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THE CHAIRMAN: Good evening. This is the Planning Board meeting of November 29, 2018. If everyone would rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRMAN: Good evening. On behalf of Mr. Nemecek, I do apologize for the delay. It's his fault.

MR. NEMECK: On behalf of Mr. Nemecek, I join in that apology.

THE CHAIRMAN: So I'll just do the roll call. Mr. Pulaski.

MR. PULASKI: Present.

THE CHAIRMAN: Chairman Bonanno is present. Mr. Nemecek.

MR. NEMECK: Present.

THE CHAIRMAN: Mr. West and Mr. Cunningham are not able to attend this evening. So we'll just get right to the applications. There's four in front of us this evening. One is 20 Nelson Road, the next is 5 Leslie, Burrata Wood Fire Pizza is third, and the final one is DeCicco & Sons at 777 White Plains Road.

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2 Plains Road.
3 We have three adjourned applications.
4 The first is Applestone Meat Company, the second is Gas Mart at 600 White Plains, and 71 Park Drive are adjourned. So if you're here for those, you're welcome to stick around, but they're not being discussed this evening.
5 So the first application in front of us is 18-45, 20 Nelson.
6 M.R. SALERNO: Good evening, Mr. Chairman, members of the board. I'm Rocco Salerno, attorney for the applicant. This is the application of Carlo DeAngelo and John Vitagliano living trust for a two lot subdivision on the property located at 20 Nelson Road. With me this evening is Adamo Maiorano of Community Designs, the project engineer.
7 The property is located in an R-5 zone and consists of 20,000 square feet and is presently improved by a single family residence. The subdivision would yield a vacant lot to the north, Lot B, which complies in all respects with the zoning code. However,

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2 it would render the existing residence shown a Lot A deficient in three respects with respect to setbacks:
3 Number one, the north side yard setback would be 4.3 feet where 8 feet is required.
4 Secondly, there's a bay window affixed to the north portion of the house, which is 2.7 feet into the side yard setback where 5 feet is required.
5 Thirdly, we would have to relocate the driveway to the south of the house. The driveway is presently here. We would have to relocate it to the south of the house. We do have a 9 foot setback that's required on the southerly side yard, but we do not have room for the 3 foot buffer that is also required between the property and the adjacent property to the south.
6 So again, what we need here is three variances, and basically what we're asking the Board for tonight is a referral to the Zoning Board of Appeals.
7 THE CHAIRMAN: Okay.

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MR. NEMECEK: How old is the existing house?

MR. SALERNO: How old is it?

MR. NEMECEK: How old is it?

MR. SALERNO: I'm sorry, I don't know, but it's been there a long time. Probably in keeping with the neighborhood in the Fifties, Forties, Sixties, something like that.

THE CHAIRMAN: So one of the variances was regarding the driveway; is that right? It doesn't have the 3 foot buffer; right?

MR. SALERNO: Correct.

THE CHAIRMAN: I'm ready to refer, unless you have questions.

MR. PULASKI: No, I'm fine.

THE CHAIRMAN: Good. So we will do as you've requested, I'll make a motion to refer this application to the Zoning Board of Appeals, Application 18-45, 20 Nelson.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. SALERNO: Thank you. Have a nice evening.

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THE CHAIRMAN: Thank you. The next application is 18-34, 5 Leslie Road.

MR. MAIORANO: Good evening, Chairman, board members. My name is Adamo Maiorano from Community Designs & Engineering. On behalf of the applicant, Vincent Riccardi, we are proposing a one story front addition to 5 Leslie Road.

The proposed project recently received approval from the Zoning Board for the front yard setback of the front addition, as well as the front roof overhang. What we basically are trying to achieve is, one, create a powder room on the first floor since existing there is none, as well as dressing up the front aesthetics of the house as well. Currently, there's an existing gable on the front elevation of the house, and it's sort of off centered and doesn't really have any rhyme or reason there, so we will center our front addition on the elevation to create some symmetry. Also, the two windows will change so that they're symmetric with the front addition.

The house will receive new vinyl siding, new asphalt shingle roof, as well as the front proposed addition will have cultured stone veneer on the front of it. As far as anything else, other aesthetics, the accent pieces be the white AZEK, and the additional impervious areas will obviously be contained with new storm water management in the front of the house.

So the real work is basically just the front portion of the house, that front addition, and the front stoop and whatnot.

THE CHAIRMAN: So you changed the impervious?

MR. MAIORANO: Just by a very small amount, about 80 something square feet. So we're going to add a dry well.

MR. PULASKI: So this is all an addition of 60, 65 square feet?

MR. MAIORANO: Yes, very small addition, but it's a tiny house and it kind of needs that.

THE CHAIRMAN: So you're just matching the finishes that are there?

MR. MAIORANO: No. They're going to do new vinyl siding throughout the whole house and new roofing as well.

MR. NEMECEK: How does a 60 -- I'll wait until you're done. I think you said you were increasing the impervious surface by about 80 square feet?

MR. MAIORANO: Yes.

MR. NEMECEK: I think our notes reflect it's a 60 square foot addition?

MR. MAIORANO: There's a front stoop there, so minus the 30 something square feet of the front stoop. The proposed front platform is bigger as well.

MR. PULASKI: You're updating the look of the house.

MR. MAIORANO: Exactly.

MR. PULASKI: You're providing some comfort space when you walk in the front entrance with a closet and a powder room. All things that a lot of people would want.

THE CHAIRMAN: Looking to make it easy for you because it seems to be in order. So then let me do the public hearing and then we'll come back. So I make a motion to open

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the public hearing on this application, 18-34, 5 Leslie.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

(All aye.)

(No comments.)

THE CHAIRMAN: We'll make a motion to close the same public hearing on 5 Leslie Road.

MR. NEMECEK: Second.

THE CHAIRMAN: All in favor.

(All aye.)

MR. NEMECEK: Kind of a no-brainer, I think. They look like very nice additions.

THE CHAIRMAN: It's a nice improvement. I'm sure the owner will be happy.

MR. NEMECEK: I think even the neighbors will be happy.

THE CHAIRMAN: One of the first houses we looked at when we came to Eastchester was on Leslie Road.

So that being said, I make a motion to approve this application, 18-34, 5 Leslie Road.

MR. PULASKI: Second.

THE CHAIRMAN: All in favor.

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drawing, it's A2. The new area is here, this small sliver along the right, and the means of egress are here, the existing one and here in the back. The majority of the alteration is a new kitchen and a small dining room on the street side. The center area or what was the existing men's room has now been enlarged, that's here, and the employee changing area, which is now a private room with lockers, will be directly in front of it. The main restaurant and the existing wood fired oven will stay in its same location, if you're familiar with the restaurant. The lady's room was already accessible, so we're not touching that at this point.

Then lastly, I'll just say that -- it may not be in your packet -- our plan initially with this application would be to treat the exterior facade because there is a change between the beautiful wood and glass doors with the bluestone that they have at the base in the current restaurant, and the hairstylist had some funky stone and glass. We're going to just paint it so it's all the same at this.

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point, and then in the future we hope to make an application that will go in front of the Architectural Review Board for a change in that facade. That's not part of this application.

We're going to kind of just get it so it all melts together, and then in the future when I guess we're open for a little bit, be able to fund that effort because those doors and glass are quite expensive.

MS. UHLE: Do you have a picture of the existing facade and a picture of --

MR. FERNANDEZ: So that would be in our packet. I believe we took some pictures that have the entire street facade. I don't have it as part of the working drawing set.

You could see there's a huge difference between the restaurant and what was the hairstylist.

MS. UHLE: I found it in my package.

If you would like to take this, Joe, you could put this up there.

THE CHAIRMAN: If you could just put it up there so Gary could sort of zoom in on it. Can you get that, Gary? Thank you.

MR. FERNANDEZ: So you could see the

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taupe color of the current restaurant, and then let's call it off white of the hairstylist. All that will stay the same. You could see the amount of detail in the doors and windows of the restaurant, which open very nicely during pleasant weather to let fresh air in. We'll look to try and do something similar on the other side.

THE CHAIRMAN: So when something is done to the existing, that door remains? That door is your third egress; right?

MR. FERNANDEZ: The hairstylist's door would be the third door for egress, correct.

We would still have two. We would have two if we were doing an alteration. That would be closed probably for a short period of time. They could do all the glass work, let's say, in the front, and then leave the door for last.

THE CHAIRMAN: I'm not an architect, but I would imagine it would end up looking much like what's --

MR. FERNANDEZ: What's there. The rhythm would continue. You have four let's call them windows, then you have the door,

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MR. NEMECEK: But the problem is, you might not come back for five years.

MR. FERNANDEZ: I don't see that with this particular landlord.

MS. UHLE: I think what the board could do is make a condition of the Certificate of Compliance that you come back to the ARB and Planning Board so that the facade improvements are done at the same as the interior improvements. If they were to approve the interior improvements, you could begin starting on the building permit review, but I think the Certificate of Compliance might be conditioned on the facade renovations as well. Again, this board is an Architectural Review Board, and you're expanding into an adjacent building but not showing any improvements to the exterior aesthetics of that building when it is very inconsistent with the building that you're extending.

MR. NEMECEK: We understand the cost element of it. We don't want to put anyone to an unnecessary cost. The problem is we also don't want to have -- I know Burrata isn't extending.

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going to want to have an eyesore.

MR. FERNANDEZ: You could understand that he's going to want it to look very --

MR. NEMECEK: Ideally, we like to see a comprehensive project that addresses everything. We're willing to work with you on an accommodation here, but how we put that together is what we're discussing right now.

MS. UHLE: What would be the -- would the applicant be willing to come back in -- again, if the board were to approve -- and I can't speak for them -- approve the application with regard to the interior improvements, would the applicant be able to come back in January with proposed facade improvements, in which case they could go before the ARB in the beginning of January, come back to the Planning Board at the end of January, and then you would be able to coordinate those permits?

MR. FERNANDEZ: So the short answer is, yes, of course. However, I'm not sure that the budget will allow, even if he was to move forward and show you some beautiful pictures, that he could build that at this time. That's

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why we're just asking for basically to let us tie the facade together by keeping the colors together. I mean, this guy has been --

MR. NEMECEK: At a minimum, I think I want to see exactly what the interim measure is going to look like beyond we're going to paint it or something.

MR. PULASKI: I agree with that statement. I don't know how you come before us without at least giving us a meld facade, even if it's just showing paint so the paint is all the same color, but we know that the sign is not moving, we know that this isn't changing. Right now it's just, well, we're going to dress it up.

THE CHAIRMAN: They have come with something. That's what they've come up with, they've painted it the same color.

MS. UHLE: Well, no, that doesn't show it painted the same color.

MR. FERNANDEZ: That's what we're saying. I mean, we're proposing that the facade is going to stay the same but the colors would be identical. If you're familiar with

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the restaurant at all, you know that he's not going to do anything that's going to take away from that.

THE CHAIRMAN: So we understand -- they're members of the community and certainly we want them to stay here and have a great establishment, but our purpose here is to make sure that everything that's built is pleasing aesthetically, the Architectural Review Board likes it, it doesn't affect the character of the neighborhood, it doesn't affect traffic, schools. So we're responsible for everything on the outside. We're not responsible in any way, shape, or form of what goes on in the inside. I mean, that's our primary concern.

MR. NEMECEK: What are concerned to a degree of what goes on on the inside. We've had multiple debates over smells and stuff.

MR. FERNANDEZ: If I could suggest, I mean, maybe that's just a stipulation if the project is approved, to say that it would at least all be the same color, and then obviously future facade improvements obviously have to come back in front of the

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MR. NEMECEK: The second piece is a given.

THE CHAIRMAN: What we're offering or what we're going to put forth is to bifurcate the application to interior and facade, and they both, as Mr. Nemecek said, will be approached together and parallel.

MR. FERNANDEZ: But that might be a little strenuous for the clients to have to tackle at the same time is what I'm saying.

MR. NEMECEK: Is there an interim measure, kind of your best affordable case, that's more than just slapping a coat of paint on it?

MR. FERNANDEZ: I think by cleaning this up and by removing the stone that was placed at the bottom and tying it together with the color, by moving the sign over, I think it's going to tie it together for now. It's not the cleanest thing because the wood doors and everything, they're gorgeous. That's going to take a little time to get there to that piece.

MS. UHLE: I think you're going to

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MR. FERNANDEZ: Removing the --

MS. UHLE: The stone. Again, I don't want to tell you what to do, but I think you need to come back with a -- if it's initially just an affordable proposal to the Architectural Review Board and then to the Planning Board.

MR. NEMECEK: We're hearing that the ultimate goal is that the opening of this new space is going to generate even more income. I know whenever I go into Burrata, it's always nice and crowded. So this will generate income, and then up the road in the near future the owners want to match the entire facade. I get that. That's terrific. But we have an obligation to get the best deal for the town, so-to-speak, right now. What can you show us right now?

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MR. FERNANDEZ: This application and this investment into this building is huge. It's huge. There's been a lot of failed operations in that location. I don't have to tell you.

MR. NEMECEK: Oh, yes. Yes.

MR. FERNANDEZ: I think that this is a big step and a big undertaking. I understand about the aesthetics. If you could appreciate what he's done there so far and the first class operation that he's running, it's going to look beautiful, and he is only going to make it look better as time goes on. But I can't put a date on it because it's not my wallet.

THE CHAIRMAN: So I think you're doing a very good job representing your client right now, and I think he appreciates that. I think what we're saying, though, is what Mr. Nemecek said, if there's an alternate, it needs to go before the ARB and that's the way it's going to make its way back here. We'll see what they say and it will come back to us. I mean, that's the process, so that's the process that we have to follow.

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MR. FERNANDEZ: Okay, but we're here for the amendment to the special permit and that's what we're looking for. I mean, we're not here really -- honestly, the facade is not something we're even -- I mean, I'm just talking about because it's --

MR. NEMECEK: You are here for the facade. You don't get the improvement without the facade.

MS. UHLE: Can I just say something?

I don't mean this in the rude way that it's going to sound --

MR. NEMECEK: Margaret, how dare you.

MS. UHLE: I know. When Mr. Bonanno said you're doing a good job representing the client, I really think your response has to be, we're going to come back in January with something. You really have to address the facade to some extent. With regard to the overall budget for the project, I can't believe that, you know, as a percentage addressing the facade to some extent breaks the entire budget. Again, ideally the facade -- I can't see it up there now -- ideally the facade would be very

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well integrated with the existing facade, and I do trust that the owner has intentions to do that. If that is really very onerous at that point, there are very simple things that could be done that would make it look vastly better in the interim that would not be very expensive. So I really don't think the answer is, we're not going to do it. I think there's only one answer --

MR. NEMECEK: We understand that the owner is going to do everything in his power to make this as aesthetically pleasing as possible because people don't want to go into a place that looks like a dump. The history, as you said, this is the first successful restaurant that's been there in a dog's age. We have no doubt that the owner is -- it's in his interest to do this right, but what we're telling you is we have an obligation to make sure that whatever interim measures are taken are also right.

MR. NEMECEK: Right now we're not seeing a comprehensive plan that includes

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giving us enough information on what that interim measure -- the short term approach is, understanding that the goal up the road is to match this, and you don't necessarily want to throw that much money away on an interim measure knowing that in the near future --

MR. NEMECEK: Right.

MR. NEMECEK: As Margaret said, and she would know much better than I, there are cost effective measures, I'm sure, that could be taken that are going to make this work, and it's absolutely in everyone's interest to make it work. It's in the owner's interest and it's in the town's interest, and we are the representatives of the town on this one.

MR. NEMECEK: Absolutely. But I'll just say to you, we would be coming back with essentially the same facade that's just, you know, all color matched and that's really the extent.

MR. NEMECEK: We don't have a very good --

MR. NEMECEK: I understand. I understand.

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THE CHAIRMAN: We've sort of given you a preview of what our response would be if you were to do this.

MR. FERNANDEZ: And I understand that. I would just ask the board to also understand that doing things twice is not, you know, an owner's way of going about a project either. I think I have some help.

MR. ANDERSON: My apologies. I'm Chas Anderson, I'm the chef owner of Burrata.

MR. NEMECEK: Ah, the owner.

MR. ANDERSON: I hear you loud and clear. Without a doubt, why would you approve something without me showcasing what I would intend to do. I hear you as well, Margaret, with respect to what we can do to dress it up and showing that. It was under my impression that we were here for something a bit different. Naturally, otherwise, I would have come with that material to present to all of you. It is my intention to have a beautiful storefront to equally match the quality of the food and the customers that come into my establishment. So I'm more than happy to come

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back in January and show you a dressed up version of the storefront and to have your blessing to move forward with that.

My question is, will we have to wait for that approval in order to have the approval to start with building on the inside?

THE CHAIRMAN: So the answer is what I said, we think we could split it in two. I don't know how we --

MS. UHLE: I think what we could do -- understanding that you were delayed a month previously, understanding that you have put a lot of work into this, I think what the board could do is approve the amended special permit subject to the condition that a CC will not be issued for the actual expanded area until the facade improvements have been approved and become part of that permit. So basically what you would do, if all went well, you would go to the Architectural Review Board at the beginning of January, get the approval by the Planning Board at the end of January, and that approved facade would just be -- your permit would be amended to include that facade. So when you
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get your Certificate of Compliance. It would
include both the facade and the interior. I
think that answers your questions. It wouldn’t
slow you down.

MR. ANDERSON: I think I understand
it.

MR. NEMECEK: I think that’s a good
solution.

MS. UHLE: I think there was some
confusion. I’m finding the way that we
classify these as a Type 1, Type 2 hood --
you’re here for amended special permit
approval, which basically just means you had a
special permit for a restaurant, you’re
expanding that restaurant now, so the Planning
Board is looking at this comprehensively. It’s
really not because you have a Type 1 hood or
anything like that. So as part of that
comprehensive application part of the amended
special permit, that does include the facade of
the building as well.

MR. ANDERSON: Okay. Thank you.

THE CHAIRMAN: I think we’re good
then.

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So I make a motion to open the public
hearing on Application 18-41, Burrata Wood
Fired Pizza.

MR. PULASKI: Second.

THE CHAIRMAN: Comments from the
public?

(No comments.)

THE CHAIRMAN: None right now. So
we’re just going to leave it open because
you’re coming back.

MS. UHLE: I think you would close the
public hearing on this because you’re going to
approve it subject to conditions.

THE CHAIRMAN: Oh, yes, we are. Then
what happens?

MS. UHLE: Then you could open a
public hearing on the facade.

THE CHAIRMAN: Okay. Any more
comments hearing?

MR. PULASKI: No.

MR. NEMECEK: No.

MS. UHLE: I have one more comment,
not to always be the big stick in the mud here.
I’m sorry. Just with regard to when you do

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come, I just want to make it clear to the board
that future good intentions we have no ability
to enforce. Again, I know this applicant, and
I do trust him as well. All I want to say to
you, if you’re coming back with simply interim
things, they still have to look -- I think they
have to be approved in a way that people assume
it’s going to be that way in perpetuity, even
though I trust that you’re going to come back.
I know this from so much experience, good
intentions we can’t enforce, the board can’t
enforce. So when you do come back with
whatever you’re proposing, it’s more than just
paint. That’s all I’m saying.

THE CHAIRMAN: It’s not really
interim, it’s what’s going to be there.

MS. UHLE: Well, it could be interim,
but it has to look like something that’s going
to be there for awhile.

THE CHAIRMAN: We’re approving what
you put in front of us, not what you’re going
to do in the future.

MR. ANDERSON: Understood. Thank you.

THE CHAIRMAN: I make a motion to

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1 close this public hearing on Burrata Wood Fired Pizza.

4 MR. NEMECEK: Second.
5 THE CHAIRMAN: All in favor.
6 (All aye.)
7 THE CHAIRMAN: Then I'm going to make a motion to approve the interior part of the application as shown on the drawings. That's about it.

11 MR. NEMECEK: Subject to the condition that Margaret --
12 THE CHAIRMAN: Subject to the condition that you'll be back here in January with a facade design we could look at.
16 MS. UHLE: Actually, the condition is that the Certificate of Compliance will not be issued for the proposed expansion until the facade has been approved and become part of that permit and construction as well.
21 MR. NEMECEK: That also is two steps.
22 It involves going to the Architectural Review Board first. Their next available meeting is I think the first Thursday in January, and then our Planning Board meeting is probably about that.

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1 three weeks later, also in January. So if you get everything going, you'll be done with this within about six to seven weeks, maybe eight.
5 MR. FERNANDEZ: I had just one question. Does that mean that we could take our construction drawings and file them?
8 MS. UHLE: Yes. So you could begin getting the building permit, begin the building review process. You could even begin construction. You just can't get a Certificate of Compliance first.
13 MR. FERNANDEZ: Well, we need a permit first.
16 MS. UHLE: I'm saying after you get the permit. You could submit the drawings, you could do the permit review, you could begin construction. You just cannot get a Certificate of Compliance until that's been approved.
21 MR. FERNANDEZ: That's fine.
22 MR. ANDERSON: Thank you for your time.
24 THE CHAIRMAN: Did we vote on this?

That motion supplemented by what Margaret put down.

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1 forth about the Certificate, that's the motion
3 I put forward.
4 MR. PULASKI: Second.
5 THE CHAIRMAN: All in favor.
6 (All aye.)
7 MR. FERNANDEZ: Thank you.
8 THE CHAIRMAN: Have a nice holiday.
9 Last application is 18-42, DeCicco & Sons, 777 White Plains Road.
11 MR. NEMECEK: A lot of White Plains Road today and that's not even with Applestone.
13 THE CHAIRMAN: It's the core that we're improving every step along the way thanks to the great architecture and the oversight of this board and Margaret.
17 MR. DI LEO: Hi. My name is Lou DiLeo from Studio Rai Architects, and we're here to discuss the proposed alterations for the DeCicco supermarket that will be taking place in the existing Acme supermarket building spot. Basically the changes that we're proposing are storefronts, some canopies, no changes to the parking lot, no changes to the exterior parking lot or spaces or lighting or

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1 anything like that.
3 This is the existing footprint.
4 Obviously, you get to it through the back of this complex. The existing canopy will be altered, enhanced. I'll show you what that looks like. We're doing a small enhancement to the front entrance of the supermarket. The location is basically where it exists now, we're just going to enhance it with some columns and a nicer roof than is there now. We're also proposing a parapet here and some work on the front facing Post Road.
14 So this is the sidewalk and the entrance. We're redoing the whole sidewalk. Existing is concrete. It's going to have to be reconstructed a bit. New storefronts where the existing storefronts are now. So this is the existing entrance, existing building. You could see the existing canopy that's there that's going to be affected. This is the face that's facing obviously White Plains Road, and we're touching this little parapet area, putting a window here. We're taking all this aluminum standing seam facade -- taking it off
and putting brick and stucco in this area here. Also, by the street there's an existing sign, we're reconstructing this sign. Same exact shape. It just has more of a garden look to it that I want to show you.

This is the main entrance to the building, to the supermarket. This is the altered existing canopy. We're putting new columns out of wood and some galvanized steel and some timber and standing seam metal roof on top of that. Where the metal panels were before, it's going to be a little larger parapet with brick. This is where the sign is going with individual letters. This is the new storefront; larger glass, taller brings the inside out and the outside in. Bigger glass, you know, letting people think -- it's very visible, very friendly. Then facing White Plains Road is this large window, which looks like this. Basically these are the existing signs on the first floor, those stay exactly the same. We're bumping this parapet a little bit taller, we're adding a little roof details and some steel brackets, and putting this very

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large window. We're basically trying to tie the back and the front together because it just looks like somebody forgot to design this building, in our opinion. We're playing around with the positive and negative shapes, the entrance, the half round goes up and here is a window. We want people coming into the store being able to look through and actually see light at the end of the tunnel, so-to-speak.

The improvements on this side, as you can see, windows, parapet. The colors will be exactly the same as the existing building.

This is a view -- if you could see it maybe better in your drawings -- walking down underneath the existing canopy but renovated canopy. It's going to be exposed wood, pendant fixtures, these are the wood columns. We're not increasing the width of the sidewalk or anything, everything works within that footprint, and this is the new storefront on this side.

That's basically it. Obviously, the whole interior is getting completely gutted and redone. At the Architectural Review Board

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THE CHAIRMAN: Very nice. Thank you.

MR. DI LEO: Can you see this from there?

THE CHAIRMAN: Yes, I can.

MR. DI LEO: This is the roof plan.

So the dotted lines are the existing units that we're taking out, these two here, and we're pushing these back. These are the ones that we're putting in. These are very small. They're only 30 inches off the rooftop.

THE CHAIRMAN: So those two new are compressors or are they're something else?

MR. DI LEO: The two existing?

THE CHAIRMAN: No. The ones that you pushed back.

MR. DI LEO: The generators? The two generators? This is a -- what is this called? Condenser.

THE CHAIRMAN: They are condensers.

MR. DI LEO: They're very high energy efficient units.

MR. NEMECEK: The semicircular window that is facing the White Plains Road side, how high up does that go in the interior of the

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store? Where does the bottom go?

MR. DI LEO: That was a very big design element, and we started with the thought of bringing this to the floor because we really wanted to see people walking in the store from outside, but that doesn't work because of the location of the signs. So this line is approximately 36 inches from inside, which still will work, still bring light into the building.

THE CHAIRMAN: It's going to be clear?

MR. DI LEO: Yes. Yes. We did this photo montage also in answer to the Architectural Review Board because they were interested in seeing the actual designs together with this. This is the sign by the street. It's basically almost like a pergola. It's timber, they could grow stuff on it. The signage space is basically exactly the same size as it is now.

MR. NEMECEK: Is this being re-branded to DeCicco Plaza?

MR. DI LEO: Yes.

MR. PULASKI: How is the canopy and

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the canopy facade illuminated?

MR. DI LEO: (Indicating.)

MR. PULASKI: That's the downstairs.

The upstairs at night, that area presently is just very, very blah and dark. It has this dark appearance. Now you're adding this nice architectural look, but at night it needs to be illuminated in order to keep portraying that appearance.

MR. DI LEO: True. I agree. Number 1, if we start with that, these little squares are individual light fixtures the light up the upper section of the canopy. Underneath the canopy -- if you go to this drawing -- it's a whole series of pendant fixtures centered between each one of these posts that would illuminate the whole area.

MR. PULASKI: Part of what I'm saying is -- adding to my take on that area -- I see what you're trying to do, and I think that having it properly illuminated so that you could also see that at night, it just doesn't go to sleep on you, is going to enhance the value of what you're doing. I know that right

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now you aren't addressing anything out in the parking lot, and I have no ideas about the parking lot, other than, again, that area is just kind of blah. I think that there probably are some things that you could do with some fencing that's light in color or some plantings that you aren't here before us on but you could think about as you're further developing the site.

MR. DI LEO: Okay. We could make some suggestions to the owner, I guess.

THE CHAIRMAN: There isn't a site plan in there, is there?

MR. DI LEO: We do have one. We weren't planning any improvements. These are the few islands that are there. The parking goes right to the property line. It's extensively landscaped, but I really can't tell you anything about the lighting in the parking lot.

MR. PULASKI: At night you don't see that. I think during the day it doesn't really stand out. You're investing nicely in the look, and I think you should think about what

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you can do to make the rest of the property equally as nice.

MR. DI LEO: Okay.
MR. PULASKI: Also, you may notice -- I don't know if there is anything you can do about it -- when you come from the up side down to 22, there is a trench drain, and as you come around and down, it's a boom boom going through that trench drain.
MR. DI LEO: So you want us to fix the trench drain?
MR. PULASKI: No, no. That's not before us.
MR. NEMECEK: Bob would like you to put the pancake mix in aisle 3.
MR. PULASKI: Something doesn't go in quite right and it just stays there.
MR. DI LEO: All these things we could bring up with the landlord and mention to him. The parking lot is a very big issue, and we have no control over that. I don't know what we can do about that.
MR. PULASKI: You're investing very nicely in his property, you want the right.

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presentation to the public. Again, it's not before us, but it's just an observation.
MR. DI LEO: Okay.
MR. PULASKI: The DeCicco stores did you start with just an original store in Pelham and now how many stores do you have?
THE CHAIRMAN: A little history, yes. I'm sort of curious also.
MR. DE CICCO: Yes, a little history lesson here. So my father, my Uncle Joe, and my Uncle Frank actually started the business back in 1975. They had built this business from the store in Pelham -- well, they had two stores in the Bronx prior, Eastchester Road and Croton Avenue. Then they had their first store in Westchester, which was in Pelham, then the store in Chester Heights, Scarsdale, and New City. While they were doing that, me, my brother, and my cousin kind of went out on our own and we started the store in Ardsley. Then we went on to open the stores in Brewster, Harrison, Armonk, Larchmont, Somers, Millwood, and now this would be Eastchester.

In that time, my dad and his brothers.

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last meeting, people just wrote this session  
off.  

MS. UHLE: You know, I hate to say  
this, I have a comment.  

MR. NEMECEK: Are you a resident of  
the town of Eastchester, Ms. Uhle?  

MS. UHLE: I'm not implying that you  
want to do this at all, I just want to clarify  
something. It's similar to the last  
application when you're saying this isn't  
before us. It sounds like the suggestions that  
Mr. Pulaski was making were sort of suggestions  
for the landlord, but if there really were  
significant site plan issues that you were  
concerned about, this is an opportunity to try  
to address those. It's essentially  
architectural review approval, but there is a  
site plan aspect to it as well. I would say  
that if there were a serious issue on the site,  
you would have the authority. I just wanted to  
clarify that.  

MR. NEMECEK: That was my  
understanding as well.  

MS. UHLE: It does sound like they're  

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more recommendations at this point and you  
appreciate the applicant doing what they are  
doing, and these are suggestions for the  
landlord.  

MR. NEMECEK: That's right.  

MS. UHLE: But I just wanted to  
clarify if it were significant -- it's only not  
before you because they haven't proposed it,  
but this gives you an opportunity to look at  
other site plan issues.  

MR. NEMECEK: I don't have any doubt  
as well that if this is being re-branded  
DeCicco Plaza, that the landlord will be  
interested in listening to what you have to  
say. You do have some leverage here. I do  
understand that. But what concrete changes are  
necessary at this point, I'm not so sure.  

MR. PULASKI: Something that I  
perceived and I asked and they responded the  
way I expected, about illuminating the facade.  

I interpreted that as immensely changing that  
atmosphere of something that's very dark at  
night -- that's usually when I'm visiting it --  
it's very dark at night and you're going to  

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notice that facade and get drawn to it. I  
think that will mitigate some of my concerns of  
the darkness there and such. But the landlord  
items, I think they should correct that trench  
drain because, you know, when you're deciding  
which way to go out of the site, it's just  
sometimes you go the other way. I think that  
that site does have the benefit of some nice  
vegetation and appearance around the outside.  
Hopefully the landlord is -- the owner is  
watching this meeting and taking these  
suggestions, and we'll be happy to entertain  
you if you want to come before us.  

MR. NEMECEK: The transcript is  
typically available in a month or so after the  
hearing, so you could provide a copy to the  
owner as well.  

THE CHAIRMAN: That being said, it  
seems like we're going to stick with what's  
there with the recommendation of the lighting  
on the facade to sort of brighten it up, but  
that's part of the application already.  

MS. UHLE: So you're not imposing any  
conditions?  

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Thank you.

Mr. Nemecek: Thank you.

The Chairman: Gentlemen, don't go yet. I think there are meeting minutes we could approve.

Ms. Uhle: The May and the June minutes.

The Chairman: May 24th is Jim, Phil and Bob, all of which are here. I'm sure you put in your comments, Phil.

Mr. Nemecek: I did, yes.

The Chairman: Then I'll make a motion to approve the meeting minutes of May 24, 2018. Mr. Nemecek: Subject to the revisions that have been submitted, second.

The Chairman: He already second. All in favor.

(All aye.)

The Chairman: The next one, June 28th, the three of us were here also. So I make the same motion to approve the minutes of June 28, 2018 subject to Phil's comments.

Mr. Nemecek: Second.

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The Chairman: All in favor.

(All aye.)

The Chairman: I make a motion to close the Planning Board meeting of May 29, 2018.

Mr. Pulaski: Second.

Mr. Nemecek: What day did you say?

The Chairman: I'm sorry, November 29, 2018.

Mr. Nemecek: Second.

The Chairman: All in favor.

(All aye.)

(MEETING ADJOURNED.)

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