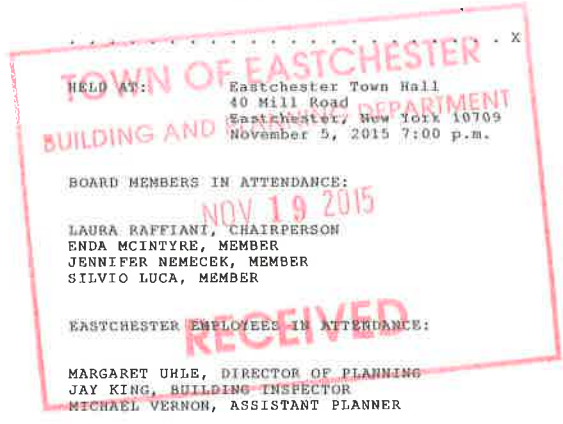


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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
NOVEMBER 5, 2015



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

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 11/5/15

liters, L-I-T-E-R-S, should be changed to
leaders, L-E-A-D-E-R-S. Other than that, any
other comments?

(No comments.)

MS. UHLE: Do you want to approve them
with that change?

THE CHAIRPERSON: I would like to make
a motion to approve the meeting minutes from
October 1.

MR. MCINTYRE: I second that.

THE CHAIRPERSON: All in favor.
(All aye.)

THE CHAIRPERSON: First up on the
agenda, new business, 185 Summerfield Street,
Application 15-72.

Just to make a note, there are items
that are adjourned tonight. So this is the
only item of business, and the ones that are
adjourned are the Senior Residence at
Summerfield Gardens, the 675 White Plains Road
application, and 36 Hewitt Avenue. So those
three applications are adjourned for later
meetings, and tonight we only have one item,
which is 15-72, 185 Summerfield. Good evening.

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EASTCHESTER ARB - 11/5/15

THE CHAIRPERSON: Good evening, and
welcome to the November 5th Architectural
Review Board meeting. If you would take the
roll -- well --

MS. UHLE: First we'll do the Pledge
of Allegiance.

THE CHAIRPERSON: Please stand.
(Whereupon the Pledge of Allegiance
was said.)

MS. UHLE: Now we'll do the roll.
Carlos Garcia-Bou is not able to make it this
evening. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: I think the only minutes
you could potentially approve because of who's
here are the October 1st, 2015 minutes, and
prior to the meeting we wanted the stenographer
to know on page 44 around lines 19 and 20

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EASTCHESTER ARB - 11/5/15

MR. MONDRONE: Good evening, ladies
and gentlemen. My name is Michael Mondrone.
We are looking to change the existing
outdated storefront with a newer design.

THE CHAIRPERSON: And the
establishment now is going to be a restaurant?

MR. MONDRONE: Yes.

THE CHAIRPERSON: And previous to that
it was, I think --

MR. MONDRONE: It was a law office.

THE CHAIRPERSON: So can you just
explain the changes; what kind of --

APPLICANT: The existing storefront is
an aluminum storefront with just --

THE CHAIRPERSON: Can you just grab
the microphone.

APPLICANT: The existing storefront is
a aluminum storefront with just single pane
glass, and the glass is actually cracked and
broken, and we're going to -- well, we want to
replace it with the Duranodic finish aluminum
with some cross hatches in there for look.
It's going to be inside the glass. It's going
to be new Low-E glass.

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1 EASTCHESTER ARB - 11/5/15

2 Also, the whole opening is going to be
3 same size, just the doors are going to be
4 bifold doors. Since it's a restaurant, we want
5 the bifold doors that open up, just open air in
6 the summer.

7 THE CHAIRPERSON: So does the whole
8 thing open up or potentially --

9 APPLICANT: There is a split in the
10 middle on each side. There will be four panels
11 in the center stationary. There is a double
12 door stationary, two side lights, and then one
13 on each side, they bifold to each side. They
14 open inside the building not outside.

15 MS. NEMECEK: Will you have outdoor
16 seating then?

17 APPLICANT: No. Eastchester doesn't
18 allow outdoor seating.

19 MS. NEMECEK: I didn't know that.

20 MS. UHLE: Not on town property.
21 They're allowed to have it by special permit on
22 their own property, and their building comes
23 right up to the property lines. They don't
24 have room for it.

25 MS. NEMECEK: I see.

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1 EASTCHESTER ARB - 11/5/15

2 awnings so that they get a sense of what the
3 whole thing looks like. To me it looks very
4 simple and very nice.

5 MR. MCINTYRE: There's existing
6 shrubbery there right now in front of the
7 windows; correct?

8 APPLICANT: Yes.

9 MR. MCINTYRE: Is that going to be
10 removed?

11 APPLICANT: Technically it's not on my
12 property, so I really don't know how to answer
13 that question.

14 MS. UHLE: You would just need to
15 check with the Highway Department, and I would
16 imagine that especially with the new window
17 design they would not have a problem --

18 APPLICANT: Our vision is to remove
19 it, but I just, you know --

20 MR. MCINTYRE: So the front of your
21 property is actually the lot line?

22 APPLICANT: It's actually maybe eight
23 inches in front of it.

24 MR. MCINTYRE: Eight inches in front
25 of it?

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1 EASTCHESTER ARB - 11/5/15

2 MS. UHLE: Are you proposing to remove
3 the shutters as well?

4 APPLICANT: Yes. Yes. I'm sorry.
5 The shutters as well, yes.

6 MS. UHLE: Did they get approvals for
7 the proposed signage already, Laura, from the
8 sign committee?

9 THE CHAIRPERSON: Yes, Monday.

10 APPLICANT: Yes, and the awnings on
11 the three windows up top as well.

12 THE CHAIRPERSON: There are actually
13 awnings.

14 MS. UHLE: When you come to the
15 Planning Board at the -- are you aware you need
16 to go to the Planning Board at the end of the
17 month?

18 APPLICANT: At the end of this month?

19 MS. UHLE: Yes, you do. I'll explain
20 it to you. This is an advisory board to the
21 Planning Board, so this requires actually
22 Planning Board approval. What this board will
23 do is make a recommendation to the Planning
24 Board. When you go to the Planning Board, just
25 if you could bring the proposed signage and

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1 EASTCHESTER ARB - 11/5/15

2 APPLICANT: Yes.

3 MR. MCINTYRE: Okay. So as a result
4 of taking down that knee wall, is there any
5 sort of foundation or grade work that needs to
6 be done?

7 APPLICANT: It's just a slab on grade,
8 so we're just going to continue the same grade.

9 MR. MCINTYRE: Okay. I see here on
10 drawing number A-101 you make a note that a
11 type two hood is required over dishwashing.
12 I'm assuming, you know, the stove, the cooker
13 in there, that should be filed under a separate
14 application; is that forthcoming?

15 APPLICANT: It's already been done.

16 MR. MCINTYRE: That's approved?

17 MS. UHLE: You actually went to the
18 Planning Board for preliminary, then you got
19 your variances, then you go back to the
20 Planning Board for final site plan and
21 architecture and special permit.

22 APPLICANT: Okay. I didn't even know
23 that.

24 MS. UHLE: No. I take it back. I'm
25 so sorry, I'm confusing them. They did get

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EASTCHESTER ARB - 11/5/15

1 their approvals. You're absolutely right.
2 Except you still do need to go to the Planning
3 Board for the facade improvements. They got
4 their approvals for the special permit and for
5 area variances. At that time, they weren't
6 permitting any changes to the storefront they
7 were just going keep the existing storefront.
8 So they did get their special permit and all
9 the related variances, but now that they're
10 making changes to the storefront, they're
11 coming to the ARB and to the Planning Board.

12 MR. MCINTYRE: So just to be clear,
13 this set of documents, this constitutes an
14 approved set? The only reason I ask is, if
15 it's a commercial kitchen, which I'm assuming
16 it is, does that require any sort of special
17 venting?
18

19 MS. UHLE: Well, the special permit,
20 which allows the hood, was approved by the
21 Planning Board. They will need to get a
22 building permit and then obviously comply with
23 all the requirements of the New York State
24 Building Code. The Planning Board typically
25 doesn't look at that kind of thing.

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EASTCHESTER ARB - 11/5/15

1 MR. MCINTYRE: Okay.
2 MS. UHLE: So really the only thing
3 that's before this Board is the facade.
4

5 MR. MCINTYRE: Is the storefront.
6 MS. NEMECEK: Currently the sides of
7 the building are painted yellow; are you going
8 to repaint them?
9

10 APPLICANT: The what?
11 MS. NEMECEK: This sides of the
12 building. The front of the building is all
13 brick, but on each side it's painted yellow
14 currently. The sides of the building.
15

16 MR. MONDRONE: It seems like you're
17 looking at a color rendering showing the color
18 of the sign?
19

20 MR. MCINTYRE: No, the side of the
21 building.
22

23 THE CHAIRPERSON: The side of the
24 building.
25

APPLICANT: It looks yellow. It's
really a beige-ish color if you look at it in
person. It's kind of hard to tell in that
picture.

MS. NEMECEK: But are you going to

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EASTCHESTER ARB - 11/5/15

1 repaint it?
2 APPLICANT: If we paint it, it will be
3 the same color.
4 MS. NEMECEK: Okay. The windows on
5 the second floor are going to stay the same?
6 APPLICANT: Correct.
7 MS. NEMECEK: And the only lighting is
8 going to be the gooseneck lighting over the
9 entrance?
10

11 APPLICANT: Correct.
12 MS. NEMECEK: You're not going to have
13 a light in the driveway?
14

15 APPLICANT: There's already lights
16 that are, you know, I guess -- you know, like
17 parking lot lighting I should say in the
18 driveway already.
19

20 MR. MCINTYRE: What is the intended
21 use of that driveway as part of this ground
22 floor?
23

24 APPLICANT: It's parking for the
25 office upstairs and the whole building as well.

MR. MCINTYRE: Okay. Is that double
wide or is it a single wide?
APPLICANT: It's a single wide.

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1 MR. MCINTYRE: Okay.
2 THE CHAIRPERSON: So, Margaret, I
3 think you may have suggested this before, that
4 they put the approved --
5

6 MS. UHLE: Or that they just at least
7 submit what they submitted to the sign
8 committee, that they provide that as well so
9 the Planning Board could see the whole thing.
10

11 THE CHAIRPERSON: This isn't the color
12 that was approved with the awnings; right?
13

14 APPLICANT: It was a beige color, yes.
15 THE CHAIRPERSON: Maybe, I don't know
16 if they could render it with the beige, they
17 should be able to.
18

19 APPLICANT: There wasn't one in that
20 package there with the beige? Maybe the last
21 one.
22

23 THE CHAIRPERSON: On the package that
24 came to us or the --
25

APPLICANT: No, the sign shop package.
I have the rendering.

THE CHAIRPERSON: It does look very
different.

MS. UHLE: Is that just a computer

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1 EASTCHESTER ARB - 11/5/15
 2 generated mockup?
 3 THE CHAIRPERSON: Yes.
 4 MS. UHLE: Just submit that to the
 5 Planning Board with whatever the appropriate
 6 color is.
 7 APPLICANT: Okay.
 8 THE CHAIRPERSON: Any other questions
 9 from the board members?
 10 (No questions.)
 11 THE CHAIRPERSON: I would like to make
 12 a motion to open up Application 15-68 (sic.) to
 13 the public.
 14 MR. MCINTYRE: Second.
 15 THE CHAIRPERSON: All in favor.
 16 (All aye.)
 17 THE CHAIRPERSON: Anyone else here
 18 that would like to -- would you? Please step
 19 forward. Good evening.
 20 MR. SWEENEY: Good evening. Frank
 21 Sweeney, 22 Lakeview Avenue.
 22 I'm just trying to understand the
 23 configuration here. Will it change the
 24 interior of the restaurant at all by having the
 25 bifold doors as they currently plan right now?

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1 EASTCHESTER ARB - 11/5/15
 2 THE CHAIRPERSON: I don't know if
 3 there's an interior plan.
 4 MS. UHLE: There is a floor plan here.
 5 THE CHAIRPERSON: Up there. I'm not
 6 sure if it's on ours.
 7 MS. UHLE: I didn't compare it exactly
 8 against the previous floor plan, but it looks
 9 extremely similar. It doesn't look like
 10 changing the windows or the doors would affect
 11 the floor plan at all.
 12 MR. SWEENEY: It looks very nice the
 13 way it looks presented here. I was just
 14 concerned is there any interior change in terms
 15 of making it either bigger or smaller in terms
 16 of the number of tables that they may service?
 17 THE CHAIRPERSON: Well there's a --
 18 can you show A-101? Do you have that one
 19 there?
 20 APPLICANT: This drawing?
 21 THE CHAIRPERSON: Yes, that one right
 22 there.
 23 APPLICANT: The layout is all exactly
 24 the same. It's just the glass we're changing,
 25 that's it.

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1 EASTCHESTER ARB - 11/5/15
 2 MR. SWEENEY: The other item that I
 3 had was you brought up an interesting point
 4 about the smoke stack on the top of the
 5 building. Basically on the back of this
 6 property is Woodruff Avenue, which basically
 7 sits probably maybe 10 or 12 feet higher than
 8 the building that's on Summerfield. So I'm
 9 assuming that the stack would be at least as
 10 high to overcome the fumes that those people on
 11 Woodruff would really be exposed to.
 12 MS. UHLE: One thing I should clarify,
 13 and I'm sorry because it's in my meeting notes
 14 even and I should have read my own meetings
 15 notes, the Planning Board did approve this on
 16 September 24th and one of the conditions of
 17 approval was that the applicant as part of the
 18 building permit process, if you recall, provide
 19 more detailed information about the exhaust and
 20 ventilation system to ensure that it had the
 21 minimal impact on adjacent neighbors, and the
 22 architect agreed to do that and the applicant
 23 agreed to do that. So we have asked for
 24 manufacturer specifications. We want to make
 25 sure they're using sort of the top of the line

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1 EASTCHESTER ARB - 11/5/15
 2 equipment to minimize any potential impacts on
 3 the residential properties behind them. Again,
 4 that was already approved by the Planning Board
 5 subject to certain conditions of approval. So
 6 if you recall -- I don't know if you
 7 recall that?
 8 MR. SWEENEY: I recall. I'm just
 9 concerned that basically as we go forward that
 10 the stack is high enough beyond the windows of
 11 the homes in the rear in terms of having --
 12 MR. MCINTYRE: I'm sure there is
 13 specific code stipulations to that. I know in
 14 New York City I believe it's at least 10 foot
 15 above the highest -- you know -- the highest
 16 adjacent point.
 17 MS. UHLE: Prior to the Planning Board
 18 meeting, I did receive a call from one of the
 19 neighbors that indicated he was speaking on
 20 behalf of him and another neighbor, and they
 21 did not have an objection to the restaurant
 22 itself but were concerned about impacts with
 23 regard to odors. So the Planning Board did ask
 24 us to address that as much as possible during
 25 the building permitting process. So that will

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1 be done.

2 MR. MCINTYRE: So just to sort of
3 understand this particular application, this is
4 just for the storefront; correct?

5 MS. UHLE: It's just for the
6 storefront, because the Planning Board already
7 granted site plan approval and already made
8 conditions relative to the exhaust and
9 ventilation and trash enclosure and all that
10 kind of thing. So this is only the storefront.

11 MR. MCINTYRE: Okay. So is this
12 applicant the building owner or is it the user?

13 MS. UHLE: I believe they own the
14 building now.

15 MR. MCINTYRE: Oh, okay. So is this
16 the application that in turn now will be
17 submitted to the Planning Board?

18 MS. UHLE: Just for the storefront,
19 yes.

20 MR. MCINTYRE: Okay. And the other
21 incremental information that was requested as
22 part of that review, that will be presented
23 when?

24 MS. UHLE: It already received

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1 approval. So again, in a way you could think
2 of it as something that's already existing.

3 MR. MCINTYRE: Right, but how does
4 that captured? Where does that get captured?

5 MS. UHLE: During the building --

6 MR. MCINTYRE: So that's under Jay's
7 purview?

8 MS. UHLE: That's right. That happens
9 all the time with the Planning Board, things
10 are approved subject to certain conditions of
11 approval. I think the Planning Board didn't
12 feel like they were experts enough in exhaust
13 and ventilation systems where Mr. King has a
14 lot more knowledge, and can also take the time
15 to negotiate and look at the catalogue cut
16 sheets and things like that.

17 MR. MCINTYRE: I just don't think it's
18 a bad idea to have that on a drawing.

19 MS. UHLE: Well again, it will be
20 required to be on the drawings as part of the
21 building permit process.

22 MR. MCINTYRE: That's fair. These
23 guys need to know that, that this may very well
24 be subject to another rendition.

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1 MR. SWEENEY: I'm not trying to delay
2 anything.

3 MR. MCINTYRE: No, no, you're not.

4 MS. UHLE: Can I just say something?
5 Anything that is submitted to the Planning
6 Board and the Architectural Review Board, those
7 are never considered construction drawings for
8 building permitting process. Applicants are
9 always required to prepare much more detailed
10 construction drawings for code review under the
11 New York State Building Code. So in a way the
12 applicant provided additional information to
13 give you kind of an overview of what's there.

14 MR. MCINTYRE: To get through to the
15 next phase.

16 MS. UHLE: Exactly.

17 MR. SWEENEY: Thank you.

18 THE CHAIRPERSON: Thank you.

19 MR. MCINTYRE: Okay. No problem.

20 THE CHAIRPERSON: Anyone else?

21 (No comments.)

22 THE CHAIRPERSON: So I would like to
23 make a motion to close Application number 15 --

24 MR. MCINTYRE: 72.

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EASTCHESTER ARB - 11/5/15

1 THE CHAIRPERSON: 72?

2 MR MCINTYRE: Yes.

3 THE CHAIRPERSON: -- to the public
4 hearing.

5 MR. MCINTYRE: Second that.

6 THE CHAIRPERSON: All in favor.

7 (All aye.)

8 THE CHAIRPERSON: And then would you
9 like to put it to a vote, guys?

10 MS. UHLE: One of the conditions would
11 just be to provide the elevations showing the
12 proposed signage, lighting and awnings to the
13 Planning Board. Did you want the Planning
14 Board to look at painting the sides of the
15 building?

16 MS. NEMECEK: Yes, and the color.

17 MS. UHLE: That would be fresher
18 anyway and maybe consider a different color, a
19 less yellow.

20 MS. NEMECEK: Yes. There are two
21 different colors we saw.


22 MS. UHLE: That's much better.

23 MS. NEMECEK: It still looks old. It
24 looks like it could be refreshed.

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1 EASTCHESTER ARB - 11/5/15
 2 looks like it could be refreshed.
 3 MR. LUCA: More whiter?
 4 MS. NEMECEK: No, just refreshed.
 5 That color is fine. The color, though, in the
 6 sign application is yellowish.
 7 MS. UHLE: So that is a more accurate
 8 representation and, you're right, it's much
 9 more beige. Maybe just repaint it to make it
 10 look newer, fresher.
 11 THE CHAIRPERSON: Especially because
 12 the side of the building has the shutters as
 13 well. I don't know if you're going to take
 14 them down on the side. If you do, you have
 15 like the spots and everything. So it will
 16 cause that kind of issue.
 17 I would like to make a motion to pass
 18 Application 15-72 along to the Planning Board
 19 with a recommendation of approval with the
 20 stipulations previously mentioned.
 21 MR. MCINTYRE: I second that.
 22 THE CHAIRPERSON: All in favor.
 23 (All aye.)
 24 THE CHAIRPERSON: Thank you very much.
 25 MR. LUCA: Good luck.
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1 EASTCHESTER ARB - 11/5/15
 2 MS. UHLE: Make a motion to adjourn.
 3 THE CHAIRPERSON: I make a motion to
 4 adjourn.
 5 MR. MCINTYRE: I second that.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)
 8 THE CHAIRPERSON: Good night.
 9 MR. MCINTYRE: Thank you. Good night.
 10
 11 (Meeting adjourned.)
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 3 CERTIFICATION
 4
 5 STATE OF NEW YORK)
) Ss.
 6 COUNTY OF WESTCHESTER)
 7
 8 I, DINA M. MORGAN, Court Reporter and
 9 Notary Public within and for the County of
 10 Westchester, State of New York, do hereby
 11 certify:
 12 That the above transcript was taken from
 13 a videotape of the actual hearing. I was not
 14 present for such hearing. The videotape was
 15 taken and transcribed by me to the best of my
 16 ability.
 17 And, I further certify that I am not
 18 related to any of the parties to this action by
 19 blood or marriage, and that I am in no way
 20 interested in the outcome of this matter.
 21 IN WITNESS WHEREOF, I have hereunto set
 22 my hand this 18th day of November, 2015.
 23
 24 
 25 **DINA M. MORGAN**
 Court Reporter
DINA M. MORGAN, REPORTER

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