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TRANSCRIPT OF
TOWN OF EASTCHESTER PLANNING BOARD MEETING
FEBRUARY 25, 2016

TOWN OF EASTCHESTER
BUILDING AND PLANNING DEPARTMENT
HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.
MAR 10 2016
BOARD MEMBERS IN ATTENDANCE:
CHAIRMAN JAMES BONANNO
ROBERT PULASKI, MEMBER
PHILIP NEMECEK, MEMBER
RECEIVED

10 HELD AT: Eastchester Town Hall
11 40 Mill Road
12 Eastchester, New York 10709
13 7:00 p.m.

14 BOARD MEMBERS IN ATTENDANCE:

15 CHAIRMAN JAMES BONANNO
16 ROBERT PULASKI, MEMBER
17 PHILIP NEMECEK, MEMBER

18 EASTCHESTER EMPLOYEES IN ATTENDANCE:

19 MARGARET UHLE, DIRECTOR OF PLANNING
20 ROBERT TUDISCO, DEPUTY TOWN ATTORNEY
21 JAY KING, BUILDING INSPECTOR
22 MICHAEL VERNON, ASSISTANT PLANNER

23 Dina M. Morgan, Reporter
24 25 Colonial Road
25 Bronxville, New York 10708
(914) 469-6353

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1 EASTCHESTER PLANNING BOARD - 2/25/16
2 Application 16-03, 118 Siwanoy. Just introduce
3 yourself.

4 MR. ADAMS: My name is John Adams.
5 I'm the architect for the application.

6 Basically what we're presenting, our
7 proposal is a two story addition to an existing
8 brick house on Siwanoy. This is, you know,
9 sort of a color rendering of the proposed.
10 Basically, this wing here represents an
11 addition and a slight addition in terms of
12 height, about a foot or so, from what's
13 existing, and then the other addition is this
14 bay here that sort of pokes out from the
15 facade.

16 I'll switch quickly to the plans so
17 it's a little more obvious. You can see what
18 we've done is we've added to the front of the
19 house here and we've taken it close to the
20 front yard setback, but we're still a little
21 bit inside the setback. Then on the north side
22 of the house there's an existing one family
23 garage, which is too small for even today's
24 cars really, so we're taking that down and
25 we're expanding the house to the north side to

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2

3 THE CHAIRMAN: Good evening. This is
4 the Planning Board meeting of February 25th,
5 2016. If everyone would rise for the Pledge of
6 Allegiance, please.

7 (Whereupon the Pledge of Allegiance
8 was said.)

9 THE CHAIRMAN: We'll do the roll call.
10 Mr. Robert Pulaski.

11 MR. PULASKI: Present.

12 THE CHAIRMAN: Jim Bonanno present.
13 Phil Nemecek.

14 MR. NEMECEK: Present.

15 THE CHAIRMAN: Mark Cunningham and
16 Bill West couldn't make it.

17 MR. NEMECEK: There's a chance that
18 Cunningham might be here, but --

19 MS. UHLE: No, I don't believe so now.

20 MR. NEMECEK: He's not here now.

21 THE CHAIRMAN: All the eyes are on us.
22 We have to talk three times as much.

23 MR. NEMECEK: What we lack in numbers,
24 we more than made up for in quality.

25 THE CHAIRMAN: No rhetoric.
So the first application is

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2 the lot line setback, which is the 8 foot
3 setback on the north. There are existing
4 deciduous trees here, quite tall pine trees
5 that are already screening off that side of the
6 property. So we think the impact there will be
7 quite minimal, if any.

8 There's also a very large paved
9 terrace in the back, which is actually too
10 large for my clients and it's in kind of rough
11 shape. So we're rebuilding that and reducing
12 the size of that. The net effect is that we
13 actually have less impervious surface than
14 what's there now. So even though we've added
15 900 square feet of -- I think on two floors,
16 we've added additional square footage here, the
17 amount of impervious surface is actually going
18 to be less. What we've done is we did our
19 storm water calculation based on the additional
20 house square footage or house coverage, and we
21 have added four CULTECs to take up the storm
22 water drainage appropriate to that amount of
23 additional square footage. So we're quite
24 confident that we've, A, exceeded what we
25 legally had to provide, but we've also provided

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2 what we think we'll actually need based on the
3 seven and a half inch 50 year storm.

4 The drawing that I'm showing you is
5 slightly different than the one that you're
6 looking at. I talked to Margaret. She
7 suggested that we show where the air
8 conditioning condensers would go, and we've
9 placed them on the side yard here where there's
10 already some screening in the front, and then
11 we would add additional deciduous screening on
12 the south side so that we would screen that
13 from the neighbors; some rhododendrons or
14 something like that.

15 I don't think there's that much more
16 to talk about.

17 THE CHAIRMAN: That's about
18 everything.

19 MR. NEMECEK: Are you removing any
20 trees or any shrubbery?

21 MR. ADAMS: We'll probably have to
22 remove some shrubbery that's here on the front,
23 and we will add more shrubbery. We just
24 haven't figured that out yet.

25 MR. NEMECEK: I'm sorry, did you say
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2 that you're increasing or decreasing the amount
3 of impervious surface?

4 MR. ADAMS: It's decreasing.

5 MR. NEMECEK: Because you're
6 removing --

7 MR. ADAMS: Well, there was quite a
8 bit of paving around the garage before, and
9 then there was a very large terrace in the
10 back, which is still a large terrace but
11 significantly less.

12 MR. PULASKI: But it's also on a very
13 large lot.

14 MR. ADAMS: Yes, it is a pretty large
15 lot. Yes. The purpose for reducing the
16 terrace also is that they wanted to get more
17 yard that they could use for recreation.

18 MR. PULASKI: How effectively were you
19 able to match up the brick?

20 MR. ADAMS: Well, we haven't decided
21 yet, we're still looking, but we have two or
22 three alternates that are very, very close. So
23 we think that -- we'll keep looking until we
24 find one that we are a hundred percent happy
25 with.

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2 MR. PULASKI: How are you planning to
3 blend that?

4 MR. ADAMS: Well --

5 MR. PULASKI: There are going to be
6 some differences. That doesn't really apply to
7 planning, but I'm just curious how you're going
8 to approach that.

9 MR. ADAMS: If we think we need to,
10 we're considering doing a wash on the brick,
11 like a white sort of distressed where you see
12 quite a bit of the brick underneath, which is a
13 look that we already like. So that's our
14 fallback if we think we need to do that. I
15 mean, the biggest difference is going to be the
16 joint lines, you know, because you got the
17 fresh joint lines with the old, dirty joint
18 lines. That the biggest -- but that could be
19 finessed by the mason, hopefully.

20 MR. PULASKI: Is the older brick
21 smaller?

22 MR. ADAMS: No. It's modular brick.

23 MR. PULASKI: Okay.

24 THE CHAIRMAN: Is there landscaping
25 shown on the site plan? I think there is;

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2 right?

3 MR. ADAMS: You mean proposed
4 landscaping?

5 THE CHAIRMAN: Yes.

6 MR. ADAMS: No. We haven't really
7 done any proposed landscaping.

8 THE CHAIRMAN: It's not required for
9 additions?

10 MS. UHLE: No.

11 MR. ADAMS: I think in the end we will
12 probably propose some plantings close to the
13 road, because somehow the house -- you know,
14 you don't really have a front yard if there's
15 nothing planted along here to sort of define
16 the front yard, and I think that works for
17 everybody in the end. It gives privacy both
18 ways.

19 THE CHAIRMAN: Right. The big
20 arborvitaes are the neighbor's, right, the ones
21 to the left of the driveway?

22 MR. ADAMS: Say that again.

23 THE CHAIRMAN: There's in the view --

24 MR. ADAMS: Oh, yes. These are very
25 large. You see them in the photograph?

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1 THE CHAIRMAN: Right.
 2 MR. NEMECEK: They're on the
 3 neighbor's property?
 4 MR. ADAMS: They are on the neighbor's
 5 property, yes.
 6 THE CHAIRMAN: Okay.
 7 MR. ADAMS: You're talking about these
 8 ones here?
 9 THE CHAIRMAN: Yes, those big ones.
 10 MR. ADAMS: Yes. They're doing the
 11 job. They're on the neighbor's property.
 12 MR. PULASKI: That's a really great
 13 way of presenting the photos.
 14 MR. NEMECEK: And I do want to
 15 compliment you as well for how you presented
 16 the photos of the neighboring properties. Very
 17 easy to follow, and it gives us here on this
 18 board a very -- a very complete representation
 19 of what the other houses in the area look like
 20 and where they are.
 21 MR. ADAMS: Doesn't everybody do that?
 22 MR. NEMECEK: I like that.
 23 THE CHAIRMAN: We just have to open a
 24 public hearing to see if there are any comments
 25

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1 from neighbors. So let us do that and we'll
 2 get back to everything else.
 3 So I just make a motion to open the
 4 public hearing on Application 16-03, 118
 5 Siwanoy.
 6 MR. NEMECEK: Second.
 7 THE CHAIRMAN: All in favor.
 8 (All aye.)
 9 (No comments.)
 10 THE CHAIRMAN: I'll close it. I make
 11 a motion to close the public hearing on
 12 Application 16-03, 118 Siwanoy.
 13 MR. PULASKI: Second.
 14 THE CHAIRMAN: All in favor.
 15 (All aye.)
 16 THE CHAIRMAN: The ARB just had a
 17 couple of comments. One of them, just so we
 18 know what they were thinking, they say install
 19 a small window to the left of the front door.
 20 MR. ADAMS: They wanted us to look at
 21 that. I don't think it was a strict -- it
 22 wasn't a strict --
 23 THE CHAIRMAN: Oh, it's right --
 24 MR. ADAMS: -- directive.
 25

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1 MS. UHLE: It's right in the powder
 2 room too. So it's kind of an awkward place to
 3 put a window I think.
 4 THE CHAIRMAN: To sort of balance the
 5 one on top, I guess, that's what they were
 6 thinking?
 7 MS. UHLE: If you do look at the floor
 8 plan, there is a powder room right there. I
 9 think it would be a little weird.
 10 The ARB made three comments: They
 11 asked that the applicant provide catalogue cut
 12 sheets of the proposed lighting fixtures, but I
 13 don't think that the applicant has necessarily
 14 selected those yet, you know, if there's going
 15 to be sconces in certain places or something.
 16 The other was considering installing that small
 17 window directly to the left of the front door,
 18 and recommending that down the road they
 19 consider installing some additional
 20 landscaping. So they were basically just
 21 general comments.
 22 THE CHAIRMAN: Suggestions. Where is
 23 the lighting; I guess the garage and flanking
 24 the door?
 25

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1 MR. ADAMS: Yes. Most of the lighting
 2 that we like to do is usually in the landscape,
 3 and if it's on the house at all, you don't see
 4 it. In other words, it's not in your eyes.
 5 THE CHAIRMAN: It's down or
 6 projecting?
 7 MR. ADAMS: Right. Right. Kind of
 8 along the pathway along the front walkway.
 9 MR. NEMECEK: Mr. Adams, the rear of
 10 the property abuts a golf course; right?
 11 MR. ADAMS: Yes.
 12 MR. NEMECEK: So you're not going to
 13 have any issues with the neighbors in the back.
 14 MR. ADAMS: Well, you never know, I
 15 guess, but hopefully not.
 16 THE CHAIRMAN: Is it really abutting
 17 the golf course in the back?
 18 MR. NEMECEK: Siwanoy.
 19 THE CHAIRMAN: What hole? I mean, is
 20 it really golf balls in your back yard type
 21 thing?
 22 MR. ADAMS: Yes. Their neighbor on
 23 the back is the golf course. If you play
 24 there, I guess you'll see the construction
 25

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2 going on.

3 THE CHAIRMAN: Okay. I don't have any
4 other comments. Oh, what color is the roofing
5 material? Is it going to match existing, which
6 is --

7 MR. ADAMS: It's a composite, but it
8 has a little bit of texture, and it basically
9 looks like gray slate.

10 THE CHAIRMAN: Okay. The gutters are
11 gray also; right?

12 MR. ADAMS: I'm sorry.

13 THE CHAIRMAN: The gutters are gray
14 also to match the --

15 MR. ADAMS: No. The gutters are
16 copper. The windows are -- we designed the
17 windows to look like hot rolled steel sections,
18 you know. So they'll be a dark -- they're a
19 dark gray color actually.

20 THE CHAIRMAN: Any other comments,
21 guys?

22 (No comments.)

23 MR. NEMECEK: It's a very handsome
24 addition.

25 MR. ADAMS: Thank you very much.

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2 is the former location of the Borders Book
3 Store. It's been vacant for a number of years.
4 Barnes & Noble is starting out a new program.
5 This will be one of four stores built in this
6 country this year that's going to have a
7 completely new design, not anything seen
8 anywhere locally. They brought in a new
9 designer, an Italian designer. So I'm going to
10 walk you through some of the space a little bit
11 just to get you familiar with kind of the
12 direction we're going in.

13 So the entrance is still located in
14 the same corner that Borders was. So you enter
15 the space, you come down a set of escalators
16 and into the area. The new store design has a
17 much larger, let's say, common area, if you
18 will. They call it the piazza area. It's
19 flanked but very tall fixtures on either side
20 in the back, different kind of lighting, cloud
21 type lighting. Around the perimeters are then
22 the book stacks which are, you know, the
23 fiction department, the biography departments,
24 and whatnot. The stock room is the back corner
25 primarily where Borders had it. There's an

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2 THE CHAIRMAN: I think so too. So
3 I'll make a motion to approve Application
4 16-03, 118 Siwanoy.

5 MR. PULASKI: Second.

6 THE CHAIRMAN: All in favor.
7 (All aye.)

8 THE CHAIRMAN: Okay. Thank you.

9 MR. ADAMS: Thank you.

10 THE CHAIRMAN: Have a good night.

11 The next application is a long awaited
12 application in the town of Eastchester for
13 Barnes & Noble to make it to the former Borders
14 book space, and that's Application 15-84,
15 Barnes & Noble, 670 White Plains Road.

16 MR. BELANGER: Good evening. My name
17 is Greg Belanger. I'm an architect with
18 Howell, Belanger & Castelli Architects in New
19 York City. I'm representing Barnes & Noble
20 here tonight. My apologies that they could not
21 have a representative here, but I've been
22 working with them for the better part of
23 25 years so I think I could answer a lot of the
24 questions you're going to have tonight.

25 So the existing store or the new store

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2 existing freight elevator that we're going to
3 continue to use with access from the loading
4 area in the back. New toilets are being put
5 in. The cafe area that they have is in the
6 same general location that the existing book
7 store has but is a completely different and new
8 offering. There is a menu in your handout that
9 is the current menu for the stores that are in
10 operation right now. That is being evolved as
11 we speak. By the time this hopefully opens in
12 October or so, there will be probably a little
13 bit of an expanded menu. The cafe is going to
14 be a type 3 restaurant. So there are no hoods.
15 Anything that -- typically they use a
16 convection type of oven that does not require
17 it. So, like I said, that is still being
18 developed right now along with the rest of the
19 menu.

20 We're also upgrading the outdoor area,
21 which is an expanded reading area, if you will.
22 There's a pergola system that's going to put in
23 with retractable sun shades. They want to
24 really make that a three season type of affair.
25 The existing landscaping that's out there is

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2 going to stay, but that will be spruced up
3 probably with I would envision a lot of annual
4 type of things so we get fall, spring, summer
5 type of plantings in here. That's all in the
6 process right now.

7 So taking you to the outside, as I
8 said, the main entrance is still in that same
9 corner. The octagonal shaped tower is being
10 removed or I should say cut back and re-framed
11 to pretty much of a square box with glazing
12 underneath, concrete reinforced glass fiber
13 panels with a 24 inch sign we're proposing. So
14 that's pretty much in the corner. The rest of
15 the building, which is existing, will have
16 these new windows brought down to the floor.
17 So as you come into the space, we don't have
18 the four by four windows in here. We're
19 inviting people to go down to the lower level.
20 We're also opening up the downstairs level,
21 which had small pocket windows. Now we want to
22 have it open out so the visibility towards the
23 outdoor seating area is there. If you look in
24 your pamphlet, you will see some of the images.
25 We have the existing, the proposed, this is

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2 some of what we propose for the outdoor area.
3 This is a view from the outdoor area into the
4 new cafe area. We're proposing to use a
5 NanaWall system so we can open that up as much
6 as we can depending on what the weather
7 conditions are and how hot it is outside versus
8 how cold it is outside. That system should
9 allow us to get most people to come in and out
10 of the store as they will.

11 THE CHAIRMAN: So that's going to be
12 fully open when the panels are retracted?

13 MR. BELANGER: Yes.

14 THE CHAIRMAN: That's them stacked on
15 the corner there?

16 MR. BELANGER: Right. They go back in
17 hear. If you look at the plans that you have
18 in your book, you will see that in each corner
19 they retract on themselves and they just fold
20 up and they'll be there. I don't know how
21 often they'll be opened. That's obviously
22 going to depend on the season and the air
23 conditioning. Maybe one open at a time, maybe
24 two, maybe three, but we have to be conscious
25 about not overloading the building systems

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2 because we do share mechanical systems with the
3 rest of the tenants in that building.

4 THE CHAIRMAN: Very nice.

5 MR. BELANGER: I do have a sample, if
6 you're interesting in seeing, the reinforced
7 glass fiber. We're looking at a couple of
8 different textures right now.

9 (Whereupon, Mr. Belanger presented the
10 Board with material samples and
11 discussed the samples.)

12 MR. BELANGER: That's the one we're
13 probably going to use. This is an option.
14 They're working with the sign company right
15 now. Whatever panel we choose, we're planning
16 on having it laser cut so whatever panel we use
17 it's flush with the building.

18 MS. UHLE: Those are the actual colors
19 as well?

20 MR. BELANGER: This is going to be the
21 actual color but this might be the ultimate
22 texture.

23 MS. UHLE: So a little bit darker
24 shade?

25 MR. BELANGER: These panels are all
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2 custom made.

3 MR. PULASKI: So out of the 30
4 samples, you decided to go with one that you
5 didn't have?

6 MR. BELANGER: Believe it or not, yes.
7 The interesting part is we have this in a much
8 darker color and it really didn't read well.
9 This would be fine also, but we wanted it a
10 little darker just to get the sign to pop a
11 little bit more.

12 THE CHAIRMAN: So the letters are back
13 lit? The letters are going to be back lit?

14 MR. BELANGER: The letters are back
15 lit. What we want to do is, like I said, laser
16 cut through the panels and have an acrylic face
17 that will protrude about an eighth of an inch
18 and there are all LED lights behind it. So
19 technically it's back lit.

20 THE CHAIRMAN: Illuminated so if you
21 look at it you will see lit letters?

22 MR. BELANGER: Just the lit letters,
23 that's it, yes.

24 MR. NEMECEK: I'm not having any
25 problem hearing you, but we do have a

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1 substantial viewing audience at home and when
2 you're away from the mic, you can carry it with
3 you.

4 THE CHAIRMAN: And, yes, Eastchester
5 is definitely paying attention because everyone
6 wants a book store back.

7 Did you say there's four being
8 developed in the country?

9 MR. BELANGER: There's four being
10 built.

11 THE CHAIRMAN: Throughout the country?

12 MR. BELANGER: This new design. Now,
13 there are plans to do other things at a
14 different offering after this, but right now
15 this is fourth. These will be the first new
16 stores built since 2011, 2012. We did five,
17 which was a completely different design again.
18 I actually think this one is going to really
19 work out well and they've been working on this
20 one for a good amount of time.

21 MR. NEMECEK: On the issue of design,
22 I'm noticing that your floor plan here is a
23 little different from the one that's been given
24 to us.

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1 MR. BELANGER: Yes. This is actually
2 a little bit more current. I can't tell you
3 how hard it is to work through an evolving
4 process, and we're constantly looking at that
5 and moving it forth. I, personally, went
6 through this one and made a lot of little
7 refinements in there. The plans you have have
8 some clearance issues. Some of the aisles may
9 be only 2 feet wide, two and a half feet wide
10 as it was done by somebody else. Once they
11 brought me in, like I said, I've been working
12 with them for 25 years, they sort of hand me
13 the store and say, here, fix this and make this
14 so we can live in this and operate in this. So
15 there are subtle differences and there may
16 still be some more in terms of the actual
17 merchandizing, but this is as close to what
18 it's going to get right now.

19 MR. NEMECEK: I'm assuming once we
20 approve your application, you're going to be
21 free to change how you do the stacks and alike.

22 MR. BELANGER: That goes in
23 relationship to the product offering. But as
24 they hone in on the amount of books that they

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1 want now and the categories that they want,
2 this is not going to be as flexible for them to
3 change because -- just for instance, if I look
4 at this fiction department in here, they give
5 me a quantity of unit that they want, and I
6 have to get that in there and make it work
7 architecturally and comfortable and seating.

8 Years ago when I used to do these
9 stores, we would just put in, let's say, 11,000
10 linear feet of books and their merchandisers
11 would just have them go and they would jump
12 aisles and whatnot. This is going to be much
13 more organized for them and for the public too.

14 MR. TUDISCO: Mr. Chairman, I just had
15 a question for Mrs. Uhle about the sign in
16 terms of the backlit signs. Is that okay in
17 terms of our statute, because there were some
18 issues a couple of years ago with backlit signs
19 and the statute or light boxes.

20 MS. UHLE: They're allowed to be
21 illuminated that way. We don't allow box
22 signs. So this is absolutely permitted, yes.

23 MR. TUDISCO: Okay.

24 MR. NEMECEK: Can you explain for us

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1 the restaurant area or the cafe area -- call it
2 what you will -- and how that is anticipated to
3 operate with the core business of a book store?

4 MR. BELANGER: The closest thing I
5 will tell you is Borders operated from probably
6 nine in morning until it closed. This would be
7 the same type of offering. Based on the
8 current menu, it's sandwiches most of them
9 prepped off site. They're leaning towards and
10 moving more towards prepping things here, which
11 is why the kitchen area is as big as it is
12 right now. I don't have a lot of answers for
13 you in terms what they're doing, but it is an
14 evolving process and it is some time going to
15 take shape probably in the next month or two.

16 MR. PULASKI: Is the general intent to
17 serve those that are utilizing the place to buy
18 books --

19 MR. BELANGER: Yes.

20 MR. PULASKI: -- or is there going to
21 be a takeout function?

22 MR. BELANGER: Well, there's always a
23 grab and go feature, if you will, you pick up a
24 bottle of water, but the intent and the design

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1 is that this is an accessory use to our book
2 store, which has a very limited number of
3 seating in the store, but the idea is that you
4 don't have to sit in that general area. I
5 mean, they encourage people to grab coffee and
6 go sit anywhere in the book store or outside
7 for that matter, but it is intended to be used
8 by their patrons. There's a lot of places in
9 the shopping center and elsewhere where people
10 would come in and maybe grab lunch or have
11 lunch as opposed to going to a book store to
12 buy their lunch. That's always been the
13 intent, it's an accessory use for the customers
14 in the store.

16 MR. NEMECEK: I know, if I'm not
17 mistaken, there are quite a number of Barnes &
18 Nobles that have a Starbucks in them right now.
19 I assume that didn't go over too well with the
20 neighbor.

21 MR. BELANGER: What's interesting
22 about that is -- you know, Starbucks is
23 probably the leading coffee vendor in the
24 country. Barnes & Noble is probably number
25 two. When you think about how many book stores

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1 they have, there's a cafe selling coffee. Now,
2 generally speaking, everybody thinks of their
3 cafes, for the most part, as a Starbucks. They
4 have the right because they sell Starbucks'
5 beans, they use their coffee, and they get to
6 use that logo, so everybody starts to think it
7 is, but it's not. 90 percent of their stores
8 are owned and operated and self run by them.
9 There are some that were done probably 15 -- at
10 least 15 years ago, if it were a Starbucks
11 store or Starbucks in that store, it would have
12 a separate roll down grill and there would be a
13 dedicated separation there because Starbucks
14 would be paying them rent. So if you see a
15 Barnes & Noble and you see it's open, that's
16 their cafe and their operator. A lot of people
17 ask that question.

19 THE CHAIRMAN: That's the difference;
20 right?

21 MS. UHLE: They just happen to sell
22 Starbucks' brand coffee; right?

23 MR. BELANGER: Yes.

24 MR. NEMECEK: City center in White
25 Plains I think has --

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1 MR. BELANGER: That is a Barnes &
2 Noble cafe, yes.

4 MR. NEMECEK: Okay.

5 MR. BELANGER: That's not a Starbucks
6 cafe.

7 MR. NEMECEK: Okay. It gives the
8 appearance of being a Starbucks.

9 MR. BELANGER: Yes. Yes. They always
10 did, and that was part of their marketing back
11 then and their agreement and their co-existence
12 with Starbucks, if you will.

13 MR. NEMECEK: Okay. This cafe that's
14 proposed for the Eastchester location, is it
15 going to serve Starbucks' coffee or is it --

16 MR. BELANGER: Yes. They're still
17 using Starbucks' coffee.

18 THE CHAIRMAN: Either way Starbucks
19 wins.

20 MR. BELANGER: Excuse me.

21 THE CHAIRMAN: Either way Starbucks
22 wins.

23 MR. BELANGER: I guess, yes.

24 THE CHAIRMAN: I don't think the guys
25 upstairs are too concerned about what you guys

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1 sell down there. There's a whole other
2 clientele for that.

4 Number one, I'm very happy to see that
5 Barnes & Noble is opening stores and not
6 closing them.

7 MR. BELANGER: So am I.

8 THE CHAIRMAN: Of course. That's what
9 you do. Hearing that book stores are closing,
10 especially the ones in the city, the beautiful
11 store in the city that have closed, it's sort
12 of disheartening. I think the book stores are
13 important for the community and all the kids in
14 the community are anticipating this. I like
15 the layout too. It sort of draws everyone in,
16 encourages you to stay, look at books, you
17 know, and hopefully buy something. It's a
18 place where children, mine in particular, were
19 looking forward to this. I would have to drive
20 all the way over to Central Avenue and take
21 them to Barnes & Noble and this is here in
22 town, which is great to see. I think the
23 community will appreciate it. I like the
24 layout too. So it's a great application. I
25 like the exterior, and I do like the sign.

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1 That's a great idea the way you're cutting the
2 stones.

3
4 MR. NEMECEK: There's just a single
5 entrance and exit; right?

6 MR. BELANGER: Yes, that's the single
7 entrance. I would imagine that there may be
8 people that would walk out into the seating
9 area and then leave through that staircase but
10 the intention is the front door. I don't think
11 that we can stop people from coming in that
12 gate, but that's not what the intent is.

13 MR. NEMECEK: And I would imagine this
14 isn't -- I remember when we had a Borders
15 there, and certainly the parking facilities
16 exist, they existed then, I wouldn't think that
17 there would be an issue with adequate parking
18 for this. Did you guys do any studies or did
19 you go just go on assumption that you were
20 replacing a former Borders?

21 MR. BELANGER: We're replacing what's
22 there in kind and it really shouldn't be an
23 issue, except maybe we do a lot more volume
24 than they did.

25 MR. NEMECEK: I would think the
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1 neighboring businesses would be happy to have
2 you there as well.

3
4 MR. BELANGER: Yes. Right. That gets
5 to the point where you're on multiple trips as
6 opposed to a single trip. It's people coming
7 in, doing multiple things in there, which
8 actually reduces traffic flow through the
9 shopping center as opposed to being one
10 destination.

11 THE CHAIRMAN: I know you were brought
12 in later, but it's just an obvious question:
13 Why did it take so long for Barnes & Noble to
14 take this spot over?

15 MR. BELANGER: I'm not in real estate
16 so -- the economy has had a lot to with a lot
17 of retail six or seven years ago obviously.
18 They did do a couple of things and they weren't
19 happy. They probably looked at this space for
20 two years, but I didn't even know about it
21 until about six months ago.

22 THE CHAIRMAN: Let me just do the
23 public hearing and see if there are any
24 comments from the public.

25 So I make a motion to open the public
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1 hearing on Application 15-84, Barnes & Noble,
2 670 White Plains Road.

3
4 MR. PULASKI: Second.

5 THE CHAIRMAN: All in favor.
6 (All aye.)

7 THE CHAIRMAN: Comments? No?
8 (No comments.)

9 THE CHAIRMAN: Where are all these
10 people?

11 I'll make a motion to close the public
12 hearing on Application 15-84, Barnes & Noble.

13 MR. PULASKI: Second.

14 THE CHAIRMAN: All in favor.
15 (All aye.)

16 THE CHAIRMAN: So we have to do a site
17 plan and then we could do the special permit?

18 MS. UHLE: You can do it all at once.

19 It's site plan approval, special permit for the
20 type 3 cooking facility, and a special permit
21 for the outdoor dining facility. So I think
22 you could combine the approval to approve the
23 site plan, architecture, and the two special
24 permits all at once.

25 THE CHAIRMAN: Any more comments or
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1 compliments?

2 (No comments.)

3 MR. NEMECEK: I just know my younger
4 daughter would kill me if I nixed this project.
5 She loves Barnes & Noble.

6 THE CHAIRMAN: Everyone does,
7 especially the one that was on 18th Street.
8 It's gone.

9 So then if there are no more comments,
10 I make a make a motion to approve Application
11 15-84 for architectural approval, type 3
12 special permit, and outdoor dining design.

13 MR. NEMECEK: Second.

14 THE CHAIRMAN: All in favor.
15 (All aye.)

16 MR. BELANGER: Thank you very much.
17 You've been a pleasure to deal with.

18 MR. NEMECEK: Neither Mr. Barnes or
19 Mr. Noble was available? Thank you very much.
20 Good luck.

21 THE CHAIRMAN: Thank you. Do you we
22 have anything to approve?

23 MS. UHLE: The minutes from the
24 January 28th meeting. Mr. Nemecek gave us his
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1 EASTCHESTER PLANNING BOARD - 2/25/16
2 comments. Those have already been forwarded to
3 Dina, so I'm sure that they're being
4 incorporated as we speak.

5 THE CHAIRMAN: Dina is working on that
6 right now. She's going to some day find Phil
7 and --

8 MR. NEMECEK: She's probably watching
9 with our substantial viewing audience at home
10 right now.

11 THE CHAIRMAN: She appreciates the
12 attention you give to her fine work, I'm sure.

13 MR. NEMECEK: She does do fine work.

14 THE CHAIRMAN: So then I'll make a
15 motion, if all of us were there -- one, two,
16 three -- so I'll make a motion to approve the
17 Eastchester Planning Board meeting minutes of
18 January 28th, 2016.

19 MR. NEMECEK: With corrections,
20 second.

21 THE CHAIRMAN: All in favor.
22 (All aye.)

23 THE CHAIRMAN: I'll make a motion to
24 close the Planning Board meeting of
25 February 25th, 2016.

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2 MR. PULASKI: Second.

3 THE CHAIRMAN: All in favor.
4 (All aye.)

5 THE CHAIRMAN: Good night.

6
7 (MEETING ADJOURNED.)

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CERTIFICATION


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

I, DINA M. MORGAN, Court Reporter and
Notary Public within and for the County of
Westchester, State of New York, do hereby
certify:

That the above transcript was taken from
a videotape of the actual hearing. I was not
present for such hearing. The videotape was
taken and transcribed by me to the best of my
ability.

And, I further certify that I am not
related to any of the parties to this action by
blood or marriage, and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set
my hand this 8th day of March, 2016.



DINA M. MORGAN
Court Reporter
DINA M. MORGAN, REPORTER

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CORRECTION SHEET

PAGE CORRECTION

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