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1  Application 18-32, Gentile Contractors at 210 Hillside Place, that is adjourned for the
2  Planning and Zoning Board review.
3  Again, back to the applicant for this
4  evening, Application 18-03 Applestone Meat
5  Company at 735 White Plains Road. Welcome.
6  M.S. ASCHER: I'm Gail Ascher, and I'm
7  representing John Cotugno Architects.
8  First of all, I believe zoning has
9  approved this change of use, so this is the
10  next step, and then we go to the Planning Board
11  subsequently.
12  M.S. UHLE: I'll just clarify. It's a
13  permitted use, so it did not have to go before
14  the Zoning Board or anything. So it is just
15  a -- I take that back. You're right. It did
16  go before the Zoning Board. Never mind.
17  You're absolutely right.
18  M.S. ASCHER: Did everybody get the
19  description?
20  M.S. UHLE: I think maybe if you could
21  summarize it for people at home.
22  THE CHAIRPERSON: If you could either
23  go towards the mic or grab it.

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used. Originally, the dental office had the
entrance on the Main Street and really nobody
d Walks over there and nobody parks over there.
So we sort of flipped that. I'll show you an
original overall plan. You should have the
plan there. We flipped that and we opened up
the back. So we're renovating the deck, which
is going to be the main entrance where
everybody accesses Trader Joe's, the nail
salon, and GNC. So we pushed everything to the
back, which is now really the front but nobody
uses the front. They're just going to put
merchandizing in here and lighting to reflect
what's inside, but truly this is where
everybody is entering.
To that effect, the owner wants to add
a lift, a handicapped accessible lift. So
that's key. It's actually going to make all
three stores accessible at that point. Moving
the bathroom and office to the back, it allows
this to be open for the frozen refrigerated
vending machines. We want this really open, a
lot of glass. As you can see in the
elevation -- this is the existing photo -- as
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you see in the elevation, we're trying to open
this up. I have a little color rendering to
show the difference -- to show what it's going
to look like. Above is the existing and below
is proposed. I can pass that around too.
There are some existing photos here of
neighboring properties, neighboring buildings.
When you're ready, I can talk more
about the materials and colors and things like
that.
THE CHAIRPERSON: I notice that
there's a couple of lights, light fixtures up
there, and I'm not sure by the photos of the
existing if there are any others already there
on the building.
MS. ASCHER: I believe there's one
right next to the door. It looks like it's a
flood, the two lamps right next to the door of
the dentist's office. We're proposing to move
it up above the sign.
THE CHAIRPERSON: I'm talking about
the other stores, the whole thing. Are there
any other --
MS. ASCHER: Oh, on the other stores.
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It looks like the nail salon has its own
lights. I can't tell.
THE CHAIRPERSON: Like near the
vertical lift, is there any lighting over there
in front of GNC.
MS. ASCHER: Good question. It looks
like there's a light up there, but I would have
to verify that. It looks like there's a flood
over there, but I have to verify it.
THE CHAIRPERSON: I think for safety
purposes, especially if they're open 24/7, it
needs to be really well lit back there.
MS. ASCHER: This is the lamp.
They're going to be matt black.
MS. UHLE: So the catalogue cut sheet
that was provided shows a blue, but you're
proposing black?
MS. ASCHER: Matt black.
MR. GARCIA-BOU: And the storefront?
MS. ASCHER: Black. It's all black.
I have pictures of what we're -- black and
clear glass and then black with a railing.
What's being passed around shows the color of
the surround as well. The railing is pretty
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they said. I think we're talking about maybe
having a soffit across and making this a really
good, visual display that's going to be visual
from the street.

MS. NEMECEK: Will it have the
goosenecks that you're using in the back?

MS. ASCHER: I'm not sure. We haven't
discussed that.

MS. UHLE: I think that either this
board or the Planning Board might want to see a
little -- I understand you're only proposing
something to the back, but because this is the
image of the storefront on White Plains Road, I
think they're going to want you to consider
doing something to the front.

MS. ASCHER: Yes, I mean, that was
just something John said was not part of this
package. So if we're doing it, it needs to be
part of another package.

MS. UHLE: You guys could address
that. In my notes, I point out to you too that
right now they're not proposing anything, which
is why I did ask the applicant to bring a
bigger picture so you could see what existing

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that's going represent the storefront.

MS. UHLE: Within the window, yes.

Typically, the ARB or the Planning Board, other
than having to comply with our sign law, would
not look at the window graphics. But again, if
there are any repairs or --

MS. NEMECEK: Are you going to repaint
it; are you going to put a new door; are there
going to be lights; how big is the sign going
to be?

MR. GARCIA-BOU: You're not proposing
to do anything on the exterior facade of the
building, but you are proposing to do something
graphically interior that's going to be seen
from the glass.

MS. ASCHER: Yes. It's going to be
seen from 22, yes.

THE CHAIRPERSON: There are laws and
limits to that as well.

MS. ASCHER: I know they will be
presenting a sign, you know, a new sign for
sure.

MS. NEMECEK: So if somebody is coming
out of GNC, will they be able to enter that

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front door?

MS. ASCHER: Will they be able to
enter? I believe it will be open, not locked.

That's a question that I haven't discussed with
them, but I can get an answer.

MS. NEMECEK: If it's 24 hours, are
the front and back both going to be open?

MS. ASCHER: I think they want direct
access from the back, so my guess is they're
not going to allow the public to walk in the
other side. It's going to be an egress, a fire
egress. They have to have security, so I'm not
sure of that. Let me clarify that.

MR. KING: You don't need the two.

MS. UHLE: Okay, you don't. I think
the board needs to understand that. The way
this is designed right now, it looks like there
is no access from White Plains Road other
than to the -- this is unclear what's
happening.

MS. ASCHER: It's certainly an exit.

If it's going to be another entrance is the
question. I could clarify that. We never
discussed it.

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MR. GARCIA-BOU: I think that it's important to submit the graphics that they're planning to put on there.

MS. UHLE: Again, within the window?

MR. GARCIA-BOU: Yes.

MS. UHLE: Typically, you guys would not approve interior window graphics. They'll be limited by what the sign law allows them to do because we limit signage within a window that's visible from the street. If you wanted to look at the trim, whether it's going to be painted or repaired. The new sign might be bigger or smaller than where you could see a previous sign was installed, and I think those kind of things the board really should look at even if they're modest repairs.

MS. NEMECEK: I did look online at the -- you have two other stores, there are two other stores that exist, and they do have signage that is painted over the glass, is that correct, or applied to the glass on the previous stores that they own?

MS. ASCHER: I really don't know. I wasn't involved with the design of them.

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MS. NEMECEK: If that's the kind of graphic that they're going to be put on, we should know.

MS. ASCHER: You mean like a 3M sort of film?

MS. NEMECEK: Yes.

MS. ASCHER: So that would have to be approved if there is some sort of film?

THE CHAIRPERSON: Yes. There are definitely sign regulations regarding that.

MS. NEMECEK: Also, for safety and monitoring purposes, how is it going to be lit from the inside? Would a patrol car be able to look in there from the parking lot?

MS. ASCHER: There is a lighting designer who is very good, apparently, who they've been working with. There's going to be a complete lighting plan, so we can present that. We certainly can present it as part of the building permit package.

THE CHAIRPERSON: I'm sorry, what was the last thing you said; it was presented as part of the building permit?

MS. ASCHER: It would be presented as

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MS. NEMECEK: So with the lift, are you going to do the solid door or the glass door?

MS. ASCHER: Solid.

THE CHAIRPERSON: I noticed on the letter from the Applestone Meat Company, it's addressed to the Village of Scarsdale Planning Board. Seriously, they need to know that even though their address is in Scarsdale, they are in Eastchester, especially when they call for police and fire. Seriously, they have to know that, the employees there. It's a safety thing. If there's an emergency, they need to know who to call.

MS. UHLE: And for taking out permits too.

THE CHAIRPERSON: Yes, for taking out permits and whatever, but more than anything --

MS. ASCHER: I'm not sure why they did it. Just because it's a Scarsdale P.O.?

THE CHAIRPERSON: Yes. I've seen things like that happen before and kind of things just like slip through the cracks, and people that are working don't even realize and

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1 they call the police and they don't get there,
2 you know, because something is happening. More
3 for safety than anything else.
4 MS. ASCHER: I have information on the
5 decking. It's very similar to Trek. I have
6 samples of it.
7 THE CHAIRPERSON: What is there now?
8 What is existing on the decking?
9 MS. ASCHER: It's wood.
10 THE CHAIRPERSON: In bad shape kind
11 of?
12 MS. ASCHER: Old. We're going to go
13 with this. It's a graphite color, it's coated
14 on all four edges, 25-year warranty for the
15 finishes, low maintenance. It's pretty nice
16 looking. It goes with the color scheme, the
17 black and the dark gray. We will paint the
18 columns and the beams that are existing to
19 match.
20 MS. NEMECEK: There are a couple of
21 suggestions I would like to make. The first
22 is, I know you just said you wanted to use the
23 solid door on the lift. I would recommend that
24 you use the glass door. Because of the way the
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1 parking is laid out, that first space that is
2 closest to the GNC, is that a handicapped
3 space?
4 MS. UHLE: Yes.
5 MS. ASCHER: I wasn't involved with
6 the plan.
7 MS. NEMECEK: If it is, that's good.
8 If it's not, it should be if that's where
9 you're going to place the lift.
10 MS. UHLE: It is. It shows up that
11 way in the plan. The existing looks more like
12 the proposed, so this is the handicapped here.
13 MS. NEMECEK: Okay, good.
14 MS. ASCHER: It's confirmed that it
15 is?
16 MS. UHLE: Yes.
17 THE CHAIRPERSON: Any more questions
18 or comments from the board?
19 MS. NEMECEK: I'm not completely
20 comfortable with the Route 22 facing side
21 facade. I think it needs a paint job, I think
22 we need to see what the sign is going to look
23 like, the lighting is going to look like. It
24 looks like it needs some repair.
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1 location of where this will be, I just feel
2 that's a safety issue that people can't
3 see into that lift that's going to be tucked
4 into the corner here by the GNC, which is where
5 you're proposing to put it; right?
6 MS. ASCHER: Uh-huh.
7 THE CHAIRPERSON: As long as like a
8 car can't hit it.
9 MS. NEMECEK: Not just a car.
10 THE CHAIRPERSON: I know you're
11 worried somebody would be hiding in it or --
12 MS. NEMECEK: Also proposing that we
13 see lights in addition to the two goosenecks
14 that are going to be over your entrance. I
15 think it's important that the stairs are lit
16 and that the lift is lit.
17 MR. GARCIA-BOU: If you're open 24/7,
18 you need it to be lit.
19 MS. ASCHER: This is what it looks
20 like when it's all together, just to get an
21 idea. You could pass that around. Here's a
22 better one, actually. That's the graphite
23 color.
24 MS. NEMECEK: Currently the way the
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1 can that be done under a
2 separate application?
3 MS. UHLE: No. No. The front facade
4 has to be considered at the same time as the
5 rear facade. The ARB could decide to either
6 have you come back to them or to ask you to
7 provide that information when you go to the
8 Planning Board. I think the issue is with the
9 front facade even though that's not the area
10 where people access it, that's the most visible
11 presence on White Plains Road. If you look at
12 the pictures -- that's one of the reasons that
13 we asked for a larger picture than what was
14 provided in the package -- if you look at the
15 pictures, there appear to be some old sign
16 holes, it looks like the cornice is fairly
17 dirty, it looks like the building could use a
18 paint job. I mean, there might be some fairly
19 simple improvements. This has a pretty
20 significant presence on White Plains Road, so I
21 think that needs to be considered rather than
22 just saying, we're not proposing anything
23 there. I think it is part of the entire
24 application.
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MS. NEMECEK: It would also be useful to know whether or not people will be able to access this front Route 22 entrance or not, or if it's just going to be an egress. If I'm coming out of the spa or GNC, that means I have to go all the way around the back to go to your business.

THE CHAIRPERSON: I don't think any of those businesses use the front doors very much because there's no parking there.

MS. NEMECEK: Right, but if I park in the back, get my nails done, do I got to go right back out the back again or should I go out the front and go all the way around? I don't know.

MS. UHLE: I mean, even though that may not be the way people typically access it, you typically go through the front door of a business that fronts on a --

THE CHAIRPERSON: It should have a presentation for sure. It should have some sort of a nice presence. If it doesn't look good on the front, nobody is going to go there.

MS. ASCHER: I mean, it's visually

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seen probably from the car more that anything else. That's really the image, as people are driving. Nobody is really walking there. Or from Lord & Taylor's parking lot.

MR. GARCIA-BOU: Some people do park across the street and walk across.

MS. ASCHER: Nobody really crosses there, it's a busy street.

THE CHAIRPERSON: And it is near a bus stop also.

MS. UHLE: Do you want to make a motion to open the public hearing?

THE CHAIRPERSON: Yes.

MS. UHLE: Okay.

THE CHAIRPERSON: I would like to make a motion to open up Application 18-03 for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anybody here from the public?

(No comments.)

THE CHAIRPERSON: I guess not. I

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MS. ASHER: That's an alarm system, probably, that's all going to go.
MS. UHLE: Again, the holes that look like from a previous sign need to be repaired.
So be clear to the Planning Board -- I do think you do have to consider the front facade, so come back with a proposal for the front facade.
MS. ASHER: You will distribute to the board?
MS. UHLE: No, this goes to the Planning Board. The Architectural Review Board is an advisory board to the Planning Board. So the Planning Board is what ultimately approves the architectural review. So the board is saying, we're going to refer you to the Planning Board with the condition that you provide this additional information.
THE CHAIRPERSON: So you don't have to come back. We're not trying to make it difficult, but we do want you to take care of this.
MS. ASHER: Yes. Thank you. It will be a big improvement.
MS. UHLE: Then I just would clarify.

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for the Planning Board what's proposed in terms of lighting for the interior. They do not need to see a full lighting plan, but just to be clear if it is something that's accessible 24 hours, they'll kind of want to be aware of, especially for the lift and just kind of understand lighting levels in the interior.

THE CHAIRPERSON: Are your other locations open 24 hours as well?
MS. ASHER: I believe they are. It's not mine. I don't work for Applestone.
THE CHAIRPERSON: If they could provide some pictures of what they look like at night. You know what I mean? Just to kind of give us an idea of what kind of lighting will be, you know, provided so that --
MS. UHLE: In the Planning Board packages, these catalogue cut sheets that you passed out at the meeting, they should really be included in the package for the Planning Board.

MS. ASHER: Ten copies of everything?
MS. UHLE: Ten sets of that, yes.
MS. ASHER: I wasn't sure about that.

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MS. UHLE: All those kinds of things really should be included in the submission to the board.
MS. ASHER: I'll take those back if that's okay.
MS. UHLE: It was recommended that you have a glass door. The cut sheet that you proposed for the lift had a glass door.
MS. ASHER: I'm not sure we could use this particular product.
MS. UHLE: On the cut sheet that you provided, there is an option with a glass door.
MS. ASHER: If we could get them to customize one, we could use them.
MS. UHLE: You need these things back did you say?
MS. ASHER: Not the ones that I gave to everybody.
MS. NEMECEK: Just the cut sheets.
MS. UHLE: Oh, the cut sheet. Okay.
The other thing is, I really do think the Planning Board in their submission needs existing and proposed facades next to each other on the plan so that the board members

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(All aye.)
THE CHAIRPERSON: I would like to adjourn the September 6th Architectural Review Board meeting.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Thank you very much.
MS. ASCHER: Thanks a lot.
(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 19th day of September, 2018.

DINA M. MORGAN
Court Reporter

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