

Eastchester Town Clerk
SEP 19 12:22 AM '22

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 1, 2022

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

BOARD MEMBERS IN ATTENDANCE:

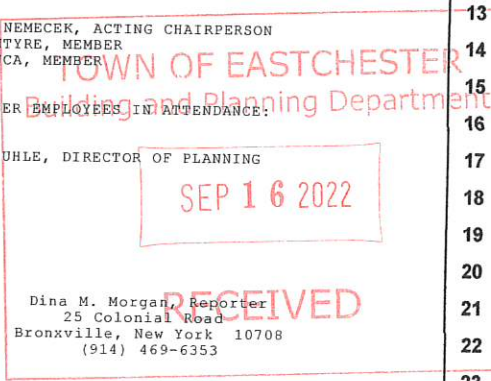
JENNIFER NEMECEK, ACTING CHAIRPERSON
ENDA MCINTYRE, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

DINA M. MORGAN, REPORTER



EASTCHESTER ARB - 9/1/2022

Please note that Application 22-30, Serafina, has been adjourned to the October 6th, 2022 ARB meeting. So new business, the first item is 22-15, Amoco Station at 497 New Rochelle Road. MR. VILLANI: Good evening. My name is Jonathan Villani representing Annunziata Villani Design Consultants. Proposing a canopy structure at the 497 New Rochelle Road Amoco Station. Very simple materials. I have them in color on the computer. I apologize for not having color on the presentation drawing. It's asphalt shingle roof with a composite white trim around the entire structure. It's similar to a station that's a little further down the road on New Rochelle Road they have a canopy structure. Similar materials. The asphalt shingles will match a pewter gray that's on the existing service station building. So we're staying in vein with all the white and gray colors that are on the existing building.

ACTING CHAIRPERSON NEMECEK: Okay. Any questions?

MR. VILLANI: I believe they're color

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

ACTING CHAIRPERSON NEMECEK: Welcome

to the September 1st, 2022 town of Eastchester Architectural Review Board meeting. Can we please all rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

MS. UHLE: Would you like me to do the roll call?

ACTING CHAIRPERSON NEMECEK: Yes, please.

MS. UHLE: Okay. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Jennifer Nemecek.

ACTING CHAIRPERSON NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Carlos Garcia-Bou, I'm not quite sure whether he is going to be able to make it or not, but he's obviously not here now, and Laura Raffiani will not be able to attend the meeting tonight.

ACTING CHAIRPERSON NEMECEK: Usually we go over the minutes, but we're going to wait until the October 6th ARB meeting to approve those because we don't have everyone here.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

in your packet. I also have a computer if you want to take a look at the colors. In those photos, there should be a photo of the other structure that's a couple of stores down.

MR. MCINTYRE: So I'm familiar with this. This is actually where I get gas. The objective here is just to kind of get some weather cover?

MR. VILLANI: Indeed. Believe it or not, there's a big -- it's a selling point because people will go to the station with the cover versus the station without the cover. They'll go down the block instead of coming to his store if it's raining.

ACTING CHAIRPERSON NEMECEK: Will it have lights and stuff?

MR. VILLANI: It will have LED lights underneath, as per -- they have to have LED lights for lighting on the pumps.

MR. MCINTYRE: Does it need to have like a cancel system or fire protection system?

MR. VILLANI: Not anymore. There are no fire suppression systems required under canopies now.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. MCINTYRE: I guess the columns or the stanchions, that's not going to be impeding the cars pulling in?

MR. VILLANI: No.

MR. MCINTYRE: Do you have a site plan?

MR. VILLANI: Yes, I have a site plan. This is the building. This is the structure right here. These are the two existing pumps. We're limited on this side of the property due to the property line, so the cars come through here. So the columns are actually hugging the building on one side and in between the pumps on the other. So there's actually a lot of clearance.

MR. MCINTYRE: Because it's tight on the --

MR. VILLANI: Pedestrian side.

MR. MCINTYRE: Yes.

MR. VILLANI: It's going to be out of pedestrian walkway due the property line. The property line ends at the planter. So we're not allowed to protrude past that line.

MR. MCINTYRE: What's the footprint of
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

this thing again?

MR. VILLANI: It is 40 by 33.

MR. MCINTYRE: Pretty substantial.

ACTING CHAIRPERSON NEMECEK: Will there be any signage on there?

MR. VILLANI: No, no signage. We got a separate signage approval for a monument sign on the property.

MS. UHLE: And we don't permit signage on the canopies.

ACTING CHAIRPERSON NEMECEK: Okay.

MR. MCINTYRE: So the top of the ridge in relationship to the ridge line on the existing structure --

MR. VILLANI: It does exceed the existing ridge. Not by much. Maybe a foot or two. They're separated. They're not connected. The gable is actually going perpendicular to this gable, parallel to this gable.

MR. MCINTYRE: Right.

MR. VILLANI: Obviously, the reason for the height is you -- the minimum is 14.6 clearance underneath for trucks and deliveries

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

and fuel, so the pitch we left at a 5. If you use asphalt shingles to create a residential look, you don't want to go below a 4 pitch due to the fact that you would have to switch to a flat roof because shingles tend to deteriorate the lower the pitch.

MR. MCINTYRE: The placement of the columns, obviously there are more of a spread on the ones closer to the existing structure and --

MR. VILLANI: Yes, these two. There really is no place to put them elsewhere because the cars and pedestrians walk here, so we hugged the building with these two columns. These two stand in between the existing pumps. So there is actually no impeding the car traffic.

MR. MCINTYRE: Do the front ones need footings?

MR. VILLANI: They all need footings.

MR. MCINTYRE: Is there any concern there regarding like --

MR. LUCA: The tanks?

MR. MCINTYRE: Yes, the tanks.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. VILLANI: No. I mean, I've done it on several occasions. I've also built these stations. You do a lot of hand digging, you don't really dig with a machine, and you dig around the existing pump. You slide them over so the footing -- it's really a square that comes right next to the pump.

MR. MCINTYRE: How long does something like this take and is the station out of commission?

MR. VILLANI: The longest wait is for the canopy. It takes about eight weeks for the canopy. Once the canopy gets there, everything will be prepped within a week, and then they erect it within a week. Believe me, my client doesn't want to be down for more than two weeks, three weeks.

MR. MCINTYRE: Is there any sort of storm water management? Is there like leaders?

MR. VILLANI: It's totally impervious property already, so they do have existing drainage on the property. Basically, the leaders will lead to that existing drainage.

MR. MCINTYRE: Are they on this

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 drawing?

2 MR. VILLANI: Not on the sections.

3 They were on my construction documents but not
4 these two pages. We do them internally and
5 they pop out of the bottom of the columns, so
6 you don't see them.

7 MR. MCINTYRE: Well, it's probably not
8 very good if they pop out of the bottom of the
9 columns on the pump side; right?

10 MR. VILLANI: They're diverted away
11 from the pumps and the actual concrete pad, due
12 to they do not want any icing.

13 MR. MCINTYRE: I don't see them on
14 these construction drawings.

15 MR. VILLANI: I could present that.

16 MR. MCINTYRE: I just think you want
17 to sort of address that, you know, when you
18 present to the Planning Board.

19 MR. VILLANI: Not a problem.

20 MS. UHLE: I just have one quick
21 question too. I thought the code requirement
22 was 13 feet 6 inches to the lowest; are you
23 sure it's 14.6?

24 MR. VILLANI: Every pump installer,
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

1 canopy installer, 14 foot 6 due to the fueling
2 truck coming underneath. I'll double check it,
3 but that's -- believe me, I've done it --

4 MS. UHLE: I know you want enough
5 clearance, but if you could lower the height.

6 MR. VILLANI: I could check. I don't
7 think 13.6 is going to make it with the canopy
8 structure people that I've spoken to and the
9 new trucks. So I have to just make sure.

10 MR. MCINTYRE: You did submit some
11 pictures of the adjacent, I guess, properties,
12 and one being the Mobil Station, you know, down
13 on the other sort of diagonal corner; right?

14 MR. VILLANI: Correct.

15 MR. MCINTYRE: That's just for
16 reference; right?

17 MR. VILLANI: For reference, yes.
18 Staying in the same vein as that.

19 MR. MCINTYRE: Is the pitch on
20 yours --

21 MR. VILLANI: There's is shallower,
22 but again, they're going to have to replace
23 their roof within 5 to 10 years.

24 MR. MCINTYRE: So I just, you know --
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

1 is the difference, the 1 or 2 foot difference
2 in pitch just because it's a maintenance issue,
3 because I think, you know, the ridge line on
4 the current dwelling, now this thing is going
5 to, you know, sort of exceed that by --

6 MR. VILLANI: We're willing to change
7 the pitch to a 4. I could maybe get away with
8 a 3. I don't want to go to a 2 or a 1 because
9 that's where it gets flat.

10 MR. MCINTYRE: We're not suggesting
11 that. I asked the question, you know, what's
12 the height of the ridge on the existing
13 structure in relationship to the height to the
14 ridge on the new one. You answered, it's a
15 foot or 2 higher on the new one.

16 MR. LUCA: The ridge on the existing
17 is probably 19 to 20 feet; how high is --

18 MR. VILLANI: 23.

19 MR. LUCA: 23. It's a 4 foot
20 difference. You could just scale it by the
21 door. If the door is 7 feet, it's about
22 19 feet.

23 MR. MCINTYRE: You know, there's not a
24 lot of architecture review associated with this
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

1 particular application. However, you know, I
2 think we want to try to be as mindful as we can
3 to make sure it's not out of scale, it's not,
4 you know, domineering the existing structure,
5 and just there's some degree of symmetry in
6 terms of scale and height between the
7 existing -- you know, between the existing
8 building. I don't know, do you think that's
9 something, Silvio --

10 MR. LUCA: Changing the pitch to 4:12
11 is definitely going to help. It's going to
12 lower that roof.

13 MR. VILLANI: What I can do is,
14 measure the ridge -- because there's an
15 elevation difference also coming out to the
16 pad, I can measure the ridge to the existing
17 building, drag it across, and see what pitch
18 that gives me.

19 MR. LUCA: If you kind of visualize
20 this and this, you could see that the new
21 structure overpowers this. Certainly.

22 ACTING CHAIRPERSON NEMECEK: Yes.

23 MR. VILLANI: Almost bigger than the
24 existing. Well, at least not the service half,
25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

but the actual --

MR. LUCA: Are they always asphalt shingle roofs?

MR. VILLANI: That's the look that they're trying to go for because you can't really -- in this area, it doesn't really fit to put one of those canopies with the fascia boards, and then you have to put signs. The notice is, that if you do a fascia board around the canopy, the actual supplier wants you to put signage on the fascia board. When you do a canopy structure like this, you can't put signage on it. That was always the intention, not to put signage on the actual canopy.

MR. MCINTYRE: I think just the general concern is that we want it to look like it fits in, and it's not an afterthought where you have this, you know, oversized, imposing structure that looks like it was an afterthought and it's imposing, you know, the other building, which has some degree of character; right? It's not this gargantuan service station. I kind of think if it's brought down a little bit, it may sort of look

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

more in keeping with something that's there as opposed to this.

MR. VILLANI: Not a problem. The only restriction, like I said, I'll double check with the installers, but I'll check the height underneath. I'm pretty sure it's 14 foot 6 clearance. Then I can match the ridge line, and I can see where that pitch brings me to match the ridge line of the existing.

ACTING CHAIRPERSON NEMECEK: Are you satisfied with that?

MR. LUCA: Yes.

ACTING CHAIRPERSON NEMECEK: Okay. I make a motion to open the public hearing, Application 22-15, Amoco Station.

MR. MCINTYRE: Second.

ACTING CHAIRPERSON NEMECEK: Aye? (AYE)

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

ACTING CHAIRPERSON NEMECEK: Any comments? None?

(No comments.)

ACTING CHAIRPERSON NEMECEK: I make a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

motion to close the public hearing on

Application 22-15, Amoco Station.

MR. MCINTYRE: Second.
(AYE)

ACTING CHAIRPERSON NEMECEK: I make a motion to refer Application 22-15, Amoco Station, to the Planning Board, with a recommendation to approve as submitted with the new ridge line?

MS. UHLE: I'll read what the conditions were.

When you appear before the Planning Board, show the leaders on the elevations and address drainage from the leaders. Check the code requirement with regard to the minimum required clearance height. Clarify what the height to the ridge of the existing structure is compared to the height of the proposed canopy. Consider changing the pitch potentially to 4:12 to lowering it.

MR. VILLANI: Absolutely. Not a problem.

ACTING CHAIRPERSON NEMECEK: Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. MCINTYRE: Good luck.

ACTING CHAIRPERSON NEMECEK: Our next item of new business is item number 2, 22-31, White Plains Hospital, at 750 White Plains Road.

MR. CASE: I'm very bad with the microphone, so if I'm too loud or too soft, you'll let me know.

MS. UHLE: You're fine so far.

MR. CASE: Should I start?

MS. UHLE: Sure.

MR. CASE: My name is Jim Case. I'm a principal with Cannon Design Architecture. With me is Danielle Schmidt, a project architect with our firm. We have been retained by White Plains Hospital to design an ambulatory outpatient facility at what was the Lord & Taylor building in Eastchester.

We submitted a bunch of drawings, which I think you have copies of. Probably more than you need. So I'm going to focus on what I think you want to see, but stop me if you want me to talk about something else. I'm going to skip over to here, and I'm just going

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 to zoom in -- excuse me. Just to orient
 2 everybody, this is the portion of the building
 3 that we're talking about. This is the north
 4 entrance here that exists today, and there's an
 5 east entrance on the lower parking lot.
 6 There's two parking lots. This is higher.
 7 This one over here -- if you could see my
 8 pointer -- is lower. Our space is
 9 approximately 50,000 square feet on the main
 10 level here, which is accessed directly off of
 11 this higher parking lot. You'll also have
 12 access from a vestibule on the lower parking
 13 lot, which will have a stair and elevator that
 14 will take patients up to the main level.

15 Now I'm going to show you -- there's
 16 really three interventions to the facade of
 17 this building that are taking place. One, the
 18 landlord is already in the process of doing
 19 under a separate application, adding some
 20 windows to the facade of the building. You've
 21 probably seen that. So that's one. The two
 22 that we're doing are at the entrance here at
 23 the north -- this arrow looks better up here --
 24 and at this vestibule on the east side. I'll

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 hone in on that for a second. So on the -- I'm
 2 sorry, I want to show you one more thing on
 3 this drawing. So this here -- I have to get
 4 used to using this system here. This is the
 5 north entrance off the higher parking lot as it
 6 exists today. What we're proposing to do is
 7 remove the stone and glass, replace it with new
 8 glass in the exact same plain as what's there
 9 now. We're not changing the footprint of the
 10 building or increasing any size here. We're
 11 just replacing it with more glass because
 12 that's going to be our main entrance and access
 13 to waiting areas. We want to get more natural
 14 light into the space. We're also going to add
 15 a kind of crisp canopy to this, which I'll show
 16 you a rendering of in a minute, which will go
 17 to the same height of this part of the
 18 building. Not the higher part but the main
 19 part of the building.

20 The other entrance -- excuse me --
 21 sorry -- the vestibule, could be seen in this
 22 photograph. There's an existing vestibule on
 23 that lower parking lot on the east side. It's
 24 a blurry. It's a glass vestibule with a flat

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 roof right here. What we're proposing to do is
 2 take that down and put in a new taller
 3 vestibule in the same location, same footprint.
 4 Not expanding the footprint of the building,
 5 but giving it more height so we can add a sort
 6 of monumental decorative stair on the inside to
 7 go up to the main level, plus an elevator.
 8 There are escalators there now, which are back
 9 in here, which we're going to remove and close
 10 up and put in an elevator instead for patient
 11 access to the main floor.

12 Let me show you what those will look
 13 like, we think. The one at the upper parking
 14 lot, the north entrance, where we're removing
 15 the stone, this is what we're proposing.
 16 Again, this curtain wall will be in the same
 17 plain as what's there now, but then we're
 18 proposing a canopy that's really a three sided
 19 structure, if you will, that goes out to the
 20 face of the building to cover this entry area.
 21 The inside of it will be sheathed in a wood
 22 looking material. It won't be wood, but it
 23 will be a product that has that look to it to
 24 give it a warmer feel, and the edge of it will

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 be white to match the rest of the building.
 2 There will be a smaller, minor gesture here in
 3 white, that will signify where the actual doors
 4 are to enter. So that's that one.

5 On the east, lower parking lot, that
 6 is proposed to look like this. Same footprint
 7 as the vestibule that's there now, but we're
 8 raising it up. I don't know if you could see.
 9 Maybe zoom in a little bit. You'll be able to
 10 see into a stairway that goes up. There will
 11 be an elevator further back. This will be the
 12 entrance to the lower parking lot to the White
 13 Plains Outpatient Center. Inside, we're going
 14 to have that same wood-like material, but it
 15 will be within the structure, not on the
 16 outside like it is on the other entrance.

17 Then if I go to one more rendering
 18 here -- give it a second to load -- this kind
 19 of shows both of the entrances from one angle,
 20 the taller vestibule and the canopy piece we're
 21 doing at the other entrance. There is a
 22 stairway being put in -- that doesn't exist
 23 now -- by the landlord. That's not part of our
 24 work.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

Any questions so far?

ACTING CHAIRPERSON NEMECEK: How will

it be illuminated; Is it illuminated from the inside?

MR. CASE: So the parking lot itself will have illumination like it has now. We're not involved in that part. I guess that would be the landlord. We haven't, to be perfectly honest, finished designing the lighting for this, so your feedback is perfect timing. What we've done in other projects for other hospitals with outpatient settings like this is, sometimes we'll put in LED lighting that is dimmable so it could be adjusted if there's an issue. We haven't designed it yet. It will be lit from the inside. There will be lights, we think, in this canopy here on the outside to illuminate the area immediately below, but not illuminating out to neighbors.

ACTING CHAIRPERSON NEMECEK: Okay.

Will there be additional lighting in the planting areas?

MR. CASE: Any lighting in planting areas I think will be the landlord's work.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

ACTING CHAIRPERSON NEMECEK: Okay.

MR. CASE: Mike, is that a fair statement? Yes. That's my squad here.

ACTING CHAIRPERSON NEMECEK: My next question is about signage.

MR. CASE: So, I knew you were going to ask that because there's no signage shown right now, and that's for a reason; it hasn't been designed yet. We understand, and maybe we're wrong, it's our understanding that's a separate application, and so, at a separate point the hospital will come in with the signage they're proposing, and that will, you know, be discussed.

ACTING CHAIRPERSON NEMECEK: Okay.

MR. CASE: I'm sure there will be some signage on the outside of the building, but how large and what kind, we haven't gone there yet.

ACTING CHAIRPERSON NEMECEK: Okay.

Any other questions?

MS. UHLE: I had a question that I had mentioned to be you previously about roof mounted equipment.

MR. CASE: Yes. Okay. There is a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

roof mounted unit now that exists. I think that's being removed; right?

MS. SCHMIDT: Possibly.

MR. CASE: Possibly. Okay. We may reuse it, we may not. Up until recently, we were proposing three new additional units on the roof, air handling units, to handle the air flow and filtration, all we need for medical space. We have done a couple of drawings to see what the impact of those would be visually. They're in the set that you have. Let me just find it here for you.

So from a few views, you could see the three units poking up a little bit, like in this view here. From other views you can't because it's blocked by the perspective and where you're standing. So, for instance, in this view you don't really see them, but on this more head-on view closer, you do. Now, those units are units that are up on dunnage, so they're high. We're looking now to use four units that are smaller on curbs, which will if not completely eliminate, certainly reduce down to near zero what you will see from most

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

angles.

MR. LUCA: The building has a parapet right now?

MR. CASE: Is there a parapet?

MS. SCHMIDT: It has a partial parapet. That right side of the building that we're looking at there's a fairly high parapet. There are gravel stops right where our entrance is going to be, and then to the left of that there's like 6 inch curbs. So it's kind of up and down with the height of what's happening.

MR. CASE: Unfortunately, we need to have rooftop units for air handling. We moved them back as far as we can. So you will see them in some views and not in others. They're on your drawings as well.

MS. SCHMIDT: Plus, we're hiding one of them behind that higher parapet area.

MR. CASE: Here you see a little bit as well.

ACTING CHAIRPERSON NEMECEK: You won't need any kind of additional bump out on the roof of the new elevator; right?

MS. SCHMIDT: It's going to be

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

enclosed within. It's small elevator and our height is so high.

MR. CASE: There are very high ceilings, so that's going to be within the space.

ACTING CHAIRPERSON NEMECEK: Okay.

MS. SCHMIDT: We do have some materials, if you would like to see.

ACTING CHAIRPERSON NEMECEK: Sure, we would like to see that.

MS. SCHMIDT: The windows have black mullions, so we're going to watch that.

MR. LUCA: Clear glass?

MR. SCHMIDT: So on the east side, we have clear glass, which is this. On the north side, we're going to white dot frit it 30 percent just to hide some of the structure that you could possibly see through the curtain walls. This is an example. This is a little more dense. White metals panels for the outside.

MR. CASE: That's just the color, correct, the white metal panel?

MS. SCHMIDT: That's the outside of
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

the frame.

MR. CASE: Oh the frame, right.

MR. LUCA: Will the frame be aluminum like this, the material?

MS. SCHMIDT: So we're going to do an ACM panel, so yes, like a flat plate to avoid insulation issues. It's going to be, yes, aluminum. It's going to be a little bit thicker than that.

MR. LUCA: If someone throws a baseball at this, it's going to be -- If my son throws a baseball at this, it going to --

ACTING CHAIRPERSON NEMECEK: This is the wood?

MS. SCHMIDT: The wood look, yes.

MR. CASE: Keep your son away from our building. These are really submitted just for color.

ACTING CHAIRPERSON NEMECEK: It will be this color; right?

MS. SCHMIDT: That is currently what we're looking at, yes. If that changes, it's going to be like a very similar family.

ACTING CHAIRPERSON NEMECEK: Any other
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

comments, questions?

MR. MCINTYRE: I just have, you know, one question on the interior sort of layout. I did see one drawing in there where it was just a mass of, I guess, examination rooms; is that --

MR. CASE: Yes. Let me explain that.

It's interesting, actually, because it's something that is talked about a lot. Let me see if I have that. You're talking about this drawing here, I think, which is in your set. The shape of the lobby is changing. We're still working out the interior layout of this. There are a number of specialty practices that are moving in here; dermatology, allergy, orthopaedics. There's about eight or nine different specialties moving in. Each one will have a number of exam rooms they need for their practice. On some days, there will be more of one, less than another, so they're going to flex. The idea is to build a flexible grid of exam rooms and corridors that connect them in a way that the hospital's program can flex and change over time, but the basic module, in this

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

case the key room would be the exam room, that's what we have the most of, is designed in a way that can adapt and service almost any of these specialties. There are a few that are slightly different because of the specialty and equipment they need, but most of them can serve any specialty. There will be more than one check in area when you walk in, so you're not going to be walking into a studio, you'll be walking into a reception check in and be directed to where you need to go in the facility. It's still being worked out because the specialties are still in a little bit in flux. So it does look on paper like a lot of stuff, and it is, but it's going to be operationally and organizationally pretty well thought out and hopefully running smoothly. The idea operationally is to minimize the amount of waiting time patients have. Part of that is a function of the quantity of rooms you have and the ability to keep people moving.

MR. MCINTYRE: So I guess as part of that design, right, I guess you need to know, you know, what the usage is, and again, looking

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

at the density of office space, does that dictate, you know, the amount of additional tonnage of AC that's required? Is that driving, you know, the larger scale air conditioning requirement; ie the bigger unit on the roof? Does every one of those offices have to have sprinkler protection like, you know --

MR. CASE: It's mostly clinical space exam rooms. There are offices as well, but the majority of the rooms are exam rooms. There's really a couple of things that force the infrastructure to be a certain size. One is just the shear square footage of it, 50,000 plus square feet. The other is the occupancy load given that this is an outpatient center as opposed to some other type of use, it might have fewer occupants. That's really it. The health care codes typically -- there's a code and there's also the way the hospital wants to operate their business, generally has a much more robust air changes per hour infiltration for safety, especially nowadays with the pandemic and Covid. What we're doing here is very typical for this type of facility, it's

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

nothing unusually, but it is different than typical office space.

MR. MCINTYRE: I understand that, but I think we've kind of just somewhat skimmed over, you know, the equipment on the roof, right. It's not really detailed that well in the elevations in terms of heights. And again, that's something that this board looks at, whether it's a residential project or whether it's a larger scale sort of, you know, commercial project such as this.

So I guess my question is, if this, you know, which it will, move down the road and go in front of the Planning Board, I think there needs to be some more specificity and sort of attention to the size of the equipment that's going on the roof, and is it just a sort of visual representation, as you shared with us tonight, or is there more specifics in terms of the scale and the size? Because if you have 50 odd examination rooms, each of those have to have an air output, where before it was a wide open retail space. This proposed application, I would assume, would require more air

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

conditioning, and obviously as a result of, it's either multiple units or one large unit or multiple large units. So I think just in terms of the aesthetics and the appearance, I think we would like, and the Planning Board certainly would like to have a little more information on the size and how those units appear in terms of the overall elevations, and what they look like from ground level and White Plains Road and Wilnot Road, or whatever the other road is on the opposite side.

MR. CASE: So we hear you loud and clear. Drawing A-0301, which I'll put up on the screen here, is a flat elevation of the building, and we do have dimensions of the units as they were about several weeks ago. As I said, they're coming down in height from what we're showing here. The drawings I showed you before, the perspective where you see them poking up, were based on this set of units with the dimensions you see here. We're bringing this down. I don't have the exact size yet of the smaller units on curbs. These are large units up on roof --

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. MCINTYRE: Dunnage.

MR. CASE: So it will be less than this. I don't have the exact dimensions yet because it's still being designed. But that information in terms of what was at the date that we submitted these drawings are here in terms of the sizes. Again, we're in the process of lowering that. Not out of any commentary here, just out of a desire to be more flexible with four units.

MR. MCINTYRE: I get it. Listen, this is a little fluid, and I guess --

MR. CASE: I can tell you that we are -- because we do a lot of health care work -- aware that the lower we can keep these and the further back, the less impact, and that's what we're trying to do. It will be better than what we're showing here.

MR. MCINTYRE: Okay.

ACTING CHAIRPERSON NEMECEK: I'm going to make a motion to open the public hearing on Application 22-31, White Plains Hospital. Does anyone here have questions?

(No comments.)

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

ACTING CHAIRPERSON NEMECEK: No?

Okay. I make a motion to close the public hearing application 22-31, White Plains Hospital.

MR. MCINTYRE: Second.

(AYE)

ACTING CHAIRPERSON NEMECEK: I make a motion to refer Application 22-31, White Plains Hospital, to the Planning Board, and we have just --

MS. UHLE: I think the one or two conditions or comments were what we just spoke about; providing more specific information with regard to the roof mounted equipment, and try to minimize views of those to the maximum extent possible. The Planning Board will be concerned about that as well. Also, just to reiterate, which I had already discussed with the applicant as well, sort of minimize the impact of any proposed lighting that is within those entranceways. That's it.

ACTING CHAIRPERSON NEMECEK: Thank you.

MR. CASE: Great. Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. MCINTYRE: Very good. Good luck.

MR. CASE: Thanks.

ACTING CHAIRPERSON NEMECEK: Next on the agenda is item number 3, 22-32, 106 Siwanoy Boulevard.

MR. RALPH: Good evening. I am Greg Ralph. I'm the architect hired by the applicant, Mr. Orth, to design the addition to his house and to represent him tonight.

I'll dive in and give a little background. How much of the floor plans do you want to know about tonight, or would you like me to focus mainly on existing to new massing and elevation.

MR. MCINTYRE: The latter, yes.

MR. RALPH: Great. I'm just going to flip over. We also included a slew of additional renderings for tonight that are larger to look at. Janet, would you love to help me because I have not enough hands? Cool.

Okay. So existing two story dwelling. There is a stucco finish pretty much all around, asphalt shingle roof. You can see from the photographs that we submitted, that it's

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

not in the best of repair and maintenance all throughout. The primary dominant feature on the existing facade is the two car garage door and that hip roof elevation, and then the actual architecture is kind of tucked back from it. The entry itself is also, as you see in this photograph, kind of obscured from view as you come down the road.

Then on the -- I know it's not the primary focus, but it's still relevant -- on the rear, we refer to it in the application materials as somewhat of an orphaned addition and space on the back, so the task that we received in addition to the plans was just, help me reconcile the massing of the home, help me make it make sense, help me introduce some order and symmetry to it, and help me improve the streetscape.

So if we go to the elevation page, this is ARB-11. So Mr. Orth is a general fan of kind of that farmhouse or modern farmhouse style. So we pulled forward the second floor over that garage, and we would propose swapping out the garage door to something that has a

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

little bit more scale to it, a little more human scale, a little more pedestrian instead of just that very plain overhead door. More attractive there. Then working pretty hard to define three access. So vertical access with the garage door, double windows in the bedroom above, and secondary ridge line. We have an access of the center of the home with a primary ridge line, and then we have an access for the new porch to be pulled forward, and another bedroom that would be above with double windows. We kind of expand and maintain a chimney element massing on the side of the dwelling there, and that's about it on the front. I won't go around -- do you want me to go around the sides?

ACTING CHAIRPERSON NEMECEK: We would like to look at it, yes.

MR. RALPH: Go around the sides?

ACTING CHAIRPERSON NEMECEK: Yes.

MR. RALPH: The side elevations, again, generally we're trying to maintain a series of order. We tried to reconcile the lines of the homes as we go. This is the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 Inside of the porch that leads to the entryway.
 2 Then the rear of the home was quite reconciled
 3 from the existing condition. We squared off
 4 that massing on the rear with a one story roof,
 5 and then you have the second floor above it,
 6 which then again steps back to that attic that
 7 is up above with that primary roof line. There
 8 is a deck that we're proposing on the rear. We
 9 did mention the materials on here. This sheet
 10 is great because it has the list of materials,
 11 which I'll talk about in the elevations, but
 12 generally speaking it's a lot of more
 13 maintenance free materials with the hardier
 14 cement board, Board and Batten wrapping the
 15 house, redone stucco around the foundation that
 16 would match color. We're proposing asphalt
 17 shingle roof all around on the roof lines, and
 18 then the decking itself would be a maintenance
 19 free Trex or other style deck material.

20 Then the other side elevation is,
 21 again, just relatively reconciled massing, some
 22 limited windows based on problematic elements
 23 on the interior.

24 We modified the renderings a bit from
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

1 what -- you had just made them larger for
 2 visibility. The real change really was just to
 3 try to show it with less shadow. I know the
 4 ones that we submitted were a little bit dark,
 5 and that wasn't exactly doing justice to -- the
 6 intended color is like a charcoal. So when
 7 it's in the sun, I think the renderings you had
 8 read a little brown and really washed out. So
 9 general color pallet would be that charcoal for
 10 the siding, the trim and the windows would be
 11 black, the asphalt shingle would be black, and
 12 then we've been playing with cedar accents.
 13 Actually, even in preparation for this, we were
 14 looking at some other places to incorporate
 15 cedar accent, whether that's the header over
 16 the garage door, headers over the windows. We
 17 were just thinking about ways to bring a little
 18 bit more warmth into the elevation with that
 19 cedar element. Again, generally speaking, it's
 20 charcoal and black. The window series
 21 currently we have specified as Marvin, which is
 22 a pretty solid, well-known brand.

23 **ACTING CHAIRPERSON NEMECEK:** Do you
 24 have any material samples?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

1 **MR. RALPH:** Unfortunately, we did not
 2 bring any materials.

3 **MR. LUCA:** It's a vertical Board and
 4 Batten?

5 **MR. RALPH:** Pardon.

6 **MR. LUCA:** It's a vertical Board &
 7 Batten Hardie?

8 **MR. RALPH:** It's a vertical Board &
 9 Batten Hardie, correct.

10 **MR. LUCA:** You really don't read it in
 11 the --

12 **ACTING CHAIRPERSON NEMECEK:**
 13 Rendering.

14 **MR. LUCA:** -- Rendering. You would
 15 definitely see the shadow lines every
 16 whatever -- 12 inches to 18 inches.

17 **MR. RALPH:** It's about a 12 to 18
 18 inch, correct, yes. I think we're going a
 19 little wider with the 18 inch, but yes.

20 So again, these are similar views to
 21 what you have in your packet, they're just
 22 enlarged.

23 **MR. LUCA:** Your asphalt roof in the
 24 back, the pitch is way to shallow for asphalt
 25 **DINA M. MORGAN, REPORTER**

EASTCHESTER ARB - 9/1/2022

1 shingle.

2 **MR. RALPH:** This roof?

3 **MR. LUCA:** It's like a 212 maybe.

4 **MR. RALPH:** I have the roof plan
 5 because I knew the pitches would come up.

6 **MR. LUCA:** That's not even a three for
 7 sure. Do you have enough room to raise the
 8 back?

9 **MR. RALPH:** Yes, we do. I was looking
 10 at the window lines.

11 **MR. LUCA:** A lot of people when they
 12 have limited pitch, they'll do a standing seam.

13 **MR. RALPH:** I don't know how you feel
 14 about it.

15 **MR. LUCA:** Most farmhouse style homes,
 16 they all have standing seam.

17 **MR. ORTH:** We've been working on this
 18 for awhile (inaudible) make sure the pitch was
 19 okay for asphalt. I understand your concern.
 20 I agree with it.

21 **MR. RALPH:** I don't have an issue. We
 22 have the room to raise it any way. I think the
 23 question is the standing seam metal roof.

24 **MR. ORTH:** We can do it, it's just

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

going to cost more money. We have standing seam in the front.

MR. RALPH: On the front porch.

ACTING CHAIRPERSON NEMECEK: Any other comments?

I have a couple of comments. You're going to have the HardiePlank around the chimney element?

MR. RALPH: That is the current plan, correct.

ACTING CHAIRPERSON NEMECEK: You didn't think about having stone or a different material to like accent it a little bit?

MR. ORTH: We're trying to keep clean lines. This is a modern French fireplace that has an 8 inch chimney. You only need a few inches on either side. Our thought was instead of contrasting, more blending.

Greg and his team and I built basically this house, but a much grander scale, at the height of the pandemic, and it came out really well. History with these is, it's a personal preference. It came out really nice.

ACTING CHAIRPERSON NEMECEK: Okay.
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

What about lighting, will you have lighting in front of the house in the --

MR. RALPH: Yes. It's on the construction drawings. It didn't happen to make it into this render. In addition to the down lighting and illumination that we put in here, we would propose a carriage lamp here and a carriage lamp next to the front door.

MR. LUCA: That roof over the entryway is a standing seam roof?

MR. RALPH: This roof would be a standing seam roof, yes. I misspoke before.

ACTING CHAIRPERSON NEMECEK: I don't see any leaders on the rendering; are they there?

MR. RALPH: They are, yes. There's actually a relative extensive CULTEC system that we actually went through engineering with for both the roof leaders and the footing drains, feed CULTECs.

MR. LUCA: The garage door is what material?

MR. RALPH: What's that?

MR. LUCA: The garage door is what
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

material?

MR. RALPH: Do you know the brand?

MR. LUCA: Aluminum.

MR. RALPH: I think your point is well taken that if we're referred to the Planning Board, we would add the shadow line to the renders and add some of those accents just to clarify.

MR. LUCA: The house will read vertical once you put in the shadow lines.

ACTING CHAIRPERSON NEMECEK: So the lights are going to be underneath in the entryway. Will you have anything on the garage?

MR. RALPH: We had proposed one central carriage style fixture here, which similarly I could have an actually thing for the Planning Board.

ACTING CHAIRPERSON NEMECEK: Okay. At least a cut sheet.

MR. RALPH: Definitely.

MR. LUCA: Are you trimming around the windows?

MR. RALPH: Minimal. We have to have
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

trim, yes.

MR. LUCA: Like a three and a half inch trim around each window, not the Board --

MR. RALPH: Well, yes, the drawing that we had, we had shown like the Batten width style of trim just to keep everything very clean, even the corners.

MR. LUCA: I'm just going by your elevation. Your elevation doesn't show any trim around the wind. It shows the roof over the porch to be asphalt not standing seam.

MR. RALPH: The actual elevation drawings; right?

MR. LUCA: Are you doing simulated divided light? The windows.

MR. RALPH: SDL's not TDL's.

MR. LUCA: It's going to be a grill inside and outside?

MR. RALPH: Correct.

ACTING CHAIRPERSON NEMECEK: I do have questions about the front entryway again. It's going to be an asphalt driveway, and then it looks like you have a little bit of a pathway to your entrance, what is that going to be?

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

What material would that be?

MR. ORTH: That's going to be a combination of porcelain tile that looks like blue stone, but it's a little heartier, and it's going to have blue stone trim.

ACTING CHAIRPERSON NEMECEK: We really need to see the samples. It's hard to visualize and guess when we don't really have the sample of the facade color, the roof colors. To see them all together helps us to come to a determination about how it's all going to mesh together, and the lighting.

MR. MCINTYRE: You've said you kind of done this before, you kind of figured out the prototype. Is this the same finishes?

MR. RALPH: The only difference between the one on Murray Ave. that we did in Mamaroneck and this one is the color of the Board and Batten. That one was white. Everything else about it, the blue stone material, the light fixtures, the window color, everything else about it was this, and then for Dave, he was interested in pursuing the charcoal siding.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. MCINTYRE: If there's that many similarities other than the color, I think that information would certainly help your case in, you know, conveying it certainly to us and our colleagues on the Planning Board as you move forward. Again, this is what it is. There really is no mystery here. We're just looking to make sure that, you know, it fits in.

MR. RALPH: My apologies on the samples. That was just a miss on my end. I don't know the best way to rectify that because we have all these things in our office. We just didn't pull them together.

MR. MCINTYRE: Again, it's not the end of the world, but if you've done this and a lot of these details have already been designed and executed, then I think a picture has a thousand words.

MR. RALPH: So are you suggesting, again, if we're moving forward, that we bring photographs of that executed project in the future or submit them? Because we have those handy as well.

MR. LUCA: I think the rendering with

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

the shadow lines on the Batten, definitely.

Right now, it reads like stucco.

ACTING CHAIRPERSON NEMECEK: Flat.

MR. LUCA: Not gray at all either.

ACTING CHAIRPERSON NEMECEK: The front door material, what is that going to be?

MR. ORTH: (Inaudible) -- a farmhouse door.

MR. LUCA: Like a smooth fiberglass door like that?

MR. ORTH: Yes, solid and painted.

ACTING CHAIRPERSON NEMECEK: Any other comments?

MR. MCINTYRE: Air conditioning equipment, is that --

MR. ORTH: We're zeroing in on --

MR. RALPH: It's not on the plot plan. We can look at that also.

MR. ORTH: It's all electric.

MR. LUCA: Like a mini split? A mine split style?

MR. ORTH: No.

MR. RALPH: It's water source heat pump where it's all --

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. ORTH: It's all ducted heat pump.

MR. RALPH: Water source heat pump comes out of -- they're interested in the condenser unit and where it will be, that's their question. What will be in the side yard is the question.

MR. ORTH: Where the existing is on the southeast corner. So right here -- sorry, right here.

MR. RALPH: It's along the backside of the building.

ACTING CHAIRPERSON NEMECEK: Margaret, this didn't need a landscape plan; right?

MS. UHLE: No.

ACTING CHAIRPERSON NEMECEK: Okay. I'm going to make a motion to open this to the public hearing, Application 22-32, 106 Siwanoy Boulevard.

MR. MCINTYRE: Second.

(AYE)

(No comments.)

ACTING CHAIRPERSON NEMECEK: I'm going to make a motion to close the public hearing on Application 22-32, 106 Siwanoy Boulevard.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

So we're going to move this along to the Planning Board. I make a motion to refer Application 22-32, 106 Siwanoy Boulevard, to the Planning Board with these following recommendations.

MS. UHLE: Correct me, but I think I have all of them and just one basic one. Make sure you're very clear about proposed materials, colors, finishes, bring samples, catalogue cut sheets. Also, sort of reevaluate the pitch on the roof on that rear elevation. I guess you could just clarify whether you're going to modify the pitch, keep the asphalt shingles, or use a standing seam roof. You were okay with the chimney being the same material?

ACTING CHAIRPERSON NEMECEK: That's their personal preference.

MS. UHLE: Okay.

MR. LUCA: I actually have a question about the chimney, now that I'm looking at it. What's inside that, actually, wood burning fireplace?

MR. ORTH: Yes.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

MR. LUCA: And that's going to remain?

MR. ORTH: What?

MR. LUCA: It's going to remain?

MR. ORTH: I'm sorry, it will be a new wood burning fireplace.

MR. LUCA: I'm just talking about the distance away from the roof.

MR. RALPH: It's going to be about 10 feet.

MS. UHLE: That was just a consideration, but it sounds like you had a response to that. As Enda indicated, if you have photographs of something similar for the Planning Board, that would be helpful. Make sure that you illustrate any proposed lighting and bring cut sheets, show the leaders on the renderings, elevations, add shadow lines to the renderings to show the Board and Batten. Just make sure that the drawings are labeled consistently with the proposed materials. Show the location of the AC condenser units on the site plan.

ACTING CHAIRPERSON NEMECEK: I think that was it.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022

I make a motion to refer the application, 22-32, and we're done. That's it, right, it goes right to the Planning Board?

MS. UHLE: So you're referring it to the Planning Board with these comments and --

ACTING CHAIRPERSON NEMECEK: With these comments, and that's it.

MS. UHLE: Yes, and then you just adjourn the meeting.

ACTING CHAIRPERSON NEMECEK: So I make a motion to adjourn the September 1st, 2022 ARB meeting. The next meeting is scheduled for October 6th. All in favor.

(AYE)

MS. UHLE: Thank you.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 9/1/2022
CERTIFICATION

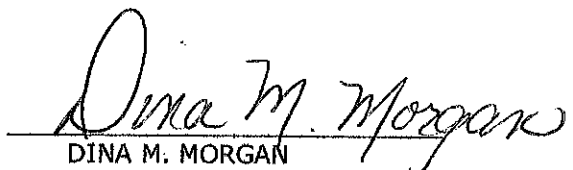
STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

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 15th day of September, 2022.


DINA M. MORGAN
Court Reporter

DINA M. MORGAN, REPORTER

CORRECTION SHEETPAGECORRECTION

DINA M. MORGAN, REPORTER