EASTCHESTER PLANNING BOARD - 12/3/15

So the first and only application for the day is yours, and you're welcome to come up.

M.R. VALENTE: Good evening. We're just here to, I guess --

THE CHAIRMAN: Just identify yourself, please.

M.R. VALENTE: Frank Valente, the owner of the building.

THE CHAIRMAN: Great. Thank you.

M.R. VALENTE: We're here to consolidate the meeting that we had to review the signage and awnings with the storefront and the coloring, I guess. So both of those meetings we already went to, and I guess it has to come back to you guys for the final approval.

THE CHAIRMAN: Great. So you have the picture up there. Is that with the ARB --

M.R. VALENTE: Yes, that's with everything, including the storefront as well on there.

THE CHAIRMAN: Could you just briefly just take that down and point out where the

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MR. VALENTE: Same color as the awning.

THE CHAIRMAN: It will just be a piece of tin?


MS. UHLE: So just the part that says 808 Social will show?

MR. VALENTE: Correct.

THE CHAIRMAN: Across the whole length?

MR. VALENTE: Correct.

THE CHAIRMAN: How does it stay out?

I'm just sort of curious.

MR. VALENTE: It has like two arms that open up.

THE CHAIRMAN: Oh, arms that open up.

So the colors are up here, I guess?

MR. VALENTE: Yes. I left the samples up there for you guys.

MS. UHLE: The paint chips, those are for the side of the building. The front is brick, they're re-painting the sides, and then the awning is circled there.

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THE CHAIRMAN: And this is just the color of the --

MR. VALENTE: That's the storefront, the aluminum.

THE CHAIRMAN: So the only signage is that one extended sign, there's nothing on the windows, correct; the windows are clear?

MR. VALENTE: The center.

THE CHAIRMAN: Right. That's going to be white?

MR. VALENTE: No. It's a wood sign with painted white letters on it.

THE CHAIRMAN: Got it.

MS. UHLE: You can see it in the mock-up. It's this one here.

THE CHAIRMAN: Looks pretty handsome. The windows are going to have panes on them?

MR. VALENTE: Yes. Correct, yes.

THE CHAIRMAN: Got it.

MR. VALENTE: You could see it better in the bottom drawing.

THE CHAIRMAN: Right.

MR. PULASKI: Summerfield is very steep at that location and as I look at the

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MR. VALENTE: Well, the portion where the building is at is actually at the crest of the hill. So it's actually at the top flat part of. The hill is after that next building over starts that steep hill.

MR. PULASKI: And you're showing some planting in front of that -- or you're stating it as planting. What I see there seems to be fairly old and ragged; are you intending to put some newer planting in?

MR. VALENTE: Yeah. We actually discussed this at the last meeting too. That planting is already existing there. It's just in the rendering because they took a photo of it, but that's actually not on my property. So I was told to -- we're going to speak to the highway department and see what we could do to fix that area up.

MR. PULASKI: Okay. When I looked at your front elevation and the angle of the cars

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and whatever, I just had the impression that, you know, you're going to have people dining inside and then you're going to have cars pulling in at night with the lights on and that might be a little distracting to your diners, and it might be nice to enhance that planting area to mask some of the lights.

MR. WEST: Do all the doors open? The whole front will open?

MR. VALENTE: No. It shows in the --

MR. WEST: Just the two main doors open?

MR. VALENTE: The two side doors open and then there's two -- the two side doors are bifold and they open to the side, and the main doors are double doors that open in.

MR. WEST: It's planned like to have open air --

MR. VALENTE: Exactly. In the summer, we plan to open the doors up and have an open air feel inside.

MR. PULASKI: And the framing on those doors is wood?

MR. VALENTE: Aluminum.

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THE CHAIRMAN: The down lights by the sign are going to be there per this elevation?
MR. VALENTE: Yes, correct.
THE CHAIRMAN: Are they part of the sign application, Margaret?
MR. VALENTE: Yes, they are.
MS. UHLE: The awning and the light?
THE CHAIRMAN: Yes.
MS. UHLE: Yes, everything was part of the sign elevation.
MR. WEST: Are you painting the front or is it just the way it looks here?
MR. VALENTE: The front is just red brick.
MR. WEST: It looks like it’s treated on the picture.
MR. VALENTE: No.
THE CHAIRMAN: But you’re going to paint the sides that color and clean it up?
MR. VALENTE: Yes.
THE CHAIRMAN: Yes, there’s an awning on the side in one of the pictures here; there’s going to be three awnings on the side?
MR. VALENTE: To match the front, yes.

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THE CHAIRMAN: Even the planters are town, if there were any. The property line is right there. Hang on a second. Even though there is no one here, do we have to open the public hearing?
MS. UHLE: Yes.
THE CHAIRMAN: Okay. I make a motion to open the public hearing on Application 15-72, 185 Summerfield.
MR. PULASKI: Second.
THE CHAIRMAN: All in favor.
(All aye.)
THE CHAIRMAN: Motion to close the public hearing on Application 15-72, 185 Summerfield.
MS. UHLE: Did you ask if anyone had any comments?
THE CHAIRMAN: You can comment if you would like.
MS. UHLE: Just in case.
THE CHAIRMAN: Any comments, anyone?
Going once, going twice. Close the hearing.
MR. PULASKI: Second.
THE CHAIRMAN: All in favor.

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MR. PULASKI: That aluminum has a black finish. The existing window frames above the entrance, they’re also black or are you going to paint them black?
MR. VALENTE: They’re existing white right now.
MR. PULASKI: Okay. Do you think that will go well with the black aluminum?
MR. VALENTE: I mean, the awnings are going to cover most of the window, so --
MR. PULASKI: I would consider matching them.
MR. WEST: Are you going to treat the asphalt in the front or on the sides, clean that up, or no?
MR. VALENTE: Same thing with the landscaping, that’s the highway department. I have to meet with them, I guess, and go over what I’m allowed to do and what I’m not allowed to do.
MS. UHLE: They come right up to the property line, so everything in front is actually town right-of-way. So they have to get permission from the highway department.

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(All aye.)
MR. WEST: Phil said there is no audience because he didn’t show tonight.
THE CHAIRMAN: Yes, our substantial viewing audience at home probably misses him. So we’ve asked you a bunch of questions because we really have nothing else to talk about tonight. Any more?
MR. PULASKI: My only concern on that color, I would think that where this is and the size of the building you would want to go with a lighter color, you know, maybe a brown or you’re doing something in the awning something to go along with the color of the awning.
MS. UHLE: A lighter --
MR. PULASKI: I’m just thinking that the black is going to just disappear when you see that building where it’s located.
MS. UHLE: Do you mean for the window frames?
MR. PULASKI: No. The framing to the front entrance. This color.
MS. UHLE: The black. Okay.
THE CHAIRMAN: Those are the window frames.

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1. mullions; correct?
2. MR. VALENTE: Correct.
3. THE CHAIRMAN: So what's rendered is something that's brown here.
4. MR. VALENTE: It's that color. I don't know if the printer printed it out correctly.
5. THE CHAIRMAN: Yes, but it's really these. What's shown in the elevation it's rendered not really black, right, so it's hard to really tell. It's actually very nice.
6. That's a good color to use, that color.
7. MR. PULASKI: I think it is. It's something to think about.
8. THE CHAIRMAN: You can't tell what this is. You're saying the black is harsh.
9. MR. PULASKI: It just disappears.
10. It's a shadow where other colors you'll pull things out. I think what you're doing on that front is very pretty. I think it just --
11. Typically you see it done in a wood with a dark wood, and that's why I'm thinking if you're doing an aluminum you might want to do it in a brown or something similar to the awning.

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1. I guess.
2. MR. WEST: Make the motion to approve the minutes of October 22nd, 2015.
3. MR. PULASKI: Second.
4. MR. WEST: All in favor.
5. MR. PULASKI: Aye.
6. MR. WEST: Aye.
7. MR. CUNNINGHAM: Aye.
8. THE CHAIRMAN: With that being said, I make a motion to close the Eastchester Planning Board meeting of December 3rd. See you all next year.
10. THE CHAIRMAN: All in favor.
11. (All aye.)
12. THE CHAIRMAN: Good night.
13. (MEETING ADJOURNED.)

DINA M. MORGAN, REPORTER
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 21st day of December, 2015.

DINA M. MORGAN
Court Reporter

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