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2 and the contractor also.
3 This application is for a new house
4 located on 675 White Plains Road. It’s a
5 vacant lot and some excavation has already
6 started.
7 The house is a two story house with a
8 basement. We have the open floor living space
9 with a study, and then we have four bedrooms on
10 the second floor. The garage would be a one
11 car garage in the basement.
12 Material will be mainly stone veneer
13 in the front, and we’re going to have AZEK trim
14 and the Clopay garage door, a mahogany look
15 door, front door, and we have wrought iron
16 railing on top and stucco all around with the
17 EIFS raised panel in the middle.
18 This is the street view of the
19 proposed house with the two neighboring houses
20 on both sides, and these are the pictures of
21 the neighborhood all around. The side where
22 the site is located, that’s residential; across
23 the street is commercial. This is the
24 materials sheet indicating all the different
25 materials that are being used. We have the

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THE CHAIRPERSON: Just that one to the left there.

MR. ABILLAMA: Actually, Ms. Chairwoman and Enda were on that board when they approved the one next to it. 

MR. MCINTYRE: I didn’t remember that, but I figured it was a good -- from your street-scape, I thought it was an educated guess. But again, this is very similar to a lot of the houses that you presented to us, designed, and subsequently been built in our town.

So I guess the front facade has got the stone veneer and the other three sides have stucco finish; correct?

MR. ABILLAMA: Correct.

THE CHAIRPERSON: I noticed on our notes that there was a variance granted; what was that for?

MR. ABILLAMA: Right. The variance was granted because the lot is 90 feet deep in lieu of a hundred feet; it’s only 4,500 square feet in lieu of 5,000 square feet. There was a variance issued I guess in October.

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relationship of those dimensions to the adjacent properties? Again, looking at the street-scape, it looks like the side yard setback on the other homes may be a little bit greater.

MR. ABILLAMA: It’s 9 feet.

(Indicating.)

MR. MCINTYRE: Okay. What’s the intent there; is there going to be a 6 foot high fence that is going to differentiate one back yard to the other; is there any thought given to that? I’m just looking to trying to visualize the sort of elevation as to how --

MR. ABILLAMA: What we’re contemplating is having evergreen hedges along the two sides.

MR. MCINTYRE: Hedges?

MR. ABILLAMA: Hedges.

MR. MCINTYRE: Okay. Those trees that are indicated on your street-scape, they’re not there right now; right?

MR. ABILLAMA: They’re not there.

MR. MCINTYRE: They are there or they’re not there?

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THE CHAIRPERSON: So where did that wind of like really kind of coming off of, the back yard? Setbacks are still the same; right?

MR. ABILLAMA: Still the same. The floor area has diminished accordingly. We only are allowed to have 2,070 square feet. So the side yards, the rear yard, the front yard are all the same.

THE CHAIRPERSON: Did you say that the garage door and the front door are mahogany?

MR. ABILLAMA: Mahogany look.

Obviously, you know, we would like to be on the budget.

MR. GARCIA-BOU: You have light fixtures on both sides?

MR. ABILLAMA: Excuse me.

MR. GARCIA-BOU: You have light fixtures on both sides?

MR. ABILLAMA: Yes, light fixtures on both sides, as well as the back.

MR. MCINTYRE: The side yard setback you have 8 foot on the left and 9 foot on the right as you’re looking at the house. Again, looking at your street-scape, what’s the

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On your front elevation and your right side
elevation, is it correct that on the right side
eyou have some kind of railing; is
that shown? Am I reading that incorrectly?
Yes, right there.

MR. ABILLAMA: Over here.

MS. NEMECEK: It's just the middle
window that's going to have a railing, right,
that's it?

MR. ABILLAMA: Yes.
The CHAIRPERSON: Is that a window or
door up top there?

MR. ABILLAMA: That's a door.
The CHAIRPERSON: A door kind of to
nothing. A door to nothing.

So I would like to make a motion to
open Application 15-55 for a public hearing.

MR. GARCIA-BOU: Second.
The CHAIRPERSON: All in favor.

(Aye.)
The CHAIRPERSON: Is there anyone from
the audience here that would like to get up to
ask questions or anything about this
application?

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(to put it in.

MR. LUCA: I think it takes away from
your design, honestly. Also, you have to
figure out where your chandelier is going to
go, because on your drawing your chandelier is
shown superimposed over the skylight. So it's
gonna have to shift back, and it might
effect the staircase.

MR. MCINTYRE: It's not certainly my
position to, you know to -- other than to offer
an opinion, but I think just looking at the
elevation I think it may detract from the
overall sort of appearance of the elevation,
not enhance it. I understand that you've
answered why it's there, but I think you have
that -- you know, you have that sort of
oversized window/door in that balcony area
that's going to wash a considerable amount of
light. Other than it being a hole in the roof
to allow a shaft of light in and the skylight
being the simplest way to puncture that roof
surface, I just think that it detracts a little
bit from the overall aesthetic.

MR. ABILLAMA: We'll take that into

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(No comments.)
The CHAIRPERSON: Then I guess we
could close that up. Make a motion to close
Application 15-55 for the public hearing.

MR. MCINTYRE: Second.
The CHAIRPERSON: All in favor.

(Aye.)
The CHAIRPERSON: Any more comments or
questions from the board?

MR. MCINTYRE: The two by four
skylight on the sort of front roof, the
reasoning for that is just to allow some light
in?

MR. ABILLAMA: To allow some light.
It's to provide more light into the two story
foyer.

The CHAIRPERSON: It does look a
little -- is that going to be like kind of --
MR. ABILLAMA: It will be straight.

MR. MCINTYRE: What do you think of
that?

MR. ABILLAMA: Well, I like it, my
client likes it, but, you know, I think it's a
nice feature. The client likes it, so I have

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2  MS. NEMECEK: I don't know if it's the
3  way it's rendered or if it's the materials
4  themselves, because it just seems like there's
5  a lot in one space. It seems from this
6  viewpoint to look a little heavier on the
7  right-hand side.
8  THE CHAIRPERSON: Because of the
9  chimney?
10  MS. NEMECEK: I don't know.
11  MR. MCINTYRE: Well, I think you've
12  got that projection with the bay window. I
13  think there's a lot of lines, and I think
14  that's just visually with the weight of the
15  lines and the texturing of the stone.
16  MS. NEMECEK: And with so much going
17  on on the facade, to have that skylight you're
18  yielding the lily. You really don't need that.
19  MR. GARCIA-BOU: How far back is that?
20  MR. ABILAMA: How far back?
21  MR. GARCIA-BOU: Yes.
22  MR. ABILAMA: 4 feet.
23  MR. GARCIA-BOU: 4 feet from the edge
24  of the roof?
25  MR. ABILAMA: Yes. We'll take that

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1  into consideration about the skylight.
2  What happens is that the stone
3  rendering itself --
4  THE CHAIRPERSON: It's a little heavy.
5  MR. MCINTYRE: Yes, it's a little
6  overpowering just looking at it visually.
7  MR. ABILAMA: Again, I don't think
8  it's going to look --
9  MS. NEMECEK: But that looks far more
10  monochromatic than your rendering.
11  MR. MCINTYRE: Yes. How much color
12  differentiation is going to be in this stone;
13  what is this stone?
14  MR. ABILAMA: There will probably be
15  three different colors.
16  MR. MCINTYRE: What is this; is this
17  kind of like a limestone or something? What is
18  this?
19  MR. ABILAMA: That's a granite.
20  MR. MCINTYRE: A granite. Do you have
21  a picture of that? Is that what's on your
22  presentation board?
23  MR. ABILAMA: Yes.
24  MR. MCINTYRE: Maybe we could take a

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1  the aforementioned suggestion along to the
2  Planning Board with a recommendation for
3  approval.
4  MR. MCINTYRE: Second that.
5  THE CHAIRPERSON: All in favor.
6  (All aye.)
7  MR. ABILAMA: Thank you.
8  MR. MCINTYRE: Okay. Good luck.
9  THE CHAIRPERSON: Next up, 89 Park
10  Drive. Is that you, Tom, also?
11  MR. ABILAMA: Good evening. My name
12  is Tom Abilama, architect for the applicants,
13  Mr. and Mrs. Iasillo. They are here present.
14  This application is for a two story
15  addition next to an existing two and a half
16  story building. The property is on a
17  non-conforming lot being that it's too narrow
18  for a 75 foot wide lot, but we tried to conform
19  with all the regulations that there are. The
20  property is large enough that the lot area is
21  more than what's required. Also, the setback
22  of the existing house is non-conforming, so
23  anything that we are proposing is in
24  conformity, which is about 5 feet back from the

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front of the existing house, with the exception of that portico, which is permitted to intrude into the front yard.
So the house is this here, and we're adding a one car garage next to it and providing a two story foyer with a mudroom on the left side and an open floor plan for a family room into the kitchen and a living, dining area in the existing structure.
The second floor will have four bedrooms with the three baths. The front also we're proposing to have some stone on the first level and we're setting back 5 feet providing for cedar shakes on the second floor and some half timber style dormers over stucco. The remaining of the house is stucco with raised bands, EIFS bands.
This is the house in relationship to the neighboring houses and these are the pictures of the house, the existing house, the side yard and rear yard. These are the other houses all around. These are the materials that we're proposing for the stone. We have an image of it. The shingles, we have an image of.

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It, the stucco and the roof and the railing actually. That's over here. The color of the window trim is the sandstone and all the other trim is going to match it, the AZEK trim. This is the double garage door and an image of the door, the front door.
The CHAIRPERSON: Did you say there was a single car garage?
MR. ABILAMA: It's a one car and a half so-to-speak. They call it one car and a half garage door, so it will fit those two doors.
The CHAIRPERSON: Okay.
MR. ABILAMA: It's a 16 foot wide garage.
The CHAIRPERSON: So you can only fit one car in there or --
MR. ABILAMA: Yes, you can only fit one car and maybe, you know, some other equipment.
The CHAIRPERSON: Okay. And stuff.
How everybody uses their garage, stuff.
The materials board. So it's real cedar shingles? It says, cedar shakes. The

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shingles are --
MR. ABILAMA: Real cedar.
THE CHAIRPERSON: Real cedar.
MR. MCINTYRE: The brick is the chimney, right, Tom?
MR. ABILAMA: Yes.
MR. MCINTYRE: The chimney pots are terra cotta?
MR. ABILAMA: Yes, they're terra cotta pots.
MR. GARCIA-BOU: The dormer above the entrance, is that a room?
MR. ABILAMA: Really, it fills the gap in the roof and it's part of the attic.
MR. MCINTYRE: Are you proposing to have a railing leading up the front steps?
MR. ABILAMA: Oh, on the front steps.
Yes.
MR. LUCA: How do you access the attic; do you have a pull down?
MR. ABILAMA: Really the dormer is just for aesthetics.
MR. MCINTYRE: Okay. I would like to make a motion on Application 15-67 to open it.

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up to the public hearing. Do I have a second?
THE CHAIRPERSON: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: Anybody here that would like to speak with regard to this application, now is the opportunity to come up to the podium. Anybody here?
(No comments.)
MR. MCINTYRE: That being the case, I would like to make a motion to close Application 15-67 the a public hearing. Do I have a second?
THE CHAIRPERSON: Second.
MR. MCINTYRE: All in favor.
(All aye.)
MR. MCINTYRE: The public hearing is now closed. Do we have any comments with this application? Again, do you have any -- do you have a picture or any sort of visual representation of the stone?
MR. ABILAMA: (Indicating.)
MR. MCINTYRE: Is there a way to get that stone in a more sort of rounded pattern

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similar to your sample as opposed to mostly square, mostly rectangle?

MR. ABILLAMA: Sure.

MR. MCINTYRE: I think that may be something you and your client may want to take a look at, because I think that may lend itself better in the overall appearance, the finished appearance. Personally, I think it's a really, really nice house, the layout inside as well as the exterior elevations. I think it's beautiful. I think that anything we can offer to further enhance the overall project, then that's why we're here and that's why you're here. Just from my opinion, again, it's an opinion, I think the square and rectangular cut of the stone might be a little bit harsh and this is more of almost a Tudor style home where it doesn't necessarily need to look brand new out of the box and square and edgy in that respect. I think the sort of choice of the materials and the stone, you know, every effort should be made to try and extend whatever type of due diligence to make sure that that fits the final project.

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MR. ABILLAMA: We'll take that into great consideration and at the next board meeting we'll come back with it.

MR. MCINTYRE: I just think that in my opinion it will enhance the overall aesthetic and product. The windows, again, the color of the windows and the trim?

MR. ABILLAMA: They would be sandstone clad.

THE CHAIRPERSON: Right. Right.

MR. GARCIA-BOU: Same thing with the entranceway?

MR. ABILLAMA: The Andersen windows and the trim.

MR. LUCA: Most of the windows are casement?

MR. ABILLAMA: Say that again, I'm sorry.

MR. LUCA: The windows, you have three double-hungs on the front elevation and the rest of them are casement?

MR. ABILLAMA: Yeah, we could do that.

THE CHAIRPERSON: Any more questions or comments from the board?

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stained plywood, you know, after a year or two.
Again, you don't have a tremendous amount of it
here, and I really don't think it's an issue
because you're using a garage door and a front
door, but I think you know what I'm talking
about because from projects that we're familiar
with we've seen that in the past. I think
overall I think it's a beautiful project, and
I'm certainly very excited to see it when it's
finished.

MS. UHLE: Just for my notes, what is
the trim that you're concerned about? Not the
AZEK trim but --
MR. MCINTYRE: There's no other trim,
there is no other hardwood trim, it's really
just the garage door and the front door. If
there were other trim I thought maybe there
were other sort of post and beam trim, you
know, around the porch, but it's not, it's all
AZEK. So it's really it's a non-issue.
MS. UHLE: The two recommendations
were to consider a more rounded rather a
rectangular cut stone and to have the railings
at the entrances be sort of a splaying type

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going to be white, but it's a vinyl siding,
which is what's on the house right now. They
will fill in the existing area where the garage
door was with brick and painted white to match
the brick that's there on the front.
THE CHAIRPERSON: So the whole thing
kind of steps back; right?
MS. MARRONE: Yes. Existing steps
back and then this will step back more.
THE CHAIRPERSON: So on the ground
level it will add the family room and a new
garage.
MS. MARRONE: And a mud room.
THE CHAIRPERSON: And a mud room. On
the second floor?
MS. MARRONE: The second floor is just
adding storage over the garage and a new dormer
in the master bedroom, which is over the garage
right now, the existing garage, because really
there's not a lot of windows in that room.
We're losing windows by getting rid of the one
window where the garage storage area will be.
MR. MCINTYRE: Do you feel confident
that as part of matching the vinyl siding, that

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it's in good enough shape that the new siding will match?


MR. MCINTYRE: Old is not always a bad thing.

THE CHAIRPERSON: I would like to make a motion to open Application 15-81, 109 Siwanoy Boulevard to the public meeting.

MR. MCINTYRE: Second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Is there anyone here who would like to speak on this application?

(No comments.)

THE CHAIRPERSON: Then I would like to make a motion to close Application 15-81 public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Board, comments?

MS. NEMCEK: Can we see that DINA M. MORGAN, REPORTER

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rendering?

MS. MARRONE: Oh, sure.

MS. NEMCEK: Thank you.

THE CHAIRPERSON: So then the new family room, that will be brick or --

MS. MARRONE: Sorry.

THE CHAIRPERSON: In the family room area, this area on the first floor, will that be brick?

MS. MARRONE: It's brick. It will be brick.

MR. MCINTYRE: The garage is brick right now?

MS. MARRONE: The garage is brick. So we're just closing in the garage door.

MS. NEMCEK: And there is brick currently on the facade of the existing house?

MS. MARRONE: Only on the front. On the side and rear and the other side is vinyl siding.

MR. MCINTYRE: And will all of that brick be painted or are you looking for that sort of --

MS. MARRONE: It's going to be all new DINA M. MORGAN, REPORTER

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family room. I like the rhythm of the elevation. I think each piece works well with each other, and I think that, you know, the secret and the fact that it's existing brick, existing brick and new siding, I think that my only concern would be that you really don't notice the difference between the siding and the brick when it's all finished. I think it's got a nice rhythm. If you want to put the elevation or the rendering up again, I think it works well together, I think, with the addition. There's a nice balance between the three different pieces. Again, that's my opinion.

THE CHAIRPERSON: Folks, anything else?

(No comments.)

MR. MCINTYRE: I would like to make a motion on Application 15-81, 109 Siwanoy Boulevard, that we pass this application along to the Planning Board for their review and consideration. I think the only caveat we had were possibly looking at the lighting.

MS. UHLE: Actually, I don't think you DINA M. MORGAN, REPORTER
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1. even had those. They're existing lights.

3. MR. MCINTYRE: Oh, existing lights.

4. MS. UHLE: So I think it's just referring it to the Planning Board as proposed.

6. MR. MCINTYRE: Okay, there you go. Do I have a second?


9. MR. MCINTYRE: All in favor.

10. (All aye.)


12. Thank you very much. Good luck.

13. THE CHAIRPERSON: Our next application is 15-82, 783 White Plains Road.

15. MR. IANNACITO: Good evening. Happy New Year to everyone. My name is John Iannacito. I'm an architect, and I'm representing the owner of the subject property this evening. We are proposing facade alterations to the existing one story commercial building located at 783 White Plains Road.

23. The proposed scope of work will include -- well, on this drawing I've included a site plan and then existing and proposed.

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1. consists of recessed lighting within the overhang at the front and at the entrance, will remain as existing, and we're also proposing to clean up the existing planting beds in the front and adding new sod and some low plantings.

8. Thank you for your time, and I'm happy to answer any questions you may have.

10. THE CHAIRPERSON: Did you say what color the new fabric is? Is that brown?

12. MR. IANNACITO: It's a brown. It's actually by Sunbrella, and it's called true brown.

15. THE CHAIRPERSON: Okay. Do you know if that's a fire resist color, because the awnings have to be fire resist, right, Margaret?

19. MR. IANNACITO: I guess if it has to be fire resist, we'll do fire resist.

21. THE CHAIRPERSON: I know there's a more limited pallet of selection under that.

23. MR. IANNACITO: Oh, okay. I'm sure there will be a brown available. It's a pretty basic color. Nothing too fancy.

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2  MR. IANNACITO: There is some ivy
growing on it now. They may clean it up and
then, I guess, paint it the same color of the
building.
3  MS. UHLE: I think that wall is owned
4  Urstadt Biddle, which is the adjacent property
5  owner, and we had them paint it and repair it
6  in the past. Jay, is that correct?
7  MR. KING: Yes.
8  MS. UHLE: It's Urstadt Biddle and
9  we've spoken to them in the past and they have
10  painted it.
11  THE CHAIRPERSON: It's hard to see now
12  in this photo because it is in the shadow, but
13  I remember it being an issue at one point.
14  MR. GARCIA-BOU: The new storefront
15  material.
16  MR. IANNACITO: The new windows?
17  MR. GARCIA-BOU: Yes.
18  MR. IANNACITO: It would be the
19  anodized aluminum frame with clear glass to
20  match existing. It's like a bronze finish on
21  the frame.
22  MR. MCINTYRE: Did we open the public
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2  MR. IANNACITO: Thank you.
3  THE CHAIRPERSON: Thank you.
4  Last but not least, Barnes and Noble,
5  Application 15-84, 670 White Plains Road. Good
6  evening.
7  MR. WIMMER: Good evening. My name is
8  David Wimmer, manager with Barnes & Noble, and
9  with me is Greg Belanger with HBC Architect,
10  who is the architect for our project here at
11  the shopping center.
12  The project consists of a complete
13  redo of the interior of the space, obviously,
14  to complete our new book store. From the
15  exterior standpoint, it's a recreation of the
16  entry facade and some renovations to the side
17  elevation as well, working towards just
18  creating a new entrance for the project.
19  In plan, you can see on the left side
20  is the upper level, which is the entrance
21  level, and then there's an elevator and
22  escalators that go down to the main sales floor
23  area and the outdoor patio. So the structure
24  that surrounds that upper level entrance, we're
25  retaining most of the steel structure that's in
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2  hearing?
3  THE CHAIRPERSON: We need to, yes. I
4  would like to make a motion to open up
5  Application 15-82, 783 White Plains Road for a
6  public hearing.
7  MR. MCINTYRE: Second.
8  THE CHAIRPERSON: All in favor.
9  (All aye.)
10  THE CHAIRPERSON: Anyone here for this
11  one? No?
12  (No comments.)
13  THE CHAIRPERSON: I would like to make
14  a motion to close Application 15-82, 783 White
15  Plains Road for the public hearing.
16  MR. MCINTYRE: Second.
17  THE CHAIRPERSON: All in favor.
18  (All aye.)
19  THE CHAIRPERSON: I would like to make
20  a motion to send Application 15-82 along to the
21  Planning Board for it's consideration.
22  MR. MCINTYRE: I second that.
23  THE CHAIRPERSON: All in favor.
24  (All aye.)
25  MR. MCINTYRE: Thank you.
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2  there. The exterior walls are being removed
3  and replaced with new materials, which you
4  could see on the elevations.
5  On the side elevation, you could see
6  the gray area, which is a thin paneled it's a
7  concrete type material. It's a thin rain
8  screen type material. It's non-structural. It
9  has the appearance of a raw textured kind of
10  concrete. That creates this cube form that is
11  on the front and side elevation not just the
12  corner, and then filling that in with glass and
13  the entrance storefront and then entrance doors
14  and entrance vestibule within there.
15  Going back down the side elevation,
16  there's an exterior set of stairs that go down
17  to the outdoor patio that you can see in
18  section, and then there's three windows that
19  are currently square windows similar to what
20  are beyond and the office building spaces, and
21  we're expanding those down to add more visual
22  interest to the interior and give a little more
23  exterior presence as well with some light
24  coming from there and to create a more dramatic
25  entrance space as you come down through
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vestibule area.

Down below, the area through here is
all obviously leads from the patio into the
main store area, and our cafe is set up off to
the far right-hand side and the cafe work room
is the last group of windows, a solid window
off the right visualizing customers that are
sitting out in the patio to have some level of
visual into the cafe, see the operation, some
of the food prep that they’re doing in that
area. That area right now is currently all
windows through there. We’re expanding that
window down to the floor line. Currently, I
think it’s about an 18 or 24 inch sill. So
we’re extending those windows down and we’re
exploring the maximum amount of door area we
could convert that into to create a seamless
flow from interior to the exterior space as
well.

On the other page, the next page --
sorry about that. So then the next elevation
you could see the front elevation, which is the
view from the parking lot, again the gray
concrete cube, entrance facade, and on the
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other elevation you can see this large area of
glass that we’re constructing into the facade.
That currently does not exist, and that will be
as you’re proceeding down the escalators in the
interior you will have that view out those
windows and into the patio area beyond.

These are some conceptual images of
what the exterior patio would look like. I’ll
put it side by side. We’re looking at adding a
bit of a trellis form over the top of that with
a removable canopy to be able to go over the
top of that, outdoor seating, the oversized
chessboard kind of thing. We may try and get a
fire pit into that area and just create as
inviting a space as we can out there. The
space as it is is really quite nice. There’s a
lot of mature vegetation that surrounds that
whole area. We’re not proposing to do anything
with that. That’s not part of our process.
I’m sure we’ll add some seasonal color in pots
and that sort of thing down into the patio
area.

Some views from the street. On the
right-hand view, you can see the existing
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condition with the other retail tenants and
office space up above and then the Borders’
premise -- the former Borders’ premises
elevation over through here, which is just a
small white corner with a punch in within it.
Some additional views of that corner entrance.

THE CHAIRPERSON: If you’re looking on
the ARB 308 number, I think it’s like the last
one I think.

MR. WIMMER: This one?

THE CHAIRPERSON: Yes. Where are
there more windows? Is that a good one to look
at?

MR. WIMMER: Yes. This will give you
the best angle for that portion of it. So on
the far left-hand side of the photograph where
the facade bumps out, you can see those first
three square windows that are over there, those
are the windows that will be extended down
along the staircase, and then off the back face
just to the right of that, that wall will be
opened up for the large window area that you’re
looking at as you’re going down the escalators.

THE CHAIRPERSON: Down the escalators.

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MR. WIMMER: Yes. As far as what you
would see from the rest of the elevation in
there, there is no visible change because there
is already window area all across that lower
level, and we’re just replacing the windows
that are there with new windows that
will extend down to the ground.

MR. MCINTYRE: Like a NanaWall; right?

MR. WIMMER: That’s what called a
NanaWall, yes.

THE CHAIRPERSON: And the canopy would
extend from there?

MR. WIMMER: Yes, exactly. So the
canopy would extend over the top of the heads
of those windows along that existing line up
above the windows. So that’s predominantly
below grade.

MR. MCINTYRE: And that sort of patio
level, what’s the surface of that right now?

MR. WIMMER: The surface right now is
a interlocking concrete paver.

MR. MCINTYRE: And you would look to
sort of go over that?

MR. WIMMER: At this point in time,

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1. the pavers are in good condition, I think we'll probably need to add some additional sand and restructure them a little bit to get them leveled out, but we don't have any plans of, you know, actually changing that material.

2. MR. MCINTYRE: And then the post and beam --

3. THE CHAIRPERSON: Pergola-ish?

4. MR. MCINTYRE: Yes. What's your thoughts on that?

5. MR. WIMMER: As far as materials, the overriding character that we're trying to establish both on the exterior and the interior is it's a contemporary but a very natural material. The concrete is not highly finished off. Very clean and simple forms. The pergola would follow that same kind of regard in that we would use larger we call it heavy timber type construction, but as the rendering showed a very simplistic kind of grid. It's just enough to create a structure.

6. MR. MCINTYRE: So it would be natural material; it would be timber?

7. MR. WIMMER: Yes.

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8. MR. GARCIA-BOU: I have a question on the ARB 201 elevation. The stone facade, is that forward or set back?

9. MR. WIMMER: No. As a rain screen it's really a terminology saying that it's a non-structural element. So it's not pushed forward from the structure at all. It is the exterior facade material. There's a gap back behind in that it's not actually the weatherproofing itself. It's posted off of the main structure.

10. MR. GARCIA-BOU: It's not projecting out at all?

11. MR. WIMMER: No, it's not projecting out at all. There is no modification to the footprint of the building that we're doing.

12. MR. GARCIA-BOU: The reason I was asking is looking at 307, you're saying this is going to be the same facade, the same plain.

13. MR. WIMMER: In plan it is fundamentally the same. The door location is going to shift very slightly, but as far as the overall footprint it is identical.

14. MR. BELANGER: In fact, we're

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MS. UHLE: Also, if you look at it in
the -- West Elm is perpendicular to it, but if
you look at it, it is sort of the end unit
there.

MR. MCINTYRE: Yes, I think it's
proportionate to everything else that's going
on.

THE CHAIRPERSON: And the lighting
is -- they're channel letters?

MR. BELANGER: We're working with the
manufacturer. Our intent is to laser cut that
material. It comes in a large enough panel
or it may be seamed, and the lighting is then
backlit with LED lighting. The lighting -- the
sign will probably extend out from the panel
system maybe an eighth of an inch, not more
than a quarter of an inch, and because of the
rain screen we have the depth behind it to get
plenty of LED lighting in there. It's
basically backlit. There will be really no
projection. Again, this is with keeping it as
simple as we can, simple and clean. You could
see that the glazing system we're proposing is
a front glazing system with a mullion behind it.

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THE CHAIRPERSON: Okay.

MR. BELANGER: But that's sort of the
intent.

THE CHAIRPERSON: Like right now you
show a nice black outline here. So if there's
not the reverse in black -- I just want to make
sure this it stands out in the -- during the
day that you see it, the contrast.

MR. BELANGER: We learned many years
ago not to put a white sign on a white
background. I will guarantee you the sign will
be visible during the daytime.

MR. WIMMER: I gave up my first born
once on that one.

THE CHAIRPERSON: Well, sometimes what
can work is the lights where they are channel
lit letters but in the day look black and in
the night look white. Sometimes that could
help.

MR. BELANGER: In an emergency, we did
that a number of years ago, but that's not the
preferred way. We want to see the contrast.

MR. WIMMER: The intent is the
preferred way.

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to continue that same look.

MR. GARCIA-BOU: What are your plans
for the winter if it snows on the patio?

MR. BELANGER: Well, I don't think
many people will go out there. The intent of
the patio is really probably a three season
item with a little bit of a shade cover. I
wouldn't be surprised if there were heaters out
there for late fall. Obviously I don't
anticipate too many people being out there in
the winter.

THE CHAIRPERSON: The week before.

MR. BELANGER: People could use it up
until Christmas time or so, but I don't think
that's the norm.

THE CHAIRPERSON: Back to the signage.

So there is no, like, cut on it, right, of it
what it actually looks like?

MR. BELANGER: Not on the sign, but
there is a drawing that does show --

THE CHAIRPERSON: Okay. This one?

MR. WIMMER: It shows the section.

MR. BELANGER: We're still working out
a lot of the details.

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cement material would be dark enough that
that creates the contrast against it.

THE CHAIRPERSON: To the white. Okay.

MR. LUCA: Is the concrete material
similar to a HardiePlank, because it's
basically a high density fiber cement?

MR. BELANGER: We're working with a
few different manufacturers to finalize what it
is. Right now, as of today, we're working with
a GFRC panel to get the texture that we want.

So by the time the Planning Board comes, I
think we'll have that solidified. I do have a
sample.

MR. LUCA: You could visually see the
existing exterior through it, right? It's
going to be almost like linear?

MR. BELANGER: It's almost an eighth
of an inch. This is a sample of the GFRC.
We're still working on the texture, and I'll be
the first one to admit the first time I saw
this and looked at it I said, God, that's
awful. But, I will also tell you that if you
stand back here, you lose it all. So just bear
with me, I think we're doing the right thing.

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The color is a little bit off. This is probably more the color we'll use, which you could see there is plenty of contrast there.

MR. LUCA: That's done with some kind of Z clip panel system?

MR. BELANGER: Yes. Not necessarily a Z clip, but there's about three or four different parts to the puzzle.

MR. LUCA: You have to hit every stud.

MR. BELANGER: Yes. There is a Z clip design. It's not as simple as a Z clip. It's much more complicated than that. The panel size we're looking at right now is probably in the area of a 6 foot by 12 foot panel.

MR. LUCA: What happens at the coping of the existing building and the panel, because there is a space; do you have to re-cope it?

MS. UHLE: We have this transcribed, so if you could speak into the microphone.

MR. BELANGER: Sorry.

MS. UHLE: That's okay.

MR. BELANGER: At the corners, that would be an acceptable air gap and will allow the water to go in the back.

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THE CHAIRPERSON: Make a motion to open the public hearing for Application 15-84.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Anyone here?

(NO comments.)

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THE CHAIRPERSON: Make a motion to close the public hearing for Application 15-84.

MR. MCINTYRE: I second that.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: One note just in general, I think I speak for a lot of the people in Eastchester, we're very happy that there's a book store coming back.

MR. MCINTYRE: Yes. My son just sent me a text. He said, speak favorably on behalf of this application. He's 12.

MR. WIMMER: We're excited to be here. This will be the first of an entirely new Barnes & Noble concept store as well. So in terms of the interior, it's going to -- it will not be like anything you've seen in other Barnes & Noble stores, and we're very excited for that.

MR. GARCIA-BOU: Is there going to be a Starbucks in there too?

MR. WIMMER: The cafe will still be serving coffee, probably Starbucks as of this time, yes.

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MR. MCINTYRE: Okay. So do you want to make a motion?

I would like to make a motion on Application 15-84, Barnes & Noble located at 670 White Plains Road, that we pass this application along to the Planning Board with some of the comments that you shared with us as part of the presentation to the Planning Board.

THE CHAIRPERSON: Second that.

MR. MCINTYRE: All in favor.

(All aye.)

MR. MCINTYRE: Okay. Good luck.

MR. WIMMER: Thank you very much.

MR. BELANGER: Thank you very much.

THE CHAIRPERSON: I neglected to approve the minutes before. So maybe if we could do that before we close up. We have February 5th? I guess --

MR. MCINTYRE: November 5th.

MR. GARCIA-BOU: November.

THE CHAIRPERSON: November 5th, but --

MS. UHLE: This goes back to February of 2015.

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THE CHAIRPERSON: Anyway, at that meeting who was present, Margaret, do you know?

MS. UHLE: Enda, Carlos, and Jennifer.

THE CHAIRPERSON: Okay. So you need to approve those minutes.

MR. MCINTYRE: Okay. I think I would like to make a motion to approve the meeting minutes for February 5th. If anybody has remembered any typos or incorrectly spelled names or what have you? Do I have a second?

MS. NEMECEK: Second.

MR. MCINTYRE: All in favor.

MS. NEMECEK: Aye.

MR. MCINTYRE: Aye.

MR. GARCIA-BOU: Aye.

MR. MCINTYRE: Okay. Those February 5th, 2015 meeting minutes are approved.

THE CHAIRPERSON: May 7th was attended by?

MS. UHLE: Enda, Carlos, and Laura.

THE CHAIRPERSON: So I can make a motion to approve the meeting minutes for the May 7th, 2015 meeting.

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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 January, 2016.

DINA M. MORGAN
Court Reporter

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