       13       33       say, which one do you like better. That's an 14         14       THE CHAIRPERSON: Yes. Technically,       13       option. We can't tell you what to do, and then         15       yus pass it to the Planning Board with our       17       recommendation for approval.       13         16       Idot of things delivered in June for this       14       option. We can't tell you what to do, and then         15       just pass it on to the Planning Board, which is now June 22nd, I       14       option. We carem
4       THE CHAIRPERSON: They're always the 5 same. Ours is, you know, the first Thursday, and there's is the 5 job to tell you what to do, it's our job to 5 job to tell you what to do, it's our job to 5 job to tell you what to do, it's our job to 5 job to tell you what to do, it's our job to 5 job to tell you what to do, it's our job to 6 to hasi to the Planning Board, 10 MR. RIVKIN: Wow. Okay. We 12 definitely have to go to the Planning Board, 13 that's part of the process?       1 Where's in the exit ime you come. You can come with more 12 definitely have to go to the Planning Board, 13 that's part of the process?         14 THE CHAIRPERSON: Yes. Technically, 15 we don't approve. We just only have the power 16 to pass it to the Planning Board with our 17 recommendation for approval. 18 MR. RIVKIN: So because we're under a 19 tight timeline and we're having, you know, a 19 tight timeline and we're having, you know, 19 time came and the make it through the 21 July Sth opening. I don't know that there's 22 going to be enough time to make it through the 23 June 1st meeting of the ARB or BAR, 24 whatever this is called. 25 THE CHAIRPERSON: ARB. 26 THE CHAIRPERSON: ARB. 27 THE CHAIRPERSON: ARB. 28 MR. RIVKIN: SAB. And then make it to 31 the Planning Board, which is now June 22nd, I 32 board in May so 33 the CHAIRPERSON: We can't. We really 32 ours of a sage green could look a little more 34 the Planning Board, which is now June 22nd, I 32 ber an - wen a gray, a pale gray could look 34 the Planning Board oversees, but they take our 34 con't we need to see the color. That's our 35 pomething that appears that it would look 36 the Planning Board oversees, but they take our 36 con react to the white owoil look quite nice. 39 color next to the white would look a little more 41 windows? 41 THE CHAIRPERSON: We can't. We need to see the color. That's our 41 cue on the aesthetics, and if we don't have 41 the Planning Board oversees, but they ta
5       same. Ours is, you know, the first Thursday,       5       job to tell you what to do, it's our job to         6       and there's is the       6       tell you yes or no. We carn't stark kind of         7       MR. HERBERT: The fourth Thursday,       6       tell you yes or no. We carn't stark kind of         8       Since there's five Thursdays in June, it's not       9       tik coming up with color samples for you and         8       Since there's five Thursday.       9       tik coming up with color samples for you and         9       that's part of the process?       10       NR. REVERIN: Wow. Okay. We       11         14       THE CHAIRPERSON: Yes. Technically,       14       option. We can't tell you what to do, and then         15       wa don't approve. We just only have the power       16       not how we can         17       recommedation for approval.       18       some guidance right now in terms of options to         19       tight timeline and we're having, you know, a       19       present to you aside from the green, am I         20       lot of things delivered in June for this       20       11         21       that meeting of the ARB or BAR,       22         14       Whatever this is called.       23       10         25       July Sth. Utimately, if we wo
6       and there's is the       7       MR. HERBERT: The fourth Thursday.       6       tell you yes or no. We can't start kind of 7         7       MR. HERBERT: The fourth Thursday.       7       like coming up with color samples for you and 7         9       the last Thursday.       8       saying, well, we like this one better kind of a         9       the last Thursday.       8       saying, well, we like this one better kind of a         9       the last Thursday.       9       thing. You present to us and we say yes or no.         10       MR. RIVKIN: Wow. Okay. We       11       the next time you come. You can come with more         12       definitely have to go to the Planning Board,       13       say, which one do you like better. That's an         14       THE CHAIRPERSON: Yes. Technically,       14       option. We can't tell you what to do, and then         15       tot of things delivered in June for this       13       some guidance right now in terms of options to         19       present to you aside from the green, an I       12       correct in saying you want just like an old         21       Last MereBSON: ARB.       THE CHAIRPERSON: ARB.       THE CHAIRPERSON: ARB.         22       MR. RIVKIN: ABB. And then make it to       and the wean sing and a         3       to tor wing any which is now June 22nd, I
7MR. HERBERT: The fourth Thursday.7like coming up with color samples for you and8Since there's five Thursdays in June, it's not89the last Thursday.810MR. GARCIA-BOU: June 22nd.1011MR. RIVKIN: Wow. Okay. We1112definitely have to go to the Planning Board,1113that's part of the process?1114THE CHAIRPERSON: Yes. Technically,1315we don't approve. We just only have the power1416to apssi it ot the Planning Board with our1517recommendation for approval.1818MR. RIVKIN: So because we're under a1919tight timeline and we're having, you know, a1020lot of things delivered in June for this2121July Sth opening, I don't know that there's22going to be enough time to make it through the23June 1st meeting of the ARB or BAR,24textremet sis called.25THE CHAIRPERSON: ARB.26DINA M. MORGAN, REPORTER27128CHAIRPERSON: We can't.29consider going straight through to the Planning to anith as yos
<ul> <li>8 Since there's five Thursdays in June, it's not 9 the last Thursday.</li> <li>8 saying, well, we like this one better kind of a 9 thing. You present to us and we say yes or no. 10 MR. GRACIA-BOU: June 22nd. 11 MR. RIVKIN: Wow. Okay. We 12 definitely have to go to the Planning Board, 13 that's part of the process? 14 THE CHAIRPERSON: Yes. Technically, 15 we don't approve. We just only have the power 16 to pass it to the Planning Board with our 17 recommendation for approval. 18 MR. RIVKIN: So because we're under a 19 tight timeline and we're having, you know, a 10 tof things delivered in June for this 21 going to be enough time to make it through the 23 June 1st meeting of the ARB or BAR, 24 whatever this is called. 25 THE CHAIRPERSON: ARB. 26 THE CHAIRPERSON: MRB. 27 JUAS ML MORGAN, REPORTER 27 I 2 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 2 MR. RIVKIN: ARB. And then make it to 3 the Planning Board, which is now June 22nd, I 4 believe, and still have everything done by 5 July Sth. Utimately, if we would you 4 believe, and still have everything done by 5 July Sth. Utimately, if we would you 4 cue on the aesthetics, and if we don't have 13 the Planning Board oversees, but they take our 14 use nearts to sub alt would in the make it 15 something that ayears that it would look a little more 4 neutral, more of a warmer neutral, a crearmy 5 July Sth. Utimately, if we would you 4 alt hat other stuff. There's a lot more that 3 the Planning Board oversees, but they take our 4 cue on the aesthetics, and if we don't have 5 that, we can't send it along to them with a 16 recommendation for approval. Right now, as it 17 sits I mean, you can open up with white and 8 paint it later, if that's what you still want 19 mint it later, if that's what you still want 10 MR. GARCIA-BOU: Gray would be</li> </ul>
<ul> <li>9 the last Thursday.</li> <li>9 the last Thursday.</li> <li>9 thing. You present to us and we say yes or no.</li> <li>10 MR. RIVKIN: Wow. Okay. We</li> <li>11 dm R. RIVKIN: Wow. Okay. We</li> <li>12 definitely have to go to the Planning Board,</li> <li>13 that's part of the process?</li> <li>14 THE CHAIRPERSON: Yes. Technically,</li> <li>15 we don't approve. We just only have the power</li> <li>16 to pass it to the Planning Board with our</li> <li>17 recommendation for approval.</li> <li>18 MR. RIVKIN: So because we're under a</li> <li>19 tight timeline and we're having, you know, a</li> <li>10 tot of things delivered in June for this</li> <li>21 July Sth opening, I don't know that there's</li> <li>22 going to be enough time to make it through the</li> <li>23 une 1 st meeting of the ARB or BAR,</li> <li>24 whatever this is called.</li> <li>25 THE CHAIRPERSON: ARB.</li> <li>20 INA M. MORGAN, REPORTER</li> <li>21 EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23</li> <li>2 MR. RIVKIN: RAB. And then make it to</li> <li>3 the Planning Board, which is now June 22nd, I</li> <li>4 believe, and still have everything done by</li> <li>3 July Sth. Utimately, if we - would you</li> <li>6 consider going straight through to the Planning</li> <li>7 Board in May so</li> <li>8 THE CHAIRPERSON: We can't. We reality</li> <li>9 can't. We need to see the color. That's our</li> <li>10 purview, the aesthetics of building, more than,</li> <li>11 you know, where your air conditioners are and</li> <li>12 that's one of a agreg green could look a little more</li> <li>4 neutral, more calming, not too just</li> <li>5 something that appears that it would normally</li> <li>6 be on a - even a gray, a pale gray could look</li> <li>7 mice. Although, to go with the other building,</li> <li>8 I think more of a warmer neutral, a creamy</li> <li>9 color next to the white could look quite nice.</li> <li>10 MR. GARCIA-BOU: What color is the</li> <li>11 black or very dark brown. I don't remember.</li> <li>16 recommendation for approval. Ri</li></ul>
10MR. GARCIA-BOU: June 22nd.10You can come to us with alternates, you know,11MR. RUKIN: Wow. Okay. We11then ext time you come. You can come with more12definitely have to go to the Planning Board,13that's part of the process?14THE CHAIRPERSON: Yes. Technically,14then one rendering, more than one sample and15we don't approve. We just only have the power16option. We can't tell you what to do, and then16to pass it to the Planning Board with our17recommendation for approval.17MR. RIVKIN: So because we're under a18some guidance right now in terms of options to19timeline and we're having, you know, a19option. We can't.10lot of things delivered in June for thiscorrect in saying you want just like an old11July Sth opening, I don't know that there'scorrect in saying you want just like an old12July Sth opening, I don't know that there's23going to be enough time to make it through the24THE CHAIRPERSON: ARB.25THE CHAIRPERSON: ARB.26THE CHAIRPERSON: MRB.27MR. RIVKIN: ARB. And then make it to28THE CHAIRPERSON: We can't. We really3the Planning Board, which is now June 22nd, I4believe, and still have everything done by3July Sth. Utimately, if we would you6consider going straight through to the Planning7Board in May so8THE CHAIRPERSON: We can't. We readitio
11MR. RIVKIN: Wow. Okay. We11the next time you come. You can come with more12definitely have to go to the Planning Board, that's part of the process?11the next time you come. You can come with more13that's part of the process?13say, which one do you like better. That's an14THE CHAIRPERSON: Yes. Technically, to pass it to the Planning Board with our14option. We can't tell you what to do, and then to pass it to the Planning Board with our15we don't approve. We just only have the power to pass it to the Planning Board, withour15just pass it on to the Planning Board. That's to pass it on to the Planning Board. That's to option. We can't tell you what to do, and then to pass it on to the Planning Board. That's to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's to pass it on to the Planning Board. That's to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board. That's on to pass it on to the Planning Board which is
12       definitely have to go to the Planning Board,       13       that's part of the process?         13       that's part of the process?       say, which one do you like better. That's an         14       THE CHAIRPERSON: Yes. Technically,       option. We can't tell you what to do, and then         15       we don't approve. We just only have the power       to pass it to the Planning Board with our         17       recommendation for approval.       14         18       MR. RIVKIN: So because we're under a       is some guidance right now in terms of options to         19       tight timeline and we're having, you know, a       a         20       lot of things delivered in June for this       10         21       June 1st meeting of the ARB or BAR,       24         24       whatever this is called.       22         25       THE CHAIRPERSON: ARB.       24         26       THE CHAIRPERSON: ARB.       24         21       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 54/23       1         2       MR. RIVKIN: ARB. And then make it to       3         3       the Planning Board, which is now June 22nd, I       1         4       believe, and still have everything done by       5         5       July Sth. Ultimately, if we would you       6       6
<ul> <li>13 that's part of the process?</li> <li>14 THE CHAIRPERSON: Yes. Technically,</li> <li>15 we don't approve. We just only have the power</li> <li>16 to pass it to the Planning Board with our</li> <li>17 recommendation for approval.</li> <li>18 MR. RIVKIN: So because we're under a</li> <li>19 tight fimeline and we're having, you know, a</li> <li>20 lot of things delivered in June for this</li> <li>21 July 5th opening, 1 don't know that there's</li> <li>22 going to be enough time to make it through the</li> <li>23 June 1st meeting of the ARB or BAR,</li> <li>24 whatever this is called.</li> <li>25 THE CHAIRPERSON: ARB.</li> <li>26 DINA M. MORGAN, REPORTER</li> <li>27 MR. RIVKIN: ARB. And then make it to</li> <li>28 THE CHAIRPERSON: ARB.</li> <li>29 MR. RIVKIN: ARB. And then make it to</li> <li>20 Correct in saying you want just like an old</li> <li>21 Tudor look?</li> <li>22 THE CHAIRPERSON: Yes. I think that,</li> <li>23 more of a sage green could look a little more</li> <li>4 believe, and still have everything done by</li> <li>5 July 5th. Ultimately, if we would you</li> <li>6 consider going straight through to the Planning</li> <li>8 THE CHAIRPERSON: We can't. We really</li> <li>9 can't. We need to see the color. That's our</li> <li>9 purview, the aesthetics of building, more than,</li> <li>11 you know, where your air conditioners are and</li> <li>12 the Planning Board oversees, but they take our</li> <li>13 the Planning Board oversees, but they take our</li> <li>14 the Planning Board oversees, but they take our</li> <li>15 sthat, we can't send it along to them with a</li> <li>16 recommendation for approval. Right now, as it</li> <li>17 sits I mean, you can open up with white and</li> <li>18 paint it later, if that's what you still want</li> </ul>
14       THE CHAIRPERSON: Yes. Technically,         14       THE CHAIRPERSON: Yes. Technically,         15       we don't approve. We just only have the power         16       to pass it to the Planning Board with our         17       MR. RIVKIN: So because we're under a         19       tight timeline and we're having, you know, a         10       lot of things delivered in June for this         22       going to be enough time to make it through the         23       und tof the RAB or BAR,         24       thatever this is called.         25       THE CHAIRPERSON: ARB.         21       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23         2       MR. RIVKIN: SAB. And then make it to         3       the Planning Board, which is now June 22nd, I         4       believe, and still have everything done by         5       July Sth. Ultimately, if we would you         6       consider going straight through to the Planning         7       THE CHAIRPERSON: We can't. We really         8       THE CHAIRPERSON: We can't. We really         9       costing going straight through to the Planning         8       THE CHAIRPERSON: We can't. We really         9       costing going straight through to the Planning         14
15we don't approve. We just only have the power to pass it to the Planning Board with our recommendation for approval.15just pass it on to the Planning Board. That's to how we can MR. RIVKIN: So if you were to give us the section of things delivered in June for this 21 July Sth opening, I don't know that there's 22 going to be enough time to make it through the 23 june 1st meeting of the ARB or BAR, whatever this is called.15just pass it on to the Planning Board. That's to how we can MR. RIVKIN: So if you were to give us the opening, I don't know that there's 22 going to be enough time to make it through the 23 June 1st meeting of the ARB or BAR, whatever this is called.16just pass it on to the Planning Board. That's to how we can MR. RIVKIN: So if you were to give us to you aside from the green, am I 20 correct in saying you want just like an old 21 Tudor look?2425THE CHAIRPERSON: ARB. DINA M.MORGAN, REPORTER26212224222423242416EASTCHESTER ARCHITECTURAL REVIEW BOARD 5/4/23 to do two different kinds of greens, you know, a the Planning Board, which is now June 22nd, I to believe, and still have everything done by 5 July Sth. Ultimately, if we would you 6 consider going straight through to the Planning 7 Board in May so243THE CHAIRPERSON: We can't. We really 9 can't. We need to see the color. That's our purview, the aesthetics of building, more than, 11 you know, where your air conditioners are and 12 all that other stuff. There's a lot more that 1315154DECHAIRPERSON: We can't. We really 9 color next to the white could look nice. 10 <th< th=""></th<>
16       to pass it to the Planning Board with our       17       recommendation for approval.         17       mR. RIVKIN: So because we're under a       18       mot how we can         18       MR. RIVKIN: So because we're under a       18       some guidance right now in terms of options to         19       tight timeline and we're having, you know, a       10       orrect in saying you want just like an old         21       July 5th opening, I don't know that there's       20       orrect in saying you want just like an old         21       July 5th opening, I don't know that there's       21       THE CHAIRPERSON: Yes. I think that,         23       going to be enough time to make it through the       21       THE CHAIRPERSON: Yes. I think that,         24       THE CHAIRPERSON: ARB.       22       THE CHAIRPERSON: ARB.       24         24       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23       1       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23         2       MR. RIVKIN: ARB. And then make it to       3       more of a sage green could look a little more         4       believe, and still have everything done by       3       more of a sage green could look a little more         4       believe, and still have core. That's our       5       something that appears that it would normally         6       con' ee asthetics, a
17       recommendation for approval.         18       MR. RIVKIN: So because we're under a         19       tight timeline and we're having, you know, a         19       tight timeline and we're having, you know, a         19       tight timeline and we're having, you know, a         10       tot of things delivered in June for this         21       July 5th opening, I don't know that there's         22       going to be enough time to make it through the         23       June 1st meeting of the ARB or BAR,         24       THE CHAIRPERSON: ARB.         25       THE CHAIRPERSON: ARB.         21       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23         2       MR. RIVKIN: ARB. And then make it to         3       the Planning Board, which is now June 22nd, I         4       believe, and still have everything done by         5       July 5th. Ultimately, if we would you         6       consider going straight through to the Planning         7       Board in May so         8       THE CHAIRPERSON: We can't. We really         9       cold to see the color. That's our         10       purview, the aesthetics of building, more than,         11       you know, where your air conditioners are and         12       a
<ul> <li>MR. RIVKIN: So because we're under a light timeline and we're having, you know, a</li> <li>lot of things delivered in June for this</li> <li>July Sth opening, I don't know that there's</li> <li>going to be enough time to make it through the</li> <li>June 1st meeting of the ARB or BAR,</li> <li>whatever this is called.</li> <li>THE CHAIRPERSON: ARB.</li> <li>DINA M. MORGAN, REPORTER</li> <li>EASTCHESTER ARCHITECTURAL REVIEW BOARD - 54/23</li> <li>MR. RIVKIN: ARB. And then make it to</li> <li>the Planning Board, which is now June 22nd, I</li> <li>believe, and still have everything done by</li> <li>July Sth. Ultimately, if we would you</li> <li>consider going straight through to the Planning</li> <li>THE CHAIRPERSON: We can't. We really</li> <li>can't. We need to see the color. That's our</li> <li>purview, the aesthetics of building, more than,</li> <li>you know, where your air conditioners are and</li> <li>all that other stuff. There's a lot more that</li> <li>the Planning Board oversees, but they take our</li> <li>that, we can't send it along to them with a</li> <li>feecommendation for approval. Right now, as it</li> <li>fists I mean, you can open up with white and</li> <li>paint it later, if that's what you still want</li> </ul>
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18 paint it later, if that's what you still want18MR. GARCIA-BOU: Gray would be
40 he de T deuth lineur whet else he offen he way
19to do. I don't know what else to offer to you19perfect.
20because the white was approved already. You20MR. RIVKIN: You suggested a sage, so
21can do that without causing any problems.21if it was a much paler green that was more
22MR. RIVKIN: Right. So if is there22neutral than mint, that is what you are
23 any middle ground that you would recommend with 23 referring to when you mean more of a sage type
24the green that you would like to see that you24thing?
24the green that you would like to see that you24thing?25would be comfortable with tonight in25THE CHAIRPERSON: When I say a sageDINA M. MORGAN, REPORTERDINA M. MORGAN, REPORTER

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1	25		27
1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23
2	green, yes. A pale but not so	2	addition.
3	MR. RIVKIN: Bold?	3	MR. RIVKIN: Sure. Okay. I'll do
4	THE CHAIRPERSON: Yes, bold. Like a	4	that.
5	grayish green color.	5	THE CHAIRPERSON: Thank you.
6	MR. RIVKIN: All right. Arthur, do	6	MR. RIVKIN: Thank you very much.
7	you have any other recommendations or comments?	7	MR. GARCIA-BOU: Thank you.
8	MR. WEXLER: A soft beige is the	8	THE CHAIRPERSON: We never actually
9	background color, and then the signs I'm not	9	opened this to a public hearing. I'm sorry.
10	involved with the signs. The signs themselves	10	I would like to make a motion to open
11	could be the green or the darker green so it	11	Application 23-13 for a public hearing.
12	picks up something of the spirit of what you're	12	MR. GARCIA-BOU: Second.
13	trying to do, your company colors.	13	THE CHAIRPERSON: All in favor.
14	MR. RIVKIN: Okay. All right. So	14	(AYE)
15	I'll reconvene with our design architect. I	15	THE CHAIRPERSON: Is there anyone here
16	mean, I'm obviously disappointed, but I	16	wishing to speak to this application, any
17	understand your position.	17	questions or comments.
18	THE CHAIRPERSON: This looks more	18	(No comments.)
19	acceptable, but it's hard to tell. There's a	19	THE CHAIRPERSON: For now we'll leave
20	color called Laurel Green in Pantone that seems	20	the public hearing open until our following
21	to be what's all those different colors?	21	meeting so that we can address any questions or
22	It's not one of those; right?	22	issues at that next time. We'll see you at our
23	MR. GARCIA-BOU: No.	23	next meeting. Thank you, sir.
24	THE CHAIRPERSON: It seems to be	24	The next one up, I'm sorry, is
25	more it's really hard. Honestly, it's	25	Application 23-14 for Lululemon, 670 White
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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2	currently being used by a Lululemon in some of	2	with just a solid wall.
3	their newer stores, not only for its	3	MS. NEMECEK: So you're moving the
4	durability, but also for its architectural	4	demise walls?
5	qualities, which lends a unique visual, as well	5	MR. YAP: Correct, yes.
6	as textile characteristics to the overall	6	THE CHAIRPERSON: Then do you know
7	storefront design. As you can see, there are	7	what's going to happen to that remainder space
8	some exposed aggregates that gives texture and	8	or that signage that's there for New York
9	characteristics to the storefront.	9	Sports Club, by any chance? I know it's not
10	We're also proposing keeping	10	your problem, but I just wanted to know if you
11	actually keeping the existing awning, but	11	happen to know.
12	extending it the entire length of the	12	MR. YAP: Unfortunately we don't, no.
13	storefront, and then making the fabric black as	13	THE CHAIRPERSON: Okay. Because
14	part of the branding of the client.	14	that's going to look awfully awkward. I
15	The existing storefront system we're	15	thought I saw some sort of blue coming soon
16	keeping as well, but we're painting it black to	16	signs over there in that space, but could that
17	make it more to blend in a little bit better	17	have been yours? Your coming soon signs
18	with the proposed plaster finish.	18	wouldn't have blue in the window, were they?
19	We're also installing new base tile	19	MR. YAP: No. I think those type of
20	gray to much the plaster finish, and black ones	20	like marketing graphics are usually installed
21	underneath the display windows.	21	once the client took over the space, but right
22	THE CHAIRPERSON: Could you please	22	now we're not even
23	point out, these materials that appear here,	23	THE CHAIRPERSON: Okay. I could have
24	where they appear on the storefront?	24	sworn I saw some coming soon, but it also could
25	MR. YAP: So the proposed plaster	25	have been this other space, which is now like a
-	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
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1 2	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 lighting or like face lit lighting. So that's	1	EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23 your requirement, but it just helps us to see
3	where we're basically taking our cue from.	23	the big picture and for them to understand what
4	THE CHAIRPERSON: Yes. Also, from the	4	you're doing and what you're not doing in that
5	time when the goosenecks were installed, a lot	5	area.
6	of the lighting, internally illuminated like	6	MR. YAP: Just to confirm, there's
7	individual letters, they couldn't do them so	7	also going to be another public hearing for the
8	easily without a raceway, and we don't want to	8	Planning Board?
9	see any raceways. Now with LED, there's a lot	9	THE CHAIRPERSON: Yes.
10	more that they could do without going crazy.	10	MS. NEMECEK: Yes.
11	That looks good. Of course you're going to	11	THE CHAIRPERSON: Yes, they will open
12	need to coordinate with them so that they do	12	their own public hearing.
13	have the proper electricity where they need it	13	I would like to make a motion to pass
14	for that.	14	along Application 23-14, Lululemon, along to
15	Otherwise, these lines going across	15	the Planning Board with a recommendation for
16	horizontally on the cement I'm sorry	16	approval.
17	concrete plaster	17	MR. GARCIA-BOU: Second.
18	MR. YAP: The reveals, yes.	18	THE CHAIRPERSON: All in favor.
19	THE CHAIRPERSON: Is that part of the	19	(AYE)
20	application? Is that how they put it up?	20	MR. YAP: Thank you.
21	MR. YAP: It's sort of like a control	21	THE CHAIRPERSON: Thank you very much.
22	joint just so the material doesn't crack. It's	22	Good to see nice new businesses coming to town,
23	applied in such a massive, you know, area, that	23	and good luck with that.
24	the material tends to crack. So it's a control	24	MR. YAP: Thank you.
25	or a movement joint of some sorts.	25	THE CHAIRPERSON: I would like to make
	DINA M. MORGAN, REPORTER		DINA M. MORGAN, REPORTER
	34		36
1		E	
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4	STATE OF NEW YORK )							
5	) SS. COUNTY OF WESTCHESTER)							
6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	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							
22	$\land$ ·							
23	Wixa M. Morgan							
24	DINA M. MORGAN Court Reporter							
25	DINA M. MORGAN, REPORTER							
	38         1       EASTCHESTER ARCHITECTURAL REVIEW BOARD - 5/4/23         3       CORRECTION SHEET         4							
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	DINA M. MORGAN, REPORTER							