TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
NOVEMBER 1, 2018

HELD AT: Eastchester Town Hall 46 Mill Road Eastchester, New York 10709 7:00 p.m.

BOARD MEMBERS IN ATTENDANCE:
LAURA RAFFIANI, CHAIRPERSON
CARLOS GARCIA-BOU, MEMBER
LAURA RAFFIANI, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:
MARGARET UELE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

EASTCHESTER ARB - 11/1/18

THE CHAIRPERSON: Good evening, everyone. Welcome to the November 1st, 2018 Architectural Review Board meeting. If you would please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, if you could call the roll.


MR. GARCIA-BOU: Here.

MS. UELE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UELE: Jennifer Nemeczek.

MS. NEMECZEK: Here.

MS. UELE: I believe Enda McIntyre is on his way, and Silvio Luca is not able to make it.

THE CHAIRPERSON: While --

MS. UELE: Actually, maybe for the 22 minutes wait until Enda gets here and just start with the first application.

THE CHAIRPERSON: Okay. We will do that. Save that until later.
EASTCHESTER ARB - 11/1/18

walkway.

MS. NEMECEK: Okay.

MR. MAIORANO: That platform will be a blue stone platform, but then the sides will be wrapped in a cultured stone veneer.

THE CHAIRPERSON: It definitely looks much better than as is. It really pulls it together, the symmetry and everything. It's a little tiny house.

MR. MAIORANO: Trying to be cost effective.

MR. GARCIA-BOU: Are you keeping the pavers for that walkway?

MR. MAIORANO: Yes, it's still going to be brick pavers. I don't know if they're going to redo the brick pavers or not, but it's still going to be a brick paver walk. The front obviously will have to get modify because of the addition and then they'll fix it.

THE CHAIRPERSON: So then I would like to make a motion to open for a public hearing Application 18-34.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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EASTCHESTER ARB - 11/1/18

(All aye.)

THE CHAIRPERSON: Anybody here that wants to address this application?

(No comments.)

THE CHAIRPERSON: As usual, no. I make a motion to close Application 18-34 for a public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Any other questions or comments from the board regarding this application? No?

(No comments.)

THE CHAIRPERSON: Okay. Then I would like to make a motion to move Application 18-34 along to the Planning Board with a recommendation of approval.

MR. MAIORANO: Thank you.

THE CHAIRPERSON: Thank you for coming.

Just so that we take care of it before we forget about them, there are a couple of minutes -- minutes from a few months that we

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EASTCHESTER ARB - 11/1/18

are able to approve this evening with our attendants. The minutes of February 1st, May 3rd, and September 6th.

MS. UHLE: The February 1st are Laura, Jennifer, and Carlos.

THE CHAIRPERSON: I would like to make a motion to approve the minutes for February 1st.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

MS. NEMECEK: Aye.

THE CHAIRPERSON: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: May 3rd was me, Enda and Carlos. I like to make a motion to approve the May 3rd minutes.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: Second. All in favor.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: Aye.

MR. MCINTYRE: Aye.

THE CHAIRPERSON: And then I would like to make a motion to approve the minutes.
EASTCHESTER ARB - 11/1/18

MR. DI LEO: So this drawing shows -- which you should have a copy of -- this is the back section, which is the main entrance for the Acme Supermarket. We're not touching the parking or the lighting or anything to do with the site. The building has now an existing roofed over canopy. We're basically rebuilding that the same size. It's going to have columns instead of floating. It's going to have standing seam metal roof and it's going to be built out of timber. It will have exposed wood sitting on -- well, we'll see the details in the second. So that's one of the changes on the back, which is the main entrance.

Then the other change is in the Route 22 side. We wanted to sort of show something happening upstairs on the second floor, which you really as you drive by or as you approach that whole shopping center, you never know what's going on up here. So we're proposing to put a window in the second floor which faces Route 22. So that's the main work. Also, the signage, that's the free standing sign that's now by Route 22. We're upgrading.

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EASTCHESTER ARB - 11/1/18

entrance.
The whole architecture talks about craftsmanship of the connections of the timbers sitting on top of this plinth on top of the steel, sort of similar to the concept of what their business is. They're into this craft of food making and selling quality things. That's what the architecture is meant to represent.

This is the main entrance side, and then facing Route 22 is sort of this arch window that we're putting into the existing facade that will sort of bring light into the store. It will show something happening upstairs as people drive by. We just took the existing roof parapet and bumped it up and just elaborated it a little bit with some steel brackets and a little bit of a roof overhang.

Same colors, same stucco. The only new real thing is the extension of the parapet, this little baby roof, and some steel brackets that will be galvanized in color.

We have here a material sample board, but again, we're maintaining a lot of the same exact colors. This is the standing seam metal.

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EASTCHESTER ARB - 11/1/18

also rebuilding it, and you could see some of the drawings that we have. Same size, same location. Looks more of a trellis pergola kind of effect, also timber and some metal detail, but the same exact size just more up to date.

Basically this is the main entrance from the parking lot side, which is the upper section. This is our new canopy, which replaces the old canopy, and it's a combination of cedar timbers holding a piece of galvanized steel, holding more timbers, on top of which there's a sloped standing seam metal roof. All of the existing -- right now it's all a metal panel right now going straight across that will be removed. We're applying bricks from the bottom to a certain point and then stucco. In the main section, the entrance is accentuated by this sort of round shape and also brick, thin brick material that we're putting. The glass section left and right of the existing will pretty much be the same. It's new storefront, new material, new colors. In a sense there it gets a little bit bigger and taller at the entrance to accentuate the

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THE CHAIRPERSON: Right now the existing signage on the street side is where?
MR. DI LEO: Okay. If you look --
THE CHAIRPERSON: I kind of know, but where is going to be on your new --
MR. DI LEO: It's the same exact location.
THE CHAIRPERSON: Right under the window?
MR. DI LEO: Yes. It's the same size.
MS. UHLE: I think she means on the facade.
MR. DI LEO: Oh, the building, the building signage. So right now it says -- I forgot what it says --
THE CHAIRPERSON: The Shoppes at Eastchester.
MR. DI LEO: So that's changing to DeCicco Plaza, the same exact location.
THE CHAIRPERSON: What I'm talking about is the other units.
MS. UHLE: Actually, she means the
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EASTCHESTER ARB - 11/1/18
1
2 signs for the store fronts on the first floor on
3 the ground level. It looks like --
4 MR. DI LEO: The existing?
5 MS. UHLE: Yes, the existing signs.
6 MR. DI LEO: They will remain.
7 THE CHAIRPERSON: Then that will fall right under that window?
8 MR. DI LEO: All of this, believe it or not, is calculated to keep all the existing signage and existing banding. We're starting right from that band up. We measure that and this is what it's based on. So the signage right it's -- right here, this is a color band that will remain there.
9 THE CHAIRPERSON: Right below that window?
10 MR. DI LEO: Yes. Actually, we have photographs. So this band is remaining and we're taking this little bump up and making it bigger, more in proportion.
11 MR. MCINTYRE: Can we take a look at that photograph, please?
12 MR. DI LEO: Sure.
13 MR. MCINTYRE: Thank you.
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1 THE CHAIRPERSON: The window sits right on top of the band.
2 MR. DI LEO: The window sits right on top of that red color band.
3 THE CHAIRPERSON: Can you please sketch here where that window will appear.
4 It's not clear.
5 MR. MCINTYRE: You have to put the window in the exterior wall.
6 MR. GARCIA-BOU: You're redoing just the stucco in that area?
7 MR. DI LEO: Yes. There's a lot of expansion joints, the vertical lines you could barely see them.
8 MR. MCINTYRE: You're going to have to repaint that whole facade.
9 THE CHAIRPERSON: Only that area will be touched and then the rest of this won't?
10 MR. DI LEO: Right.
11 MR. MCINTYRE: Well, that would be the hope; right? If it's not, then you have to have everything sort of refinished so it's contiguous.
12 THE CHAIRPERSON: So right now Acme
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16
MR. MCINTYRE: Okay.
THE CHAIRPERSON: It's hard to see.
MR. MCINTYRE: Isn't that a sign?
THE CHAIRPERSON: Yes. It will come
before the sign board.
MR. DI LEO: There is a sign permit.
We have to go through that process.
MR. MCINTYRE: That needs to be further developed as part of that process.
MR. DI LEO: If you look at the actual flat drawings, we actually drew that.
MR. MCINTYRE: I got it. That's the back. It's probably the next one after that.
THE CHAIRPERSON: I don't see the front.
MR. DI LEO: This sheet has some details. This is the new standing sign.
MS. UHLE: Lou, can you keep the microphone with you because we have a stenographer that takes minutes for us.
THE CHAIRPERSON: It's not on here. I was looking for it.
MR. MCINTYRE: The glass in that arched window, is that clear glass; is it frosted glass?
MR. DI LEO: It's going to be clear glass.
MR. MCINTYRE: Is there anything inside that's going to prohibit --
MR. DI LEO: Just people. No, no, no.
We designed the whole interior for people to be able to walk by and be able to see out and people be able to see in. The window is like 42 inches high off the floor, so there will be merchandize under the window. This is the window. It's pretty big.
THE CHAIRPERSON: So as you go down the aisles --
MR. DI LEO: The whole idea is to be able to look out.
MR. MCINTYRE: What are those little bump outs on the fascia right now?
MR. DI LEO: Light fixtures. They're coming down where the arch is, these two. This is staying and that one is staying.
THE CHAIRPERSON: I'm glad to know that sign is coming down because it's installed improperly. This is the only place that I'm only concerned about, you know, if we're replacing in kind and
similar size.

MR. DI LEO: It's the same size building, so it -- as a matter of fact, things get more efficient these days, so it will probably be smaller than what's there. We can also show you that, do a roof plan and show that. We don't have that yet.

THE CHAIRPERSON: For the Planning Board for sure.

MR. MCINTYRE: Yes. I think just in terms of footprint.

MR. DI LEO: So you see it.

MR. MCINTYRE: Exactly.

THE CHAIRPERSON: Any comments?

MS. NEMECEK: Let me look at your material board, please.

MR. DI LEO: Sure.

MS. NEMECEK: Thank you.

MR. DI LEO: So basically, again, the brick is meant to match the existing brick. This is the new material, which is the bottom of those columns, the plinths basically. The stucco is matching the existing stucco as close as we can find. This is the standing seam.

DINA M. MORGAN, REPORTER

roof, but it's this color, zinc material, zinc color.

MS. NEMECEK: The new material that you're using for the plinths, could you find one that has a bit of a red dot in it?

MR. DI LEO: Red?

MS. NEMECEK: Yes, because you have the reddish brick, you have the tan, and it just --

MR. DI LEO: This is the most important part of the whole design.

MS. NEMECEK: Yes. I'm just saying, it just --

MR. DI LEO: Okay.

THE CHAIRPERSON: Something with a red fleck in it.

MR. DI LEO: Okay. The building actually was nicely done in the brick work in that they used colored mortar, which we're going to do the same thing. So, yes, we could add some red there, sure. We just didn't want to make it out of brick. We wanted to make sure it stood out a little bit.

MS. NEMECEK: Well, they stand out.

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EASTCHESTER ARB - 11/1/18

bases, do you need to chop up the sidewalk in front of the store?

MR. DI LEO: Yes. We're going to put a new sidewalk.

MR. MCINTYRE: So there's fair amount of work there; right?

MR. DI LEO: Yes. The sidewalk is kind of beat up.

MR. MCINTYRE: Kind of like footings for these?

MR. DI LEO: Yes.

THE CHAIRPERSON: This elevation on A5, this is where the signage is and you're showing that as newly --

MR. DI LEO: That's all existing. I didn't want to redraw every single sign that's there. You're pointing to the band again; right?

THE CHAIRPERSON: Yes, but you've got like a different stucco coming here.

MR. DI LEO: No. We didn't render it completely. We should have rendered that whole thing with little dots.

THE CHAIRPERSON: I don't think that.

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EASTCHESTER ARB - 11/1/18

this is going to look right. This is where the signs are going to be.

MR. DI LEO: That's where they are right now, yes, and we're not touching it.

THE CHAIRPERSON: What I'm saying is, that window going to sit right on there.

MR. DI LEO: That window doesn't protrude forward, it just goes up. It's all in the same plane.

MR. MCINTYRE: What's the sidewalk construction right now?

MR. DI LEO: Right now it's masonry.

MR. MCINTYRE: It's masonry. Okay.

THE CHAIRPERSON: I believe it's EIFS.

MR. DI LEO: Parts of it is EIFS, parts of it is masonry. We haven't demolished the front wall.

MR. MCINTYRE: I got you, but I think the concern here on this board is that, you know, if you're looking to demo out this opening, this rough opening for this arch window, it think it's highly probable that you're going to encroach on the top of this band for the sign.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/1/18

MR. DI LEO: The idea is not to because it's masonry, but if we have to, we have to go back exactly the same way. We're not trying to change that at all. It's not part of it.

THE CHAIRPERSON: It would look better if the signage just moved down.

MR. DI LEO: It's been on the building.

MR. MCINTYRE: Has the landlord bought into this whole thing?

MR. DI LEO: He likes what we're doing.

MR. MCINTYRE: He signed off on these plans?

MR. DI LEO: Yes, yes, yes.

MR. MCINTYRE: He's reviewed them and signed them off?

MR. DI LEO: John? This is Mr. DeCicco, by the way, John DeCicco.

MR. MCINTYRE: I just think that, you know, you're trying to ensure that --

THE CHAIRPERSON: This is not as drawn. Here you have a dark band.

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 11/1/18

MR. DI LEO: It's exactly existing the sizes of it. You're right, it's not a photograph, it's a line drawing. We could easily do a montage to show you that. Whether you want to bring the signs down, I could ask the landlord. I'm not sure if we have any power over that.

MR. MCINTYRE: Well, I think you need to look at the whole façade as a sort of full on elevation. All we're looking to try and do --

THE CHAIRPERSON: Then you would have to move these down too. It just has to fit in right, properly, where you're putting it. I think that by kind of eliminating those signs, it looks a lot nicer than what it's going to be when the signs are there. I think you have to put some semblance of what that signage is there, the existing signage.

MR. DI LEO: Sure, we will do that this way you can review it. Sure.

MR. MCINTYRE: My comment is, you want to try and do whatever sort of probing and investigative work, you know, prior to

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EASTCHESTER ARB - 11/1/18

construction so you, you know, eliminate the
element of surprise. So if you’re cutting, you
know, that pretty substantial arched window in
the facade of a building, you know, that’s
right -- you know, the sill of that window is
right on the top of that band which houses all
these signs which, you know, obviously have
electric running in them, I kind of just think
you want to make sure -- you know, you measure
twice before you chop. I’m a builder so --

MR. DI LEO: I agree with you. We
actually started designing this bringing the
glass even lower because I wanted to see the
feet of the people. I wanted the glass to be
all the way to the floor. We stopped there
because of those signs, because of that band.

I agree with you.

MR. MCINTYRE: I think that level of
due diligence is going to save you time and
money, you know, when you’re looking to do
this. I think, you know, this is the forum
where it gets signed off and reviewed and moved
down the road. You certainly don’t want to be
in a position where now you have to backtrack

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/1/18

and look at this thing when you’re deep in
construction and have to come back to the
board.

MR. DI LEO: I agree with you. That
won’t happen. You’re right.

MR. MCINTYRE: Again, my question with
landlord review, I’m not sure how deep of a
review was done, but I think that would be a
consideration that I would have if I was
reviewing on behalf of the landlord or I was
the landlord because having to move all the
signs is certainly not something that, you
know, should be a follow on effect of this
window. So I just think that we kind of need
to measure twice and cut once.

MR. DI LEO: So your concern is that
if we do this work, it will affect the signs
and they would have to be moved, or your wish
is visually aesthetically you see the existing
signs being lowered as something beneficial to
the overall design? That we would have to
definitely talk to the landlord. I don’t know
who is responsible for these signs, actually.

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EASTCHESTER ARB - 11/1/18

MR. MCINTYRE: I would assume they
would be. I think you need to look at this.
You’re the design professional here.

MR. GARCIA-BOU: I assume they put
those signs up that high so you could see it
from the road.

MR. DI LEO: I’m not sure what the
history is, but that makes sense.

MR. MCINTYRE: Right. Right. I
think, you know, these signs -- you don’t want
these signs to compete with your arched window.
This is for the benefit of, you know, DeCicco &
Sons and to sort of bring some sort of identity
to, you know --

MR. DI LEO: To the whole building.

MR. MCINTYRE: To the whole building.

But you don’t want these signs to have
haphazard sort of frame of reference on your
window. Everything kind of needs to be
somewhat symmetrical and have some sense of
symmetry on the facade. So I think that’s
another reason why maybe the signs need to be
indicated on there.

MR. DI LEO: We’ll put the signs on,

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EASTCHESTER ARB - 11/1/18

we’ll do that. We’ll show you the exact signs
and we’ll show you the exact window, how it
sits on top of it.

THE CHAIRPERSON: Those signs may kind
of --

MR. MCINTYRE: Throw the balance off,
throw the symmetry off of your arch.

MR. DI LEO: We’ll look at it, that’s
all.

MS. UHLE: Do you have another one of
those photos? I would just like to look at
whatever they’re looking at? Is this the only
one? Thank you.

THE CHAIRPERSON: I definitely think
we need to see where that falls.

MR. MCINTYRE: I think the window is a
big element of what you’re doing at the front.

MR. DI LEO: The building has no heart
facing Route 22, so we’re trying to really fix
the building with that respect, helping us,
yes, but fixing the building because we want to
be in a good, nice looking building. So I will
put the signs in there to show you. I feel
strong about it but let me show you. Maybe

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EASTCHESTER ARB - 11/1/18

1 when I see it printed out, I'll change my mind.
2 MR. MCINTYRE: I wouldn't sort of hold
3 this back, you know, because of the, you know,
4 addition of the signs. The existing signs are
5 there. They're part of the existing facade of
6 the building. I think with what's being
7 proposed at the front, you know, that needs to
8 work in relationship with the existing
9 conditions. The existing conditions are the
10 signs. So I think you're going to know when
11 you draw it, you know, whether it works or not.
12 If it doesn't work, then maybe you need to look
13 at a different type of, you know, element to
14 bring light into that building and accentuate
15 the improvements that you're doing on the back
16 so they correspond to the front. I don't
17 think, in my opinion, that that should hold
18 back, you know, your continuation of this, you
19 know, process and trying to make the front
20 elevation as good as it can be.
21 MR. DI LEO: Okay.
22 MS. UHLE: I think if they put the
23 existing sign on to scale, then I do trust that
24 the architect, if it has an awkward
25 kind of stuff.

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EASTCHESTER ARB - 11/1/18

1 relationship, will modify the window.
2 MR. DI LEO: I hear you. We'll do
3 that. We'll show you.
4 MR. MCINTYRE: I think you just want
5 to make sure that you're not going to open up a
6 huge can of worms so-to-speak when you start
7 putting this window in and, you know, the
8 relationship of where the sill of this window
9 is in relationship to the top of the band, you
10 know, that's not going to work and now
11 suddenly you're blowing out that facia where
12 all your signs are, and that, you know, if you
13 have to make it smaller, whether that eyebrow
14 or arch shape window is really the right choice
15 of architecture for what you want to do with
16 the front of the building.
17 MR. DI LEO: Just, you know,
18 philosophically where it came from, just to let
19 you know, this is the positive and this is the
20 negative. So there's a conversation going on
21 between what happens in this elevation and
22 this. Nobody knows that except me.
23 MR. MCINTYRE: Now we do. I got you.
24 I think it's a valiant effort to try and, you
25

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EASTCHESTER ARB - 11/1/18

1 THE CHAIRPERSON: Make an addition to
2 that whole building.
3 MR. DI LEO: All this metal facade
4 work that's here, it's all coming out. It's
5 going to be a big improvement.
6 MR. MCINTYRE: The back of house, as I
7 term it, is not something that you need to do,
8 it's an investment.
9 MR. DI LEO: It's the main entrance.
10 MR. MCINTYRE: Right, but you know
11 what, it's a quality addition that I guess is
12 down to the roots and foundation of, you know,
13 your business. That's clearly evident. We
14 recognize, and we're not looking to sort
15 of hold you back or hamper this process in any
16 way. But again, this is visible, you know,
17 from, you know, from street level, and
18 obviously it has to have some degree of balance
19 and symmetry, you know, for anybody passing up
20 and down the street.
21 MR. DI LEO: Sure. I understand.
22 MR. MCINTYRE: And we do notice that

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EASTCHESTER ARB - 11/1/18

1 THE CHAIRPERSON: We opened it. We
2 didn't close it.
3 MS. UHLE: They opened the public
4 hearing previously.
5 THE CHAIRPERSON: Close the public
6 hearing then?
7 MS. UHLE: Sure.
8 THE CHAIRPERSON: Make a motion to
9 close the public hearing for Application 18-42.
10 MS. NEMECHEK: Second.
11 THE CHAIRPERSON: All in favor.
12 (All aye.)
13 MS. UHLE: When you refer it to the
14 Planning Board, the board has asked that you
15 provide additional information with regard to
16 the roof mounted equipment and especially
17 clarify if it will be visible or not; see if
18 you can select a cast stone that has some red
19 flecks in it to coordinate with the brick; and
20 add the existing signage to the elevation.
21 MR. DI LEO: Good.
22 MR. MCINTYRE: I would like to make a
23 motion that, you know, we pass Application
24 18-42, located at 777 White Plains Road, on to

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EASTCHESTER ARB - 11/1/18

the Planning Board with, you know, the
conditions that our director laid out. Wish
you good luck and looking forward to seeing the
finished product.

M.R. D'I LEO: Thank you very much.
M.S. NEMECEK: Thank you.
T.H.E. C.HAIRPERSON: Thank you.
I would like to make a motion to close
the Architectural Review Board of November 1,
2018.

M.R. M.CINTYRE: Second that.
T.H.E. C.HAIRPERSON: All in favor.
(All aye.)
T.H.E. C.HAIRPERSON: Goodnight, everyone.
(MEETING ADJOURNED.)

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EASTCHESTER ARB - 11/1/18
CERTIFICATION

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

I, DINIA M. MORGAN, Court Reporter and
Notary Public within and for the County of
Westeher, 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 26th day of November, 2018.

DINA M. MORGAN
Court Reporter

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11/29/2018 07:36:59 PM