

Eastchester Town Clerk
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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
OCTOBER 6, 2022

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER
Building and Planning Department

OCT 28 2022
Dina M. Morgan, Reporter
45 Colonial Road
Bronxville, New York 10708
(914) 469-6353

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EASTCHESTER ARB - 10/6/22

THE CHAIRPERSON: Good evening,
everyone, and welcome to the October 6th, 2022
Architectural Review Board meeting. If you
would all stand for the Pledge of Allegiance,
please.

(Pledge of Allegiance.)

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

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek and Silvio
Luca will not be able to attend the meeting
this evening.

THE CHAIRPERSON: We would not be able
to approve the minutes, I think.

MS. UHLE: That's correct. We have
the June and September minutes, but because of
the mix of the board, we could not do either of
those.

THE CHAIRPERSON: So the first item up

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on our agenda this evening is Application 22-30
for Serafina, 670 White Plains Road. If you
would, please.

MS. UHLE: Go to the podium. You can
move the mic if you need to.

MR. CROCCO: Good evening. Chris
Crocco, Joseph Crocco Architects. We're here
representing Serafina Restaurant Group.

The nature of this application is,
they would like to put a seasonal dining tent
on the side of the building, and they would
also like to put a vestibule on the front of
the building. Again, this is seasonal. I
can't move this.

MS. UHLE: You can detach the mic and
then unwind it.

MR. CROCCO: So the tent is going run
along the length of the side of the building
almost, roughly 60 feet, and it's going to be
about 10 feet wide. Then the vestibule is
about 8.4 by 5.2. Again, these are seasonal.

The color is going to be -- I know
there was some question -- I know it does say
royal blue, but it's really --

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THE CHAIRPERSON: Like the umbrellas.
The navy.

MR. CROCCO: It's going to match the
umbrellas. I don't know why they call it
royal. I confirmed it. I was nervous too.
It's a navy.

Other than that, I guess I'm open to
some questions.

THE CHAIRPERSON: Okay. I noticed on
the plan, elevation A-1, the sidewalk is
basically taken up by this; right? So no one
can come up those stairs if they were parking
in that area back there in the "side street" of
the parking area; they can't go there and then
go to the next store or the next store;
correct?

MR. CROCCO: Correct. We stopped the
tent short of the secondary means of egress.
You're talking about this stair here and the
fact that they can't walk all the way around?

THE CHAIRPERSON: Right.

MR. CROCCO: I guess if it came down
to it -- would that be more planning?

MS. UHLE: Well, but it's a valid

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<p style="text-align: right;">5</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 question.</p> <p>3 MR. CROCCO: I guess if it came down</p> <p>4 to it, we could, you know, end up doing pavers</p> <p>5 in this area to create a walkway around if that</p> <p>6 was a concern. Our feeling is, this is kind of</p> <p>7 an accessory, and people don't really use that</p> <p>8 staircase all that much.</p> <p>9 THE CHAIRPERSON: Okay. Where would</p> <p>10 your customer, if they parked there on the</p> <p>11 side -- would that last door on the far right</p> <p>12 in the back be an exit only or is that an</p> <p>13 entrance?</p> <p>14 MR. CROCCO: Yes, these two are just</p> <p>15 exit only. They're just emergency.</p> <p>16 MR. MCINTYRE: They would come in the</p> <p>17 front door.</p> <p>18 MR. CROCCO: Yes, they would always</p> <p>19 come in the front door.</p> <p>20 MR. MCINTYRE: That's where the</p> <p>21 hostess is?</p> <p>22 MR. CROCCO: Yes, they would always</p> <p>23 come in the front door.</p> <p>24 THE CHAIRPERSON: Even your clients,</p> <p>25 your customers, if they parked on the side,</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">7</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 what I cited? That goes to outdoor dining</p> <p>3 specifically. So this is just simply an</p> <p>4 amendment. They're not changing the number of</p> <p>5 seats or anything but just adding the tent, so</p> <p>6 they didn't really need to address those again.</p> <p>7 But it is considered an amended special permit</p> <p>8 in addition to amended site plan and</p> <p>9 architectural review approval.</p> <p>10 THE CHAIRPERSON: Okay. I do think</p> <p>11 that that's an issue in terms of the sidewalk</p> <p>12 area and closing that off. I don't think it's</p> <p>13 like the most beautiful thing. You said it's a</p> <p>14 seasonal thing. When to when is it supposed to</p> <p>15 be erected?</p> <p>16 MR. CROCCO: November 1st, generally,</p> <p>17 until April 1.</p> <p>18 THE CHAIRPERSON: Is it okay with</p> <p>19 snow?</p> <p>20 MR. CROCCO: Oh, yes, absolutely.</p> <p>21 Absolutely. Yes, it's structurally sound for</p> <p>22 sure.</p> <p>23 MS. UHLE: And the snow loads, that</p> <p>24 would definitely be part of the building permit</p> <p>25 review. They still have to get a building</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">6</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 saying, oh, I want to go to side parking</p> <p>3 because I want to go to that area --</p> <p>4 MR. CROCCO: Yes, they would have to</p> <p>5 do this.</p> <p>6 THE CHAIRPERSON: Have to do that, and</p> <p>7 walk in the parking lot?</p> <p>8 MR. CROCCO: Yes. Which we find,</p> <p>9 honestly, they do now.</p> <p>10 THE CHAIRPERSON: Understood, but I</p> <p>11 don't know if that's what you want to encourage</p> <p>12 in that area, for people to walking in -- I</p> <p>13 would always like it for it to be a sidewalk</p> <p>14 that's accessible that they can go on.</p> <p>15 Margaret, I noticed in the notes, that</p> <p>16 this special permit is in accordance with</p> <p>17 Section 12.D and 12.H.12 about the outdoor</p> <p>18 dining?</p> <p>19 MS. UHLE: Yes. They already have</p> <p>20 approvals for the outdoor dining, and they</p> <p>21 already indicated how they met those approvals</p> <p>22 for the Planning Board. Section 12.D refers to</p> <p>23 all special permits, which go to the character</p> <p>24 of the community and the neighborhood and</p> <p>25 everything. Then Section 12.H.12 -- is that</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">8</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 permit.</p> <p>3 MR. CROCCO: We still have to get a</p> <p>4 building permit.</p> <p>5 THE CHAIRPERSON: You say seasonal, so</p> <p>6 is the whole thing taken down or is part of it</p> <p>7 taken down?</p> <p>8 MR. CROCCO: Yes, everything. The</p> <p>9 vestibule is really just to keep the cold air</p> <p>10 from rushing in, and then this would come out</p> <p>11 as well.</p> <p>12 THE CHAIRPERSON: Completely?</p> <p>13 MR. CROCCO: Completely.</p> <p>14 THE CHAIRPERSON: Right now, are there</p> <p>15 tables along the side?</p> <p>16 MR. CROCCO: Yes. They're set up the</p> <p>17 way this is laid out.</p> <p>18 THE CHAIRPERSON: Okay. Pretty much</p> <p>19 just up against the building?</p> <p>20 MR. CROCCO: Yes.</p> <p>21 THE CHAIRPERSON: It's just that</p> <p>22 you're going to be doing that. So now you have</p> <p>23 some awnings over there. Will that structure</p> <p>24 kind of go over the awnings, and then when the</p> <p>25 awning comes down -- I mean the -- over the</p> <p style="text-align: right;">DINA M. MORGAN, REPORTER</p>

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2 awnings, and then they will still be there when
3 you need them in the spring?

4 MR. CROCCO: Yes. We're just going to
5 come in just under the awnings.

6 THE CHAIRPERSON: Under the awnings?

7 MR. CROCCO: Yes. We're going to come
8 in just under the awnings.

9 THE CHAIRPERSON: But then you won't
10 put them out because they're yellow and that's
11 blue?

12 MR. CROCCO: No. No. We would never
13 want them out in the winter because if we get a
14 heavy snow, we're going to have some issues.

15 THE CHAIRPERSON: That will come under
16 that. Okay. There's room for that, I guess,
17 for you to attach it to the building?

18 MR. CROCCO: Yes.

19 THE CHAIRPERSON: Because there's a
20 valance on the awnings. I don't know where
21 that's go to wind up. Do you know what I mean?
22 If you look at one of these pictures here that
23 you submitted, these pictures here. You could
24 just plop that down. It was on the last page
25 of the images.

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2 MR. CROCCO: Yes, I mean, these are
3 slightly rolled out a little bit. We would
4 just --

5 THE CHAIRPERSON: But there's a
6 valance there.

7 MR. CROCCO: Yes.

8 THE CHAIRPERSON: So the valance would
9 kind of get like tucked under?

10 MR. CROCCO: Just tucked over.

11 THE CHAIRPERSON: Over?

12 MR. CROCCO: Yes.

13 THE CHAIRPERSON: So then the top of
14 the blue thing will have a yellow stripe at the
15 top?

16 MR. CROCCO: Yes, but you wouldn't
17 really see it because that little flap would
18 just be sitting flat on the -- see how there's
19 the little flat part here?

20 THE CHAIRPERSON: Okay. But --

21 MR. CROCCO: There's a little flat
22 part here. The roll out would kind of be
23 sitting on top of that.

24 THE CHAIRPERSON: That sounds a little
25 messy, being that it's different colors. I

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2 think you're going to see it.

3 MR. CROCCO: I mean, we could remove
4 that awning during the season, if that's a
5 stipulation.

6 THE CHAIRPERSON: I don't know. What
7 do you all thing?

8 MR. GARCIA-BOU: Is that awning now
9 functioning?

10 MR. CROCCO: Those awnings roll out.
11 We could take those down when we put up these.

12 MR. MCINTYRE: I'm not sure that's
13 really the most viable option for you and your
14 client, removing those awnings.

15 MR. CROCCO: Not really, no.

16 MR. MCINTYRE: I think you need to see
17 what it looks like. If it looks clumsy and it
18 looks like, you know, you have a clash or a
19 conflict, then I'm assuming the same guy who's
20 building this enclosure, maybe put the awnings
21 up in the first place, and I know you have them
22 in other locations in the city, I think you
23 just need to be mindful as to how you make this
24 as neat and as well executed as you can.

25 MR. CROCCO: Right.

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2 MR. MCINTYRE: Rather than having, you
3 know, the navy lean-to, you know, butting up
4 against this awning, that looks like it's an
5 afterthought.

6 MR. CROCCO: Yes. No, I hear you.

7 MR. MCINTYRE: I don't think removing
8 the awnings is really the answer here.

9 THE CHAIRPERSON: Maybe the lean-to
10 goes on top it instead of under it?

11 MR. MCINTYRE: I don't know if going
12 on top of it is going to make it work either.
13 I think you need to sort of transition that,
14 and possibly the guy who has done the awnings
15 and is now doing this -- or not so much these
16 extended canopies, really, which is --

17 MR. CROCCO: Maybe we can try to
18 enclose the awning into it?

19 MR. MCINTYRE: Or maybe put some sort
20 of valance with the same material.

21 MR. CROCCO: Maybe they can make us
22 some sort of valance to go on top of it, how is
23 that, some sort of cover?

24 MR. MCINTYRE: I kind of just think
25 that you just don't want it to look like it's

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<p style="text-align: right;">13</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 an afterthought, that's all; right?</p> <p>3 THE CHAIRPERSON: Yes.</p> <p>4 MR. CROCCO: They can make us</p> <p>5 something out of the same material, and we</p> <p>6 could just put it right on top of it.</p> <p>7 MR. MCINTYRE: Listen, you see it all</p> <p>8 over the city.</p> <p>9 MR. CROCCO: Yes.</p> <p>10 MR. MCINTYRE: It's a lightweight</p> <p>11 aluminum frame that's secured to the structure</p> <p>12 and the ground, and then it's just wrapped in</p> <p>13 Sunbrella heavy duty material, and then just,</p> <p>14 you know, taut vinyl at the window openings.</p> <p>15 There's going to be some signage on</p> <p>16 the windows also?</p> <p>17 MR. CROCCO: Yes. There's a little</p> <p>18 bit of signage on these two and this one and</p> <p>19 this one.</p> <p>20 THE CHAIRPERSON: Okay. You already</p> <p>21 have enough signs. I'm the head of the sign</p> <p>22 committee, and there's a few other members on</p> <p>23 it. Already, I could just tell you right off</p> <p>24 the bat, that you guys have enough signage on</p> <p>25 the building. It would be under a separate</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">15</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 MR. CROCCO: We'll have them make an</p> <p>3 aluminum piece, or maybe they'll be able to</p> <p>4 make something out of the same material and</p> <p>5 kind of cover it so it kind of disappears.</p> <p>6 MR. MCINTYRE: Right.</p> <p>7 MR. CROCCO: That's no problem. We</p> <p>8 can make that happen.</p> <p>9 MR. MCINTYRE: I think if you could do</p> <p>10 that, then I really don't have any major issues</p> <p>11 with what's being proposed.</p> <p>12 THE CHAIRPERSON: Anybody want to make</p> <p>13 a motion?</p> <p>14 MS. UHLE: You have to open the public</p> <p>15 hearing.</p> <p>16 THE CHAIRPERSON: Oh, yes. I'm sorry.</p> <p>17 Public hearing. Sorry.</p> <p>18 I would like to make a motion to open</p> <p>19 Application 22-30 to the public for any</p> <p>20 comments, questions or -- is anyone else here</p> <p>21 regarding this application?</p> <p>22 (No comments.)</p> <p>23 THE CHAIRPERSON: Just here for the</p> <p>24 other ones? Okay.</p> <p>25 Then I guess we can make a motion to</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">14</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 application anyway, it's not that the ARB or</p> <p>3 the Planning Board --</p> <p>4 MR. CROCCO: We'll just take the</p> <p>5 signage out completely. It's not a big deal.</p> <p>6 They have more than enough signage.</p> <p>7 MR. MCINTYRE: I think you kind of</p> <p>8 know where you are if you're either in or in</p> <p>9 close proximity of this sort of temporary</p> <p>10 structure. I don't think that's going to be a</p> <p>11 game changer for you guys.</p> <p>12 THE CHAIRPERSON: Especially since</p> <p>13 it's not an entrance. The structure itself,</p> <p>14 board members, what's your --</p> <p>15 MR. MCINTYRE: Personally, I'm okay</p> <p>16 with it. I just think it needs to be --</p> <p>17 MR. GARCIA-BOU: I'm fine with the</p> <p>18 whole thing.</p> <p>19 MR. MCINTYRE: It just needs to be</p> <p>20 clean, and I think, you know, the detailing</p> <p>21 where you have --</p> <p>22 MR. CROCCO: Yes, it will be clean and</p> <p>23 we'll make --</p> <p>24 MR. MCINTYRE: I think it if you could</p> <p>25 clad that with some sort of a --</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">16</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 close this application, 22-30, for the public</p> <p>3 hearing.</p> <p>4 MR. GARCIA-BOU: Second.</p> <p>5 THE CHAIRPERSON: All in favor.</p> <p>6 (AYE)</p> <p>7 THE CHAIRPERSON: And then --</p> <p>8 MR. MCINTYRE: So I would like to make</p> <p>9 a motion to pass this application along to the</p> <p>10 Planning Board, Application 22-30, Serafina,</p> <p>11 located at 670 White Plains Road, just to</p> <p>12 address the sort of minor items that were</p> <p>13 discussed here specific to the valance at the</p> <p>14 top of the ridge line, as well as eliminating</p> <p>15 any signage on the transparent window openings</p> <p>16 on the side. Do I have a second?</p> <p>17 MR. GARCIA-BOU: Second.</p> <p>18 MR. MCINTYRE: All in favor.</p> <p>19 (AYE)</p> <p>20 MR. MCINTYRE: Good luck.</p> <p>21 MS. UHLE: Before you call the next</p> <p>22 item, I just wanted to make sure -- I just</p> <p>23 remembered -- application for the 54 Stratford</p> <p>24 Road was adjourned. I just want to make sure</p> <p>25 nobody is here for that. Okay, never mind.</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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THE CHAIRPERSON: Our second item on the agenda this evening is Application 22-29 for Embassy Cleaners Headquarters at 826 Scarsdale Avenue. If you would, please, come to the podium. Welcome.

MR. WEXLER: Good evening. My name is Arthur Wexler. I'm the architect for Embassy Cleaners, that is taking over the space from Fly Wheel, which is 26 Scarsdale Avenue.

The history of that building, as far as I know, is that prior to Fly Wheel there was --

MS. UHLE: Some kind of day care center was there.

MR. WEXLER: So we found out --

MS. UHLE: You need the microphone.

THE CHAIRPERSON: Bring the mic with you. Unhook it and bring it along.

MR. WEXLER: First, let me show you the site plan.

THE CHAIRPERSON: Okay.

MR. WEXLER: This is Scarsdale Avenue. This is the second story of a huge one story space, which is basically all open. This is

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the existing garage building, which is characterized as an accessory structure. What we found out is, that in the space this building was pitching -- the roof was pitching back. I have some photographs. The whole back wall was virtually almost rotted out. What we're proposing to do on the accessory building is raise the back up and pitch forward to get the water off the back wall. The back wall is literally on the property line. It is well screened from the neighbor. I mean, really well screened. It's higher. The property is much higher. The average height of this building at grade is about plus 3 if I use the parking area. At that point, it's 00.

I'll show you what we're trying to achieve. There's going to be an entry here. People drop off their clothes. They'll be the racks here that will store the cloths that will be picked up.

MS. UHLE: Mr. Wexler, you need to use the microphone because we have a stenographer. Thank you.

MR. WEXLER: This is the existing

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entry that exists in the building. We're going to maintain that as the public entry. This is where you come in here, drop your clothes off, or at some point in the future they might use an automated type system. The whole plant is in this area. Here, there were presently -- not anymore because I got a demolition permit -- there were ten -- there were eight dressing shower rooms that were quite generous because it was a gym, in essence, two major bathrooms. We took out all the plumbing that's above the slab area to open up the space to see what was there in the sense of what was structural, what was wasn't structure. When they did Fly Wheel, they just furred out everything.

This is the garage structure right over here. There are three garage doors. We're going to just enlarge the height of the garage doors -- I'll show you in the section -- because he uses these high vans for delivery that are over 9 -- they're just about 9 feet in height. So he had to raise this structure, and it's going to go like this. Let me show you a

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section of it. Can we discuss the elevation first?

THE CHAIRPERSON: Okay. I think it's A-7.

MR. GARCIA-BOU: Drawing A-7.

MR. WEXLER: So we're going to maintain a minimum pitch --

THE CHAIRPERSON: Again, the mic.

MR. WEXLER: I'm sorry. We're going to maintain a minimum pitch, take the water over the mansard into an 8 by 6 aluminum gutter, take it down a leader. What we did do -- I did it two weeks ago -- over here there is a leader from this portion of the building, and we took a camera down the drain that it goes to and it goes past -- this is the length of the camera unfortunately -- past -- there's a sanitary sewer right here and there's a storm water sewer right here. So we're able to take the water from this direction into -- because we're redoing the whole parking lot, we have to refinish it and get out off the broken asphalt that's there now -- get it along here, pick up where this downspout goes, and go into using

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1 that same pipe and solve our drainage problem.
2 THE CHAIRPERSON: Margaret, is that
3 okay?

4 MS. UHLE: In this case, it probably
5 is because they're not increasing impervious
6 surfaces, and I think the drainage from that
7 roof is so inconsequential and they're
8 resolving a problem. It would need to be
9 approved by Highway.

10 MR. WEXLER: We were concerned by
11 where the water was going, if you really want
12 to know. We were taking this water that was
13 going this way and redirecting this way. The
14 whole site is really impervious. It's either
15 building or it's asphalt, with a broken up --
16 which we will repair -- sidewalk from the exit
17 here out to the street.

18 THE CHAIRPERSON: So you don't plan on
19 creating any pervious surface?

20 MR. WEXLER: No. We're very fortunate
21 that they -- it's about an 8 inch pipe going
22 out. That isn't on these drawings because that
23 was not the intent.

24 THE CHAIRPERSON: Yes, I understand.

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1 That's the garage. Then the other building,
2 you're building a second story on the other
3 building?

4 MR. WEXLER: No, that's existing.

5 THE CHAIRPERSON: Okay.

6 MS. UHLE: He hasn't showed the
7 elevations for the garage. There's only minor
8 facade improvements to the building itself.
9 The major improvements are to the garage. Do
10 you want to finish with the garage?

11 MR. WEXLER: The changes being made is
12 to the garage front, which is basically,
13 looking at it, the same, but it's just a little
14 bit higher. These are roll up doors in the
15 back, 10 feet high. They'll be the same
16 detailing that presently exists. We have no
17 room for these arches that are there. It's
18 going to be a little cleaner looking. It's
19 80 feet back. These doors are going to be
20 wider. I can show you the sample -- they're
21 overhead doors -- if you want to see it. We're
22 going to fix the stucco that's on this building
23 where there's cracks, and hopefully, if we need
24 to, repaint the building.

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1 These are the side elevations. This
2 one is the garage building with the proposed
3 addition. We have to do this in block.
4 Hopefully, they get there to stucco it,
5 otherwise it's going to be a little difficult
6 to stucco it. This is the same one where the
7 additional masonry will be built. Did I give
8 you photographs? I sent you a set of
9 photographs?

10 MS. UHLE: Yes.

11 MR. WEXLER: Do you have them or I can
12 turn the board around?

13 MR. MCINTYRE: No, we have them.

14 MR. WEXLER: You can see the condition
15 of the building.

16 THE CHAIRPERSON: Yes, although the
17 people at home can't.

18 MR. WEXLER: Oh, so I can turn it
19 around.

20 THE CHAIRPERSON: Yes.

21 MR. WEXLER: This is the side view
22 from the parking lot of the -- this is the side
23 view from the parking lot of the funeral home.
24 This is the view from the house behind. I

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1 mean, you can't see the building. The new roof
2 will be somewhere about at that elevation.
3 This is the view from the side of the main
4 building because you can't see the garage
5 building. These are the two adjacent
6 properties. We are proposing behind this
7 dumpster there, to build a new side entry. The
8 only reason we're building it is because the
9 two drying machines, clothes drying machines
10 are huge. So I sized the opening so that the
11 frames can be removed, and they can get in the
12 equipment.

13 THE CHAIRPERSON: The equipment in and
14 out, if necessary.

15 MR. WEXLER: I'll show you that
16 elevation when I turn it over.

17 THE CHAIRPERSON: On that image which
18 is actually on drawing A-4, you show the
19 intersection of the garage and the main
20 building. So with the height of the new
21 garage, I'm wondering where it will hit the new
22 building -- I mean the building.

23 MR. GARCIA-BOU: It hits below it.

24 THE CHAIRPERSON: So kind of along

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1 that conduit?

2 MR. WEXLER: As you see on this
3 elevation, that's going to be the height of the
4 new building. That's the height of the back
5 portion of the main building, one story. If
6 you look at this dotted line here, that's how
7 the roof works.

8 THE CHAIRPERSON: So if you're looking
9 at the photo on the bottom, would it be around
10 where the conduit is?

11 MR. WEXLER: Yes.

12 THE CHAIRPERSON: Around there.

13 MR. WEXLER: Good observation. So
14 this is the new elevation. It's an 8 foot 2
15 finished opening. I tried to pick up the same
16 detailing as this opening that's adjacent to
17 it, which I guess when they went to Fly Wheel,
18 the reception desk was right behind this.

19 The only other details that are on
20 this facade -- I don't know which occupant did
21 this -- the stucco details.

22 MR. GARCIA-BOU: Do you have colors
23 for the stucco you're going to be putting on?

24 MR. WEXLER: It's all the same as the
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1 existing.

2 THE CHAIRPERSON: White.

3 MR. GARCIA-BOU: White?

4 MR. WEXLER: We will repair what is
5 damaged.

6 THE CHAIRPERSON: Then from the street
7 side -- I don't know which elevation shows
8 that --

9 MR. WEXLER: The main building?

10 THE CHAIRPERSON: Yes.

11 MR. WEXLER: I don't have those.

12 THE CHAIRPERSON: You don't have
13 anything. Okay. There will be pretty much no
14 changes on that elevation?

15 MR. WEXLER: No, other than
16 possibly -- (inaudible.)

17 THE CHAIRPERSON: So that side of the
18 building is -- am I right, is that like kind of
19 a Tudor in the front? I'm not finding images.
20 I only see --

21 MR. WEXLER: It's kind of like a
22 Tudor.

23 THE CHAIRPERSON: So you'll still keep
24 that color scheme, the gray and the white?
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1 MR. WEXLER: On the front?

2 THE CHAIRPERSON: Yes.

3 MR. WEXLER: Yes.

4 THE CHAIRPERSON: So, Margaret, if
5 they are replacing the windows, when they go to
6 the Planning Board, should they have that
7 elevation?

8 MS. UHLE: Yes, it would be helpful to
9 at least have a photograph of it. I thought
10 you did, but I might have just Googled it.

11 MR. WEXLER: I'm sorry, I didn't
12 present it here. I know you wanted on each
13 side of the building.

14 THE CHAIRPERSON: You didn't get the
15 front. Everything but. All right. I'm going
16 to open it up --

17 MR. WEXLER: The last sheet there
18 actually shows the damage. I couldn't believe
19 it. In the history of the building, they built
20 a -- it's a structural wall, I don't think
21 there's any footing under it, about 4 and a
22 half feet back from the rear wall, put new
23 TJI's, rested it on that, and then just spliced
24 them like this and put them on to the back
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1 wall. We have to rip it all out, we're putting
2 five fifties across the host band so it can
3 become usable. It was disgusting in there.

4 THE CHAIRPERSON: Any comments before
5 I open it up for the public hearing?

6 MR. GARCIA-BOU: No comments.

7 THE CHAIRPERSON: I would like to open
8 up Application 22-29, Embassy Cleaners for the
9 public hearing.

10 MR. MCINTYRE: Second.

11 THE CHAIRPERSON: Is there anyone here
12 that has any questions or comments about this
13 application?

14 SPEAKER: Yes.

15 THE CHAIRPERSON: Please come to the
16 podium and state your name and address.

17 MR. DAVEY: Thomas Davey, I'm from 19
18 Brambach Avenue. We live just behind this
19 building that they're speaking about at the
20 moment.

21 THE CHAIRPERSON: Okay.

22 MR. DAVEY: I'm just wondering, the
23 actual finished height on that roof is going to
24 be 14 feet; is that correct?
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MR. WEXLER: Yes.

MR. DAVEY: Is there any mechanical equipment going on that roof?

MR. WEXLER: Nothing. (Inaudible.)

MR. DAVEY: I don't know if this is the correct time, we need to know if there's going to be garbage containers there. When the building is up and running, is there going to be garbage contains outside in the car park at all times? That's one question.

MR. WEXLER: (Inaudible.)

MR. DAVEY: When the project is finished.

THE CHAIRPERSON: Like right now there's a dumpster, right, because of construction. What his question is, I believe, is when the building is being occupied and being used normally, will there be any kind of garbage receptacles?

MR. WEXLER: No. If anything, it would probably be brought into the garage. I'm not sure how it works.

THE CHAIRPERSON: Well, you need to be sure.

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MS. UHLE: Again, for the Planning Board they do.

THE CHAIRPERSON: For the Planning Board.

MR. WEXLER: There is no room for any receptacle on the side.

MR. DAVEY: I mean, everybody sees says that, but everybody ends up putting in receptacles to pick up garbage.

MS. UHLE: When this comes to the Planning Board, I can put it in my notes that that was a question, and they could make it a condition of approval that there could be no trash receptacles out except on trash pick up days. It does sound like they will have room in the garage to keep that. So that can be a condition of the Planning Board approval.

MR. DAVEY: Okay. Also, I have questions regarding -- you're putting in drying machines, you're putting in vents for these machines; correct?

MR. WEXLER: The only vent -- there a couple of vents in the main space.
(Inaudible.)

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MR. DAVEY: Will there be any toxic fumes coming up?

MR. WEXLER: No.

MR. DAVEY: Well, I mean, can you guarantee us that?

MR. WEXLER: What?

MR. DAVEY: Can you guarantee we won't have toxic fumes?

MR. WEXLER: Yes, I think I can guarantee it. I'm not the expert on the equipment, but they do have containment for the cleaning fluid.

THE CHAIRPERSON: Is there like some sort of recovery system or something like?

MR. WEXLER: Yes. There has to be.

MR. DAVEY: Because we've always heard that dry cleaners give off toxic fumes when they're doing the process, and that it's a health hazard.

MR. WEXLER: Excuse me.

MR. DAVEY: It's a health hazard. You've never heard of that? We just have to be sure, you know.

MR. WEXLER: Excuse me. I can't hear.

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MS. UHLE: It's ok. Some of these questions, they're very valid questions, and I absolutely understand your concerns. They're concerned about potential health consequences, hazards with regard to the types of chemicals being used. I do think that is something that your applicant --

MR. WEXLER: I know right now that they have a plant in Larchmont on the main street, Palmer Avenue, and there's no indication -- everything has to be contained within it.

MS. UHLE: I think there are two things we can do. One is, do a little investigation on our part. Obviously, this is reviewed. It has to be consistent with the New York state building codes. I'm sure the codes address dry cleaning establishments very seriously and stringently, but I think it's a good idea for the owner to explain that to the Planning Board as well, because I absolutely understand why neighbors would have that concern.

MR. MCINTYRE: Right. I think it's a

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fair point. I think you can represent the improvements and the aesthetic upgrades associated with the site in its current condition, right. I think that's your purview, that's what you're hired to do. However, you know, this is a little bit broader than just the improvements.

MR. WEXLER: I understand.

MR. MCINTYRE: So I think that's to the, you know, resident's concern. They just need it, and I don't think you're in a position, nor would I expect to you to be, to speak intelligently about the operation of a facility such as this. So I think ownership should be here at the Planning Board to address those concerns and --

MR. WEXLER: We can get consultants to come.

MR. MCINTYRE: Whoever, right. I think they're valid concerns, and I think somebody should be here to alleviate any of the concerns of people who live directly adjacent to this proposal.

MR. DAVEY: I have to say another

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question. The hours of operation, is it Monday to Friday, 8 a.m. to 5 p.m.?

MR. WEXLER: I'm not a hundred percent sure about that. You have to bring that up at the Planning Board.

THE CHAIRPERSON: Someone will be at the Planning Board that --

MR. WEXLER: Yes. The owner will be there.

THE CHAIRPERSON: Okay. We'll be able to answer those questions.

MR. DAVEY: We don't really want to hear trucks delivering on Saturdays and Sundays, you know, and doing pickups. We want to be sure that that doesn't happen. We just live behind it.

MS. UHLE: I will tell you, though, that the Planning Board has very limited authority, if any, to regulate hours of operation. We can address that in more detail at the Planning Board meeting. Again, if the owner is there, he could say what his plan is at this point. Definitely a good point for the Planning Board, but they don't have much

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authority with regard to hours of operation.

THE CHAIRPERSON: I have a question for you. Currently or in the past, have any of the other tenants had receptacles out for garbage?

MR. DAVEY: Yes, and we always had a problem with them.

THE CHAIRPERSON: Okay.

MR. DAVEY: That's why that was one of my main concerns.

THE CHAIRPERSON: Where were they when they had them?

MR. DAVEY: They had them in the parking lot in front of the garages. They used to throw food into it, you know, so we had squirrels having a party. Trying to avoid that this time.

MS. UHLE: This is a huge issue right now with trash receptacles and dumpsters and things in town. It's going to become up there with storm water management with the Planning Board ensuring that receptacles are kept inside, or if they have to be outside in dumpsters -- which they cannot fit on this site

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or they'll lose parking -- if it has to be outside, we have to make sure that they're secure and locked. It's a big issue with regard to attracting rodents and that kind of thing. It's a big enforcement issue for my office, so we don't want that to happen either. So it's a very valid point. I have all three of these issues written down. Unfortunately, because this is the Architectural Review Board, they're just looking at the aesthetics. You're talking about more operational type issues. They will definitely be addressed at the Planning Board meeting. You'll get a notice of that meeting, and you can come and speak at that meeting as well.

THE CHAIRPERSON: Mr. Wexler -- is that your name? Mr. Wexler, you'll make sure that they'll be somebody there at that meeting to --

MR. WEXLER: Yes. I'm not in a position to --

THE CHAIRPERSON: They'll know about these questions in advance?

MS. UHLE: Absolutely, yes.

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MR. WEXLER: I will tell them.

MS. UHLE: We have someone else for the public hearing.

THE CHAIRPERSON: We have someone else. Welcome.

MS. CULLEN: My name is Connie Cullen. I live at 21 Brambach Avenue, right around the corner from this facility. Could we speak a bit more -- there's something called plan of second floor, which looks like a second floor is going to be put on the main building. It talks about an office, a conference room, record room.

THE CHAIRPERSON: I think that is there already, it's just how they're going to build it out.

MR. WEXLER: It's an apartment right now.

MS. CULLEN: It's an apartment?

MR. WEXLER: Yes. In the center of the building, you enter, there's a staircase up, one step up to the right there's a bedroom up there, a living room and a kitchen.

THE CHAIRPERSON: Is it being occupied

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at this point?

MR. WEXLER: No.

MS. CULLEN: Can you show me on the drawings?

MR. WEXLER: Yes, of course.

MS. CULLEN: That would be great.

THE CHAIRPERSON: I don't think there's a front elevation.

MS. UHLE: It shows on the side right there on the second photograph there.

THE CHAIRPERSON: Right there.

MS. UHLE: You can come up and see it. I think it's easier to see in the elevation. It's existing. They're not changing that other than in the interior.

MS. CULLEN: The design looks a lot bigger than that space. So you're telling me here there's a -- I see only here the first floor, so there is a second floor?

MR. WEXLER: Yes, I'll you. Look at the front. Those are the windows. There are windows behind this. That's the second floor. It lines up with the middle of the third floor windows on the -- it lines up on the sill of

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the windows.

MS. CULLEN: Okay. Thanks for that clarification. Also, I have some concerns about there's -- the plans show a parking lot, and then parking spaces lined out, and then we have these garages. So is there parking, or are the trucks going to come in over the parking? It seems like it's conflicting uses. Are the trucks making -- I know this is probably a Planning Board issue -- are the trucks making noise as they back in; do they beep, beep, beep? The sort of traffic control that's going to be happening, are customers going to be parking in those positions, and then trucks waiting for people to move out of parking on the street so that they can go in and make their pickups or delivering clothes to be done? I just think that that whole parking and traffic area should be -- that's a concern in this area because there are shops and a lot of traffic, people going to the train in that area.

THE CHAIRPERSON: Actually, I think that this business is quite fortunate that they

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actually have on-site parking and most of the businesses don't. That's, you know, quite to their advantage and to their customers' advantage. I'm not sure if those parking spaces that are delineated are going to be, or if that's just for where the trucks park when they're not in the garage. I'm not sure.

MR. WEXLER: I think the trucks go home with the drivers.

THE CHAIRPERSON: The trucks go home with the drivers. Okay. All right. So then when they exit, they go out and do their deliveries, and then they go home.

MR. WEXLER: They might -- you have to ask the owner -- I think, from my observation on the Palmer Avenue building in Larchmont, they might stop in the middle of the day to reload again, drop off. They just stop double parked there. Here, they have a place to pull in, go in the garage.

MS. UHLE: So with regard to these questions, I am writing them all down. I'm going to forward them to the Planning Board so they'll know to think to ask these questions at

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the meeting as well, and then also to the applicant because I think, again, this is the owner sort of discussing operations and how that's going to work.

MS. CULLEN: Okay, because the traffic is of a concern. I had one more. Oh, yes.

The mechanicals and the fans and things, the amount of noise, you know, I want to reiterate what my neighbor, Mr. Davey, said about the HVAC and the mechanicals there, this abuts right to a residential community, and it sounds like this is going to be almost like a -- it's a business, it's got a retail component, but there is also -- it's not manufacturing, but they're going to be doing dry cleaning there and doing ironing and things. They show fans, and they show these big things for dry cleaning and flues and things. I just want to make sure that they're all properly installed. The noise level is appreciated so that we're not hearing fans all the time and smells from the facility.

Thank you for the opportunity. I appreciate that tonight.

THE CHAIRPERSON: Thank you very much.

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Thank you for coming. Is there anyone else? Did you want to speak? No.

With regard to the equipment on top --

MR. WEXLER: There is no change.

THE CHAIRPERSON: Okay. There is no change in the HVAC equipment.

MR. WEXLER: (Inaudible.) There was a boiler in the basement. The only thing that is going to be put in the back --

THE CHAIRPERSON: If you could grab the mic again. I'm sorry.

MR. WEXLER: All the equipment that's on the roof now will stay because it's functional, and it's going to be used. I have hired a mechanical engineer to evaluate it and to relay out whatever ducts are inside. We're not putting any more air handlers on the roof at all. It's not necessary. In fact, the steam generates so much heat, that they have to get some of that heat out.

THE CHAIRPERSON: So there will be fans on the roof?

MR. WEXLER: No, I don't think there will be fans. I think there will be -- I'm not

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sure. I'd have to speak to him about it.

There will be probably vents to allow the steam to go out, the heat to go out.

THE CHAIRPERSON: All right.

MR. MCINTYRE: Correct me if I'm wrong, is there a roof plan right now?

MR. WEXLER: No.

MR. MCINTYRE: I think that, you know, legitimizes the question that we have, as well as, you know, what your answer is. I think it would demystify that if we had a roof plan and it was to say, existing equipment, existing vents. I just think that that would help everybody's understanding.

MR. WEXLER: It's not hard to generate since we're not changing anything. It's a survey of what's up there.

MR. MCINTYRE: Right. Exactly.

MS. CULLEN: I just wanted to say, that previously this has been a gym, it was a children's party area, and then it was, I guess, like an event storage space. The types of equipment that those type of businesses use versus a dry cleaner I think are different, so

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that's why we're concerned about the mechanics on the roof, on the building, and they're impact on the community. So thank you.

THE CHAIRPERSON: Is there anyone else from the audience that would like to question or comment?

(No comments.)

THE CHAIRPERSON: Does the board have any questions or comments regarding this application?

MR. GARCIA-BOU: I don't.

THE CHAIRPERSON: Are we ready to have the Planning Board take a look at it?

MS. UHLE: Maybe before you do that, do you want me to go over the list of comments?

MR. MCINTYRE: Yes.

MS. UHLE: These will be composed much more clearly when they are forwarded to the Planning Board:

We would like the applicant to address where trash will be stored, with an understanding that the Planning Board would very likely say that it may not be stored outside at any time, except on days that it's

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1 to be picked up.
2 We would like the owner and/or his
3 consultants to come to sort of explain the
4 operations with regard to the use and storage
5 of any kind of chemicals that are used for the
6 dry cleaning process.
7 We would like an understanding of the
8 anticipated hours of operation.
9 The Planning Board would like a better
10 understanding of when and how deliveries will
11 occur, with a concern about them possibly being
12 too early or too late where they create a noise
13 issue, or any kind of conflicts on site with
14 people coming to pick up the dry cleaning.
15 We would like more information about
16 rooftop mechanical equipment; where it's going
17 to be located; how it functions; what it's
18 going to look like.
19 MR. GARCIA-BOU: She mentioned
20 something about putting the roof layout part of
21 the package.

22 MS. UHLE: Yes. So as part of that,
23 you would need to show a roof plan. I'm also
24 going to follow up on the drainage. I don't
25

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1 think that's going to be a problem. If you
2 were increasing impervious surfaces or it were
3 new construction, it would have to go into a
4 dry well, but I think just directing it
5 slightly is going to be okay.
6 THE CHAIRPERSON: I just noticed on
7 the site plan, there are two corners of the
8 parking lot where it says, no parking. Is that
9 because of turning and not turning or handicap
10 or something? Why are those places determined
11 as not being --

12 MR. WEXLER: Because I think if you
13 park here, one can't get in. This is on the
14 survey.

15 MS. UHLE: That may be an accessible
16 space. We can double check that.

17 MR. WEXLER: What I don't like is, the
18 funeral establishment took away the stone here.
19 What's there now is horrendous. The owner of
20 this is trying to get them to rebuild some of
21 the walls, otherwise, that dirt will just come
22 right on to this parking lot.

23 THE CHAIRPERSON: Okay. So something
24 was removed, like a wall, like a knee wall?
25

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1 MR. WEXLER: On this property.
2 THE CHAIRPERSON: Okay.
3 MR. MCINTYRE: Again, I think that's
4 something -- just by looking at the plot plan,
5 the survey, it does look like the sort of
6 little build out does call it to be a stone
7 curb toward the north side of the no parking
8 area and the south side. So it does look like
9 maybe there's a stone curb around those
10 little --

11 MR. WEXLER: No. There was a stone
12 wall here, and then there's a jog, and then it
13 goes onto their property. This portion here
14 was removed.

15 MR. MCINTYRE: I get you. What I'm
16 saying is, we're asking about those two little
17 islands at the north and the south.

18 THE CHAIRPERSON: Where it says no
19 parking.

20 MR. MCINTYRE: Where it has the
21 hatched lines. There and the other side. Our
22 question is, what are they? Are they little
23 raised islands, are they curbed? The reason
24 I'm thinking they're curbed is because where
25

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1 you have your index finger right there, it does
2 call it to be a stone curb. It's a double
3 line.
4

5 MR. WEXLER: I'm not sure.

6 MS. UHLE: On the photograph, it's
7 shown as just stripes.

8 MR. MCINTYRE: Right. I'm assuming
9 it's all new paving. You're putting all new
10 blacktop in there?

11 MR. WEXLER: Yes. We're going to
12 strip it and re-blacktop it.

13 MR. MCINTYRE: So I think that just
14 needs to be clarified.

15 THE CHAIRPERSON: Also, if it is going
16 to be some sort of -- if there are any dead
17 spaces like that in the parking area where you
18 can't park a car anyway, could they possibly
19 put some green? You know, just something.
20 Pachysandra.

21 MR. WEXLER: I think they're going to
22 plant something along these two planters to
23 soften the environment.

24 THE CHAIRPERSON: Right, and to get
25 rid of some of that ground water. It is so

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1 impervious.

2 MS. UHLE: If they meet parking
3 requirements, and if they're repaving, also
4 provide an accessible space as well.

5 MR. WEXLER: They might have the
6 opportunity since they're doing this, to put a
7 trench drain here too. I have to discuss it
8 with the contractor.

9 MS. UHLE: All of those things will
10 need to be resolved before you come to the
11 Planning Board.

12 THE CHAIRPERSON: So with that being
13 said, all of the above items, I would like to
14 make a motion to move Application 22-29 along
15 to the Planning Board with a recommendation of
16 approval with all of those issues addressed.

17 MS. UHLE: You're approving the
18 aesthetics and asking the Planning Board to
19 address these other issues in more detail.

20 THE CHAIRPERSON: Exactly.

21 MS. UHLE: Okay.

22 THE CHAIRPERSON: Aesthetics only,
23 which is our purview. Thank you very much.

24 Next up on our agenda this evening is

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1 Application 22-35, 747 White Plains Road.

2 Thank you all residents for coming
3 down and bringing your questions because
4 they're all valid and they're all important.
5 The sooner the applicant has them, the sooner
6 they'll be able to get you answers.

7 MS. CULLEN: Thank you for the
8 opportunity.

9 MR. BARBUTI: Good evening, members of
10 the board. Dave Barbuti, architect,
11 representing Kaufman Eastchester. I'm here
12 tonight on a proposed facade modification.

13 Presently, it's a one story painted
14 brick building, has sort of a quirky canopy in
15 the front that I'm not really quite sure why it
16 was put there in the '50's when the building
17 was build, but it is there. It is going to be
18 removed as part of this application.

19 Originally, the owners were looking to
20 paint the existing brick, bring it back to a
21 brick color, terracotta color. Upon some
22 investigations since I did the initial
23 submission, basically it's really not an

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1 option. So what they plan to do was lath it,
2 stucco it in a sand color, which is the
3 rendering that I gave you today.

4 I had some conversations with
5 Margaret, and we spoke about embellishing the
6 rear elevation, which basically on the revised
7 plan we were going to stucco, but there are
8 some items in the back that we're also going to
9 embellish as part of this application.

10 The color of the stucco is going to be
11 sand. I have samples. It's a black
12 storefront. I've got some signage lighting
13 that will also be black. We're going to
14 replace the coping on the top with a black
15 aluminum coping. I have samples here so you
16 can see the materials, the colors.

17 MR. GARCIA-BOU: You said you have the
18 samples?

19 MR. BARBUTI: Yes.

20 (Presents samples to the Board.)

21 THE CHAIRPERSON: I know this is kind
22 of just representational, but are you proposing
23 that all the signage on the building be the
24 same, be the same type of signage.

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1 MR. BARBUTI: It will be the same type
2 of lettering. We'll try to make it consistent
3 throughout instead of having, you know --

4 THE CHAIRPERSON: So you will be --

5 MR. MCINTYRE: Is it pin mounted; is
6 it flat on the board?

7 MR. BARBUTI: It's pin mounted. It
8 will be pin mounted. They're going to talk to
9 a sign guy and they will be here under a
10 separate application, but that's the intent.

11 THE CHAIRPERSON: Okay. So then the
12 tenants that are there now, I don't know how
13 many are there that are staying. I know the
14 drapery center, that's gone.

15 MR. BARBUTI: Right. So basically the
16 last two on the south end, the last two stores
17 are vacant at this point. They have a new
18 tenant that's going to be going in there.
19 They're actually going to join the two stores,
20 and I'll be filing that probably within the
21 next two weeks. I'm not sure -- I know there's
22 a nail salon and the eyeglass place, I know
23 they're still there. I'm not sure what's going
24 on with the other tenants at this point. The

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intent is to try to bring some conformity into the facade of the building.

THE CHAIRPERSON: We have a lot of goosenecks here. There's --

MR. MCINTYRE: 24.

THE CHAIRPERSON: That's a lot.

MS. UHLE: So they're showing four over each sign.

MR. BARBUTI: Four over each sign, right.

THE CHAIRPERSON: But are there that many modules here? No. This is like one, two, three, four, five, six.

MR. BARBUTI: There are six spaces.

MR. MCINTYRE: It sounds like there might be only five.

MR. BARBUTI: There might only be five.

MS. UHLE: If the name of the store is Fox or something, you know, it looks a little more --

THE CHAIRPERSON: Imposing.

MS. UHLE: -- when it says, Tenant Signage, Tenant Signage. There would be a

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little more variety.

MR. BARBUTI: We can address, you know, the goosenecks once the owner talks to the tenants and we figure out a sign design. So it might be three, you know, goosenecks at that point.

THE CHAIRPERSON: Is this something that the owner is like -- is part of his request all these goosenecks, or that kind of a look for lighting on the building or --

MR. BARBUTI: That's something just probably typically we most likely do that when it comes to some building mounted signage. If it seems offensive, I could, you know, remove them. We could do back lit some sort of signage on it.

MR. MCINTYRE: I think the concern that sort of strikes me right off the bat just looking at the cadence of these elevations and, you know, the 4 times 6 equals 24, I just think that's a lot. I think if you're looking at it in somewhat of an isolated situation, I think it's less imposing. So for me looking at the cadence of these 6 of 5 storefronts with 4

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goosenecks at every location, I just -- I don't think that's the right -- I think that's too much of the same thing, and I think it becomes overwhelming. If one of those were out, it would sort of knock off the whole balance of all of the other storefronts. I think if there was another option in terms of lighting, whether it's -- I'm assuming -- and again, correct me if I'm wrong -- as part of the landlord's obligation in attracting tenants, there would be some contribution towards their signage; is that the intent?

MR. BARBUTI: I'm not quite sure what the leases say. I could actually go back, I could talk to them.

MR. MCINTYRE: Right. But based on this application I think, you know, the tenant would be agreeing to what you're proposing and what you're getting approval for as part of this aesthetic upgrade; right?

MR. BARBUTI: Correct.

MR. MCINTYRE: So I think there would be subsidy as part of the landlord's ownership of the building, right, and looking to lease

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the space.

MR. BARBUTI: Right.

MR. MCINTYRE: I just think that if there was a softer way or a more consistent and other way of addressing the lighting on some of these signs that's not as repetitive as these goosenecks, because if one is out, it's going to draw attention to the other 23. If one is slightly out of alignment, if it's bent, if it's not shining the correct way, I just think it upsets the whole cadence and symmetry of the sum of the parts. I just think that that's something that would bother me as a board member. As somebody who was driving by and would look at this, that would just be a little bit of an irritation to me. I just think that's a problem in the making.

THE CHAIRPERSON: The other issue is, that right now we're dealing with these pseudo names of tenant signage, which are all the same length, and these four goosenecks would suffice. But on a small, one word thing, it could be right in the middle where there's no lighting. Because you've set the thing up here

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1 to be those four, and then you have four hot
2 spots, that's what happens with goosenecks, and
3 then your small, four letter like a Fox or
4 whatever, like a small sign, really looks like
5 it doesn't even belong on the building.

6 MS. UHLE: I was just going to make
7 two comments.

8 One, in a way it's sort of similar,
9 and completely different, from the shopping
10 center in Chester Heights where they all have
11 the gold letters on the black backgrounds and
12 they all have three gooseneck lamps. The big
13 difference is, that building has so much going
14 on in terms of brick and Tudor style. Even
15 maybe just have halo lit letters or something
16 like that, and eliminate that completely. It's
17 kind of a cleaner look.

18 I think also since it's very stark
19 with the -- I don't know, again, if the signage
20 lettering is proposed to be black, but I think
21 that would be a little bit softer, too, just
22 having the halo lit letters.

23 MR. MCINTYRE: Yes. I think it's too
24 similar, and I think while symmetry is always

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1 good in architecture, I think this is too
2 repetitive.

3 MR. BARBUTI: Okay.

4 MR. MCINTYRE: I think if maybe it's
5 something that can be considered where you do
6 have some type of contribution or landlord
7 contribution as part of illuminating the sign,
8 and maybe you have, you know, one tenant may
9 prefer this type of sign and a gooseneck, other
10 may want something that's backlit pin mounted
11 letters, something else may have some sort of
12 a, you know, like a picture frame like Burrata
13 has in town where it's kind of lit from above
14 as opposed to the goosenecks. So I think
15 there's pros and cons. I think too much of the
16 same thing often times is not always the best
17 thing.

18 THE CHAIRPERSON: I think the best
19 thing you could do for the tenants and for the
20 landlord, in my opinion, is just for them to
21 have the access to the space where you need to
22 put -- if you're going to put the electric,
23 somehow that they have the access to that. I
24 don't know how this building is and whether

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1 that's -- you know, behind the sign right here,
2 is that something that's actually outside or is
3 it inside the building; is it accessible; is it
4 not accessible? Now that you're messing up the
5 facade anyway, just make it so -- also, with
6 LED, there's a lot less space necessary for
7 things, but to be able to have that
8 accessibility, that would be the best thing.

9 MR. BARBUTI: Okay.

10 MR. MCINTYRE: Because, you know, some
11 tenants may not want to have an illuminated
12 sign. Right? Like the Clothes Doctor, I'm
13 sure -- not to get into a prior application --
14 they may close at 6:00 on a Saturday. Not
15 every business is looking -- signage is very
16 peculiar; right? Some tenants are very
17 specific, this is what they want and this is
18 how they want it. Others are a little more
19 open minded to having a really nice sign and
20 having an illuminated sign. I think as long as
21 you have the capability and infrastructure
22 there to illuminate the sign, I think the
23 upgrades you're proposing to the facade is
24 clearly --

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1 THE CHAIRPERSON: Cleaning it up.

2 MR. MCINTYRE: -- An improvement and
3 something that's going to enhance the current
4 condition of the building. I just think that,
5 you know, the repetition of what you show with
6 regard to these goosenecks, I think it's a
7 little bit too imposing, in my humble opinion.

8 MR. BARBUTI: Okay.

9 THE CHAIRPERSON: What about the other
10 parts of the building; the back, the side?
11 This we have the side, the left side elevation.

12 MR. BARBUTI: The left and right sides
13 will also be stuccoed. The rear elevation,
14 which is actually on the bottom of the sheet
15 that I gave you, for some reason the windows
16 and doors didn't apply. I didn't realize that.
17 So something happened there. We are going to
18 re-stucco the outside. There is a green
19 standing seam metal roof that's a canopy there.
20 I'll probably spray that black so there's some
21 uniformity between the buildings from the front
22 to the sides.

23 On the southern side of the building,
24 the corner part unit was a bank at one point.

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1 It was probably a Manufacturer's Hanover back
2 in the day just by the grading that I see on
3 the facade. It's gold now. We're going to
4 spray that black as well.

5 MS. UHLE: Do you want to see an
6 elevation of that?

7 THE CHAIRPERSON: The back?

8 MS. UHLE: Yes.

9 THE CHAIRPERSON: Yes. Yes, for sure.
10 Whatever you're doing to it, if you're spraying
11 whatever black. At this point, I don't think
12 we even have a -- do we have a photograph of
13 it?

14 MR. BARBUTI: I have it here.

15 THE CHAIRPERSON: Okay.

16 MR. BARBUTI: It's quite a long strip,
17 so I try to piece it together, but I'll get a
18 better picture of it.

19 So basically what happens is at the
20 Clothes Doctor where there's a break in the
21 building, there at some point in time was a
22 standing seam metal roof put on that runs the
23 entire length of the back of the building.

24 MR. MCINTYRE: I may have missed it,

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1 but the coping stone or the cornice on top of
2 the parapet, is that --

3 MR. BARBUTI: Right now, it's clear
4 anodized aluminum. We are going to go back and
5 put black.

6 MR. MCINTYRE: Okay. So it's a new
7 capping. Okay.

8 THE CHAIRPERSON: Was this stripe here
9 or it just happened to be here?

10 MR. BARBUTI: No, it just happened to
11 be on the same page. It's the black.

12 MR. GARCIA-BOU: Like they said, this
13 is a hundred percent better than what was here.
14 I like the design, so I don't have an issue
15 with that. The only thing is the lighting and
16 just deal with the signage.

17 MS. UHLE: I do think -- Laura, you
18 can correct me if I'm wrong -- ultimately, any
19 signage has to come before the sign committee,
20 which you're aware of. I think that can be
21 kind of tied into the proposed lighting as
22 well. I think if the applicant is going to
23 come back next month anyway, that you might
24 want to talk -- I think, unfortunately, it

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1 looks more repetitive, again, just because it
2 all says, tenant signage, tenant signage,
3 tenant signage. On one hand, I know Enda was
4 saying, you know, maybe let tenants do what
5 they want kind of thing, but we do have a lot
6 of shopping centers that look quite nice where
7 there is consistent signage. There's variety
8 because the names are different.

9 THE CHAIRPERSON: Or even the font is
10 different but the color is the same.

11 MS. UHLE: So maybe work with the sign
12 person to kind of think about what the landlord
13 would like to do, and then maybe when you come
14 back to the ARB, address that. Ultimately,
15 it's still the sign committee, but I think you
16 got the point with regard to the gooseneck
17 lamps.

18 MR. BARBUTI: Right. I was going to
19 suggest that. I mean, I have a couple of weeks
20 where I could actually sit with their sign
21 people and we can --

22 MS. UHLE: Kind of think of it
23 through.

24 THE CHAIRPERSON: If you can, if you

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1 know there are X amount of tenants that are
2 going to be staying there, use their names. It
3 will give us a better idea of how it's going to
4 look anyway.

5 MR. BARBUTI: Sure.

6 THE CHAIRPERSON: So then I would like
7 to make a motion to open Application 22-35 for
8 a public hearing.

9 MR. GARCIA-BOU: Second.

10 THE CHAIRPERSON: All in favor.
11 (AYE)

12 THE CHAIRPERSON: Is there anyone here
13 that has questions or comments for this
14 applicant?

15 (No comments.)

16 THE CHAIRPERSON: So then I would
17 recommend that this application, 22-35, will
18 return to us next month with those recommended
19 changes.

20 MR. MCINTYRE: Thank you very much.

21 MS. UHLE: You do not need to
22 re-notice, you're just carried on the agenda as
23 adjourned.

24 THE CHAIRPERSON: We'll keep all of

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1 this. Guys, remember not to throw this stuff
2 away. I'm reminding myself as I say it.

3 Next up on our agenda this evening is
4 Application 22-36, Sephora, 670, (aka 696)
5 White Plains Road.

6 MR. KARTY: Hello. Good evening. My
7 name is Ben Karty from Zyscovich Architects
8 representing Sephora for the Vernon Hills
9 Shopping Center.

10 Currently, this Sephora is located in
11 a group of buildings, 670, 680, 696 and 700.
12 We're looking at tenanting a space between a
13 currently existing Sweetgreen and then a tenant
14 to be decided.

15 THE CHAIRPERSON: So you're taking the
16 old Wine Stop and part of the old Ann Taylor?

17 MR. KARTY: Right. This is the
18 Serafin, the Sweetgreen, and then it's going to
19 be part of the Ann Taylor, and the Ann Taylor
20 will be tenanted at some point in the future.

21 This presentation is part of a new
22 facade that's going to be put on for Sephora.
23 It's basically -- don't mind the signage, this
24 is going to be coming back for the signage

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1 committee. It's a little big. As you can see
2 from the other picture, they really like their
3 big letters. So I'll be reporting back to them
4 on some direction.

5 THE CHAIRPERSON: Okay.

6 MR. KARTY: Ultimately, we're looking
7 at glass, metal and a stone. I'm going to put
8 this down. Actually, how do I do this? I'll
9 be back. So we're going to be using insulated
10 glass that is energy compliant. It's one inch
11 and two layers of one quarter. The metal panel
12 is going to be a typical Alpolic, just a black
13 finish, and so are the mullions as well for the
14 storefront.

15 Then the two sides are going to
16 consist of a black granite and a type of white
17 crystalline glass. So it's going to be
18 basically -- it's going to be a polished
19 facade, as you kind of see from their type of
20 branding that they use. It's kind of the same
21 thing.

22 THE CHAIRPERSON: This seems to have
23 the granite underneath and the top part.
24 You're saying that's going to be metal?

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1 MR. KARTY: This is going to be a
2 metal panel.

3 THE CHAIRPERSON: Okay.

4 MR. KARTY: Then there's going to be a
5 canopy that's made out of black Alpolic as
6 well. Then at the bottom because of the slope
7 of the grade, we're going to be using a black
8 granite as well as a base. So it will be
9 granite, glass, granite, glass. Then this is a
10 final image of what it will look like. So
11 there's a black metal mullion. It's going to
12 have two sort of piers on the left and right
13 side, and then there's going to be a black
14 granite on the bottom. This will be a
15 combination of the white glass, black granite,
16 white glass, black granite, so on and so forth.
17 That is what I have to present.

18 THE CHAIRPERSON: What's the last
19 thing you said?

20 MR. KARTY: That's all I have to
21 present.

22 THE CHAIRPERSON: Oh, Okay.

23 MR. MCINTYRE: They're all
24 prefabricated like pilasters that are just

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1 applied in place?

2 MR. KARTY: Are you talking about
3 these?

4 MR. MCINTYRE: Yes.

5 MR. KARTY: No. These are all cut to
6 made. They're all custom pieces. With the
7 drawings that we've produced that are part of
8 the application that's currently in, these are
9 all custom cut to align to specific points and
10 align with specific elements of the facade.

11 MR. MCINTYRE: The sign, granted, it's
12 twice the size, I guess, it should be?

13 MR. KARTY: It's about 30 percent more
14 than it should be. It ultimately will be about
15 two feet high. Right now, it's showing three
16 feet.

17 MS. UHLE: What's permitted is
18 18 inches. It's 36. So the pin mounted
19 letters are twice as large. If it were a wall
20 mounted sign, the sign itself can be 24 inches.

21 THE CHAIRPERSON: The letters on the
22 sign or off a sign, the maximum letters are 18.

23 MR. KARTY: Oh, God, I misread that
24 part I guess.

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MS. UHLE: But again, that's something you can discuss in more detail with the sign committee. What I did say was, that 36 inch letters would not be -- partially -- again, I don't want to speak for the sign committee, but if you look at that in context with the signs on either side, it's just overwhelming.

MR. KARTY: It's overbearing, yes. I've already taken a look at it. Some of them are as small as a foot and others barely go over --

THE CHAIRPERSON: I think that Sweetgreen, if I remember correctly, the majority of the letter sizes, it's all lower case, so without the upper -- what do they call the thing that hangs down and goes up? There's a specific name for it in the font. Basically that's 18 inches.

MR. MCINTYRE: Upper case and lower case?

THE CHAIRPERSON: No. It's just like the Y and the P, the things that go up and down.

MR. KARTY: The ups and downs.

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THE CHAIRPERSON: Superseding or --
MR. KARTY: From the highest point of any letter to the lowest point of any letter is going to be a maximum of 18 inches. We're not going to have that issue here because they're all capital. For instance, on the New York Sports Club, which is down the street, which we're going to be talking about on another application, suffers from that problem. So, yes, we're aware of that.

MR. MCINTYRE: So the sign, Sephora, right, it's raised letters; they're illuminated?

MR. KARTY: They're going to be a self illuminated sign, yes.

THE CHAIRPERSON: Which is okay being that it is 75 feet or more back from the road.

MR. KARTY: Understood.

THE CHAIRPERSON: That's allowed.

MR. KARTY: I'm sure Sephora is coming back to you guys at some point for the sign committee. You're not going to see me for that, but you'll see somebody representing for them for their signage.

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THE CHAIRPERSON: The sign people?

MR. KARTY: Yes.

THE CHAIRPERSON: It looks very neat and clean.

MR. KARTY: That's their brand.

MR. GARCIA-BOU: Sounds good to me.

THE CHAIRPERSON: It's a nice installation. I'm kind of happy to see that shopping center kind of developing into being not just plain beige along that whole thing.

MR. KARTY: They are trying, yes.

THE CHAIRPERSON: Yes. It's nice.

MR. KARTY: I don't know if you want to see any of the other materials. I'll bring them over. Hold on.

This is not the glass. We couldn't get a hold of the other crystalline glass, but it's going to be a glass type. It's going to be white --

MR. MCINTYRE: So that painted glass?

MR. KARTY: It's not going to be painted glass. The crystalline glass that they're going to use is actually a full body crystalline glass type. It's full ceramic.

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The black granite is an actual stone, but the white that they use, we don't use any type honed marble or polished marble because marble is too porous, it picks up a lot of stuff. They started to use a crystalline like full body type of glass that's essentially polished. I wanted to give you that so at least you had an idea of the shiny black. If I didn't bring it, I would have had a problem sort of explaining it. So I just brought it to describe.

MR. MCINTYRE: Okay. No problem. And the fascia, the sign fascia is just sprayed brake metal, right, like aluminum?

MR. KARTY: This sign fascia?

MR. MCINTYRE: Yes.

MR. KARTY: Oh, yes. It's an Alpolic. It's an aluminum composite metal. I don't know if it's going to be Alpolic or -- what's the other one? It's some aluminum.

THE CHAIRPERSON: But there won't be any ripples in it?

MR. KARTY: No.

MR. GARCIA-BOU: What's the thickness

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 2 of the aluminum you're using?
 3 MR. KARTY: The thickness?
 4 MR. GARCIA-BOU: Yes.
 5 MR. KARTY: Oh my, it's got to be
 6 larger than, what is it, .08 or something like
 7 that. The composite material is two layers of
 8 aluminum sandwiched with a plastic middle part,
 9 and that's what keeps the waviness from
 10 happening. So that's what we're going to be
 11 doing. That's what we're using.
 12 THE CHAIRPERSON: So what makes it
 13 look like what appears --
 14 MR. KARTY: Oh, no, it will look like
 15 this.
 16 MR. MCINTYRE: I'm sure you guys roll
 17 this out --
 18 MR. KARTY: Me, personally, no. I
 19 don't work for Sephora, but I'm representing
 20 Sephora for the landlord that's doing the
 21 landlord work. As the landlord architect,
 22 we're responsible for the exterior facade.
 23 We've worked with them to try to emulate their
 24 brand. So, yes, they do it all over the place.
 25 We're just making sure that it goes here

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 2 correctly.
 3 MR. MCINTYRE: So who's coordinating
 4 their return here? You referenced they're
 5 coming back for the sign.
 6 MR. KARTY: I do not know. There is a
 7 company called OLA, I don't know what they
 8 stand for, but that's their architect that they
 9 use. I assume it's going to be someone from
 10 that architectural firm.
 11 MR. MCINTYRE: Okay. So I guess the
 12 only point that I think may be worth making is,
 13 as part of that return presentation, right,
 14 which it sounds like they're coming back
 15 because right now the sign is twice --
 16 MS. UHLE: So every sign goes before
 17 the sign committee. Laura is the Chairman of
 18 the sign committee. We don't issue a permit
 19 for the sign until the sign committee approves
 20 it. So things technically don't get lost in
 21 translation. I indicated to the architect, Mr.
 22 Karty, sort of clarified some of the sign
 23 regulations that he's going to forward to
 24 Sephora.

25 MR. KARTY: Yes.

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 2 MR. MCINTYRE: You just want all of
 3 that to be captured as part of that return
 4 trip?
 5 MS. UHLE: And it would have had to
 6 have been anyway.
 7 MR. MCINTYRE: Right. Okay. So then
 8 it's a moot point.
 9 THE CHAIRPERSON: Other than that,
 10 we're good. I would like to open Application
 11 22-36, Sephora, for a public hearing. Is there
 12 anyone here that -- No? Comments, questions,
 13 whatever? Okay.
 14 (No comments.)
 15 THE CHAIRPERSON: So then we can close
 16 the public hearing. I would like to make a
 17 motion to close the public hearing for
 18 Application 22-36.
 19 MR. GARCIA-BOU: Second.
 20 THE CHAIRPERSON: All in favor.
 21 (AYE)
 22 THE CHAIRPERSON: So then I would like
 23 to make a motion to pass along this
 24 application, 22-36, to the Planning Board, with
 25 a recommendation of approval with the -- except

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 2 for the signage; otherwise, yes.
 3 MR. KARTY: Thank you, board. I
 4 appreciate it.
 5 MR. MCINTYRE: Okay. Good luck.
 6 THE CHAIRPERSON: Thank you. Our last
 7 item on the agenda in evening, 22-37, for 7
 8 Longview Drive. Good evening.
 9 MR. CAMPANA: Good evening, Chair,
 10 members of the board. I'm Louis Campana,
 11 architect on behalf of the applicants, Amanda
 12 and Carl Anderson. 7 Longview Drive is a lot
 13 situated in the R-6 zone. It's 7,190 square
 14 feet. Currently on site is a two and a half
 15 story stone and framed dwelling.
 16 Here we have some photographs of the
 17 existing dwelling. It consists of asphalt
 18 roofing, replace windows, stone veneer, vinyl
 19 siding.
 20 Here's a site plan. You can see the
 21 unhatched area is the existing footprint of the
 22 house. All the areas hatched are the proposed
 23 expansions.
 24 Towards the front, we have a covered
 25 porch. Towards the rear, we have a two story

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1 addition with a side entrance towards the north
2 side. We also have stairs going to the rear
3 yard from the family room, and a stairwell
4 going to the basement along the southern side
5 of the rear addition.

6 Here are the proposed elevations. So
7 here at the front elevation -- the front
8 elevation is the western elevation -- here you
9 could see the front portico. The front portico
10 will have a gable roof supported with columns,
11 and then a shed roof, which would span between
12 the new gable roof and terminate into the side
13 of the garage. In the photos, you the saw that
14 the garage roof was actually turned 90 degrees,
15 the existing roof. So you saw the asphalt
16 roofing receding back into the distance. What
17 we've done here, in order to terminate or allow
18 the roof over the front porch to terminate
19 properly, we lifted the plate height of the
20 garage and turned the gable facing forward.

21 We're also replacing and extending all
22 of the rake boards to give it depth. Same
23 thing with the eaves. Replacing all the siding
24 with arctic white Hardie Board, six inch

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1 exposure. We will be replacing the garage
2 door, also making it a bit taller. That will
3 be a Sapele Mahogany door painted white. All
4 the proposed window casings will be made of
5 AZEK and painted white as well, and that will
6 be capped with a solid crown. We'll be
7 replacing all the windows with Andersen 400
8 series casement windows with simulated divided
9 light, two over two in terms of light cut. We
10 will be extending the existing front porch over
11 to the side of the garage, which would have
12 field stone veneer and blue stone flat surface
13 and coping. The existing brick chimney will
14 remain, so we won't be doing that, but it will
15 be re-flashed because we will be replacing the
16 roof with new asphalt roofing in charcoal
17 color.

18 This is the side elevation here. You
19 see the side profile of the garage in the
20 distance, and then the front portico just in
21 front of that. Here's the existing chimney.
22 Then we have the addition towards the rear.
23 Here, this will consist of the new stair which
24 goes from the basement all the way to the

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1 second floor. We'll have a gable off of that
2 towards the rear yard. Here's the side of the
3 stairs. Then the railing, which will be a
4 black iron rail with square rectilinear
5 profiles, and that will go down to the
6 basement.

7 So here we have the eastern rear
8 elevation and the north elevation. Here's
9 another gable facing the rear yard. We have
10 the kitchen windows here, and then windows in
11 the master bathroom up above. This large
12 bi-parting slider door. So we have two fixed
13 panels on the ends, and then two operable
14 bi-parting doors in the center, that's the
15 family room, and then we have the two windows
16 of the master bedroom just above that.

17 On the northern elevation, we have our
18 side entrance, again, masonry veneer, field
19 stone veneer with a black iron rail, and then
20 we have this roof covering here, and then the
21 side entrance door centrally located.

22 Here's a street-scape showing the two
23 houses on either side of 7 Longview. The scale
24 is very similar from the street. The roof

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1 height doesn't change in terms of the mass at
2 the front of the house, but at the back the
3 ridge does get taller but the pitch remains the
4 same.

5 Here are some of the materials for
6 representation. Andersen windows, they're
7 going to be white windows. We have the Hardie
8 clapboard siding, the charcoal roofing, the
9 gutters. The gutters are going to be five inch
10 half round aluminum gutters, white. Then the
11 wall sconces around the house will be the
12 Devaux half square scone from Restoration
13 Hardware.

14 Here are some of the samples. The
15 roofing. Typical AZEK. This is raw AZEK, but
16 this will be painted white. This is the Hardie
17 Board but not the color. This is a pearl gray,
18 but we're going to be going with the arctic
19 white, just the material. This is the aluminum
20 material for the windows, exterior cladding
21 from Andersen. The decking, the decking on the
22 stair towards the rear. That's it.

23 One thing I -- well, if you have any
24 questions, I'll field questions from the board.

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1 THE CHAIRPERSON: I had a question on
2 the right side elevation and the left side
3 elevation. I noticed on the ground floor,
4 there are no windows on like the right side,
5 the right side of the right side, and the left
6 side, the left side of the left side. Are
7 there constraints inside the building that kind
8 of make that happen?

10 MR. CAMPANA: Yes. So here's the
11 first floor plan. So the north side is here,
12 that's where the side entrance is located.
13 Then -- I'm sorry -- yes -- and then the south
14 side is where the stair going down to the
15 basement is located. So as you can see here,
16 here's the side entrance door. Here's our
17 kitchen. So we have a bank of cabinets that we
18 wanted to maximize storage and functionality,
19 so we don't have windows there. It's a 10 foot
20 setback to the property line, so it's towards
21 the rear of the house, and it's not too
22 visible. Quite frankly, the house next door is
23 pretty close, so we tried to minimize those
24 openings as much as possible.

25 Here on this side, that's where they
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1 would have a TV, a built-in. Again, close to
2 the neighbor's home on that side as well.
3 These are existing, those windows flanking the
4 fireplace in the living room. The stair, the
5 purpose for locating the stair here and adding
6 those windows which go up that stair tower, if
7 you want to call it that, that will help filter
8 some light through into this living space.

10 THE CHAIRPERSON: Okay. Got it. So
11 essentially both of those walls are kind of
12 towards the back of the house anyway.

13 MR. CAMPANA: Yes.

14 MR. MCINTYRE: I have one question,
15 and again, it's maybe not related to our
16 responsibility as part of our review as the
17 Architectural Review Board. Just looking at
18 the addition, the new addition on the back,
19 right, and specifically A-200, the basement
20 level, because you're looking to have a 9 foot
21 ceiling height there and the existing ceiling
22 height in the current home at the cellar level
23 is just under 7 feet, 6.2, have there been
24 borings done? Do you have to underpin the rear
25 wall of the existing?

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1 MR. CAMPANA: Yes. So in our building
2 plans, we have our cross sections, and this
3 entire section of the foundation is all
4 underpinned.

6 MR. MCINTYRE: Okay.

7 MR. CAMPANA: Yes. The owner is six
8 foot seven tall, so hence the nine foot
9 ceiling.

10 MR. MCINTYRE: Right. I figured to
11 dig it out three feet, you're probably going to
12 be under the strip footing of the rear of the
13 home.

14 MR. CAMPANA: Exactly.

15 MR. MCINTYRE: Okay.

16 THE CHAIRPERSON: Well, that makes
17 sense.

18 MR. CAMPANA: Yes. 6.8 doors don't --
19 you can't do that.

20 MR. MCINTYRE: Do we have samples?

21 MR. CAMPANA: Samples, yes.

22 THE CHAIRPERSON: There's a whole --

23 MR. CAMPANA: I have samples here as
24 well.

25 THE CHAIRPERSON: These sconces that
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1 are presented here are going on either side of
2 the front door or -- where are they going? The
3 square sconce, bronze.

5 MR. CAMPANA: If you look at the
6 columns on either side of the main portion of
7 the portico, you could see they're dashed in.
8 They're actually behind the columns on the wall
9 of the house.

10 THE CHAIRPERSON: Okay. Yes.

11 MR. CAMPANA: I have them flanking the
12 garage door. There will be one, which is not
13 visible, down at the stairs going to the
14 basement. Then we have them flanking the
15 mudroom door on the side of the house, and also
16 the family room at the rear.

17 THE CHAIRPERSON: There's a white.

18 MR. CAMPANA: I'm sorry.

19 THE CHAIRPERSON: There's a lot of
20 white. White gutters, white windows, white
21 siding. The roof is the dark charcoal; right?

22 MR. CAMPANA: Dark, yes. The door is
23 the going to be a stained Sapele Mahogany, the
24 front door.

25 THE CHAIRPERSON: Like a mahogany
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2 stain, like natural?

3 MR. CAMPANA: Yes. Yes.

4 MR. MCINTYRE: The garage door, is

5 that like a --

6 MR. CAMPANA: It's going to be painted

7 white.

8 MR. MCINTYRE: Wood or is it --

9 MR. CAMPANA: Sapele Mahogany exterior

10 front, but insulated with an aluminum backing.

11 MR. MCINTYRE: Okay. I do like the

12 detail of the half round gutters. Is that

13 something that you --

14 MR. CAMPANA: I would do copper if I

15 could.

16 MR. MCINTYRE: Typically, you don't

17 really see that. That's more of a European --

18 MR. CAMPANA: It is. What I like

19 about it is the brackets that create that

20 detail along the front.

21 MR. MCINTYRE: Right.

22 MR. CAMPANA: It gives it more of an

23 authentic look.

24 MR. MCINTYRE: Yes, I agree.

25 THE CHAIRPERSON: It's funny, though,

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2 because when you see the little bits and

3 pieces, it looks like PVC almost, but when you

4 see the picture of it together, it looks

5 unique.

6 MR. MCINTYRE: Yes. That's not the

7 norm.

8 MR. CAMPANA: No, it's not.

9 MR. MCINTYRE: The devil in the

10 details.

11 MR. CAMPANA: That's true.

12 MR. MCINTYRE: I don't need to tell

13 you that; right?

14 MR. CAMPANA: That's true.

15 MR. MCINTYRE: It's very nice. Very

16 elegant, very well appointed.

17 MR. GARCIA-BOU: I agree.

18 MR. CAMPANA: An improvement.

19 MR. MCINTYRE: Absolutely. Big time.

20 THE CHAIRPERSON: The windows, the two

21 over two is like nice and consistent. It

22 doesn't look messy. Considering that, you

23 know, there was an existing house here, right,

24 so --

25 MR. MCINTYRE: You can see it.

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2 MR. GARCIA-BOU: A complete

3 presentation.

4 MR. CAMPANA: Also, the depth of the

5 eaves and the rakes I think give it another

6 sort of dynamic.

7 MR. MCINTYRE: Exactly. There's a lot

8 going on. The site plan on CS-1, you do

9 indicate what looks like an AC condenser. Is

10 it just one condenser? I know it's like a 2600

11 square foot house. Is it one condenser? Is

12 that a fair representation of --

13 MR. CAMPANA: That's an existing

14 condenser. Most likely, we're going to be

15 adding another one next to it. The HVAC will

16 be issued under a separate application with the

17 Building Department.

18 MR. MCINTYRE: Is that rectangle

19 representative of actual size? I guess you do

20 have an 11 foot 9 setback and it's behind the

21 chimney breast. Again, not necessarily looking

22 to, you know, focus on, you know, this site

23 plan, but again, I think if there's another

24 condenser being proposed, you want to show it

25 on there to make sure that it's indicated on

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2 there because I'm assuming they're probably

3 going to have more than one zone in this home.

4 MR. CAMPANA: Correct. It most likely

5 will be located -- we'll show that in front of

6 the Planning Board -- underneath the window

7 here between the corner of the living room and

8 the stairwell.

9 MR. MCINTYRE: Right. You do have

10 some capability with your setbacks.

11 MR. CAMPANA: Yes. It keeps it

12 farther away from the property line as well.

13 THE CHAIRPERSON: Okay. Is there

14 anything else that you think, guys, needs to be

15 included on the plans for the Planning Board,

16 other than the HVAC?

17 MR. GARCIA-BOU: Do they need to show

18 any landscaping or anything like that?

19 MS. UHLE: No. Landscaping is only

20 required for completely new construction.

21 THE CHAIRPERSON: Okay. But it's

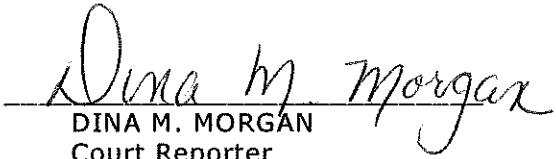
22 always helpful.

23 MS. UHLE: Most people do --

24 MR. CAMPANA: Amanda's father owns a

25 landscaping business.

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<p style="text-align: right;">89</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 MR. MCINTYRE: So let's just say it's</p> <p>3 probably going to look nice.</p> <p>4 MR. CAMPANA: Her maiden name is</p> <p>5 Forgione.</p> <p>6 MS. UHLE: I've said this before, I</p> <p>7 think for additions and alterations when people</p> <p>8 are forced to do a landscape plan, they</p> <p>9 actually do something that's not as elaborate</p> <p>10 as they would when they have more time and</p> <p>11 money to do it, and we get a lot of Junipers.</p> <p>12 Sometimes I think people are better off doing</p> <p>13 it themselves.</p> <p>14 THE CHAIRPERSON: Yes. Especially</p> <p>15 when their father owns a landscaping business.</p> <p>16 We didn't open the public hearing.</p> <p>17 Technically I will open Application 22-37 for a</p> <p>18 public hearing.</p> <p>19 MR. GARCIA-BOU: Second.</p> <p>20 THE CHAIRPERSON: All favor.</p> <p>21 (AYE)</p> <p>22 THE CHAIRPERSON: I doubt there's</p> <p>23 anybody here because there's nobody here.</p> <p>24 (No comments.)</p> <p>25 THE CHAIRPERSON: I'll make a motion</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">91</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 THE CHAIRPERSON: Thank you and</p> <p>3 goodnight.</p> <p>4</p> <p>5 (Meeting adjourned.)</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>
<p style="text-align: right;">90</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 to close the public hearing for Application</p> <p>3 22-37.</p> <p>4 MR. MCINTYRE: Second.</p> <p>5 THE CHAIRPERSON: All in favor.</p> <p>6 (AYE)</p> <p>7 THE CHAIRPERSON: So then I would like</p> <p>8 to make a motion to pass Application 22-37</p> <p>9 along to the Planning Board with a</p> <p>10 recommendation of approval with the notes about</p> <p>11 the AC to be indicated on the plans for the</p> <p>12 Planning Board.</p> <p>13 MR. CAMPANA: Sounds good.</p> <p>14 MR. MCINTYRE: Very nice job.</p> <p>15 THE CHAIRPERSON: We appreciate your</p> <p>16 nice work.</p> <p>17 MR. CAMPANA: Thank you.</p> <p>18 MR. GARCIA-BOU: Good work.</p> <p>19 MR. MCINTYRE: Thank you very much.</p> <p>20 THE CHAIRPERSON: I would like to make</p> <p>21 a motion to close the October 6th, 2022</p> <p>22 Architectural Review Board meeting.</p> <p>23 MR. GARCIA-BOU: Second.</p> <p>24 THE CHAIRPERSON: All in favor.</p> <p>25 (AYE)</p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>	<p style="text-align: right;">92</p> <p>1 EASTCHESTER ARB - 10/6/22</p> <p>2 C E R T I F I C A T I O N</p> <p>3</p> <p>4 STATE OF NEW YORK)</p> <p>5) SS.</p> <p>6 COUNTY OF WESTCHESTER)</p> <p>7 I, DINA M. MORGAN, Court Reporter and</p> <p>8 Notary Public within and for the County of</p> <p>9 Westchester, State of New York, do hereby</p> <p>10 certify:</p> <p>11 That the above transcript was taken from</p> <p>12 a video of the actual hearing. I was not</p> <p>13 present for such hearing. The video was taken</p> <p>14 and transcribed by me to the best of my</p> <p>15 ability.</p> <p>16 And, I further certify that I am not</p> <p>17 related to any of the parties to this action by</p> <p>18 blood or marriage, and that I am in no way</p> <p>19 interested in the outcome of this matter.</p> <p>20 IN WITNESS WHEREOF, I have hereunto set</p> <p>21 my hand this 28th day of October, 2022.</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: center;">  DINA M. MORGAN Court Reporter </p> <p style="text-align: center;">DINA M. MORGAN, REPORTER</p>

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CORRECTION SHEET

PAGE

CORRECTION

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