

Eastchester Town Clerk  
JAN 25 2022 PM 3:45

TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
JANUARY 6, 2022

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
ENDA MCINTYRE, MEMBER  
CARLOS GARCIA-BOU, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
(914) 469-4354

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 1/6/2022

THE CHAIRPERSON: We have two items on the agenda, side by side properties, Applications 21-39 and 21-40 for 98 Lee Avenue and 102 Lee Avenue. Are you ready.

APPLICANT: Good evening.

THE CHAIRPERSON: Good evening. If you would take the microphone with you, please.

APPLICANT: Good evening. We are heretofore present 98 and 102 Lee arrive.

THE CHAIRPERSON: And your name, please.

MS. MOHANTY: My name is Kasturi Mohanty. I work with Tom Abillama Architects. We have two lots 50 by 100 next to each other, adjacent to each other. Our design was to have contemporary style houses complimenting each other, black and white. There is a slope of about 30 inches from the right-hand corner of the plot going left, and both are very similar. They kind of slope about 30 inches to 3 feet from right to left, and then diagonally to the back about 5 feet.

THE CHAIRPERSON: On that illustration there, it goes down from the left to the right;

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EASTCHESTER ARB - 1/6/2022

THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for January 6th, 2022. Margaret, if you would --

MS. UHLE: We do the Pledge of Allegiance first.

THE CHAIRPERSON: Oh, yes. /PHREFRPB of a Lee against, please.

(Pledge of Allegiance.)

THE CHAIRPERSON: If you would, the roll call, Margaret.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek and Silvio Luca are not able to attend this meeting.

THE CHAIRPERSON: Since they are not here, tonight we will be unable to approve minutes from November. We'll leave that until the next meeting.

MS. UHLE: Yes.

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EASTCHESTER ARB - 1/6/2022

is that correct?

MR. ABILLAMA: This is the high to the low.

THE CHAIRPERSON: So it is the way it appears. Okay. Thank you.

MS. MOHANTY: So this is 98 and this is 102. It used to be one plot that we subdivided into two. So we're climbing down -- we're pitching about 4 percent first, and then 9 percent towards the garage doors. So we're climbing down about 4 feet from the street level to the basement level, and climbing up about 5 feet -- 5 to 6 feet to the first floor.

The front of the basement is local stone veneer, and the three sides are stucco. The house on all sides, first and second floor, is HardiePlank siding, and then we have the asphalt roofing on both. 98 has a hip roof and 102 has a gable roof.

The first one we have here is 102. The front entrance door and the garage door, they are black with side lights, equal lights. The windows are Andersen windows. If you go to the last sheet, they are black. They're double

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2 hung windows and also some French casement. We

3 also have a bay window in the front. The metal

4 railings in the front, they are black in color.

5 The rear has white wood railings. The gable in

6 front is board and batten. We have square

7 columns, they are fiberglass, Fypon. I

8 mentioned the metal railings. Also, we have

9 the downspouts and the gutters will be black.

10 THE CHAIRPERSON: Where do you see the

11 downspouts and the gutters?

12 MS. MOHANTY: I'm sorry.

13 THE CHAIRPERSON: Can you show me

14 where they are?

15 MS. MOHANTY: We've shown the gutters

16 here. The downspouts will be on both sides

17 here.

18 THE CHAIRPERSON: And they will be

19 black?

20 MS. MOHANTY: They'll be black, yes.

21 MR. MCINTYRE: Really? I'm not sure

22 black -- is that the right choice, color

23 choice? I'm kind of thinking they stick out

24 more if they're black as opposed to they blend

25 in more if they are white. What do you think?

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2 THE CHAIRPERSON: At least the

3 downspouts. The gutters, it's possible that

4 you have a nice, clean black line across.

5 MR. MCINTYRE: I don't know about

6 that. I do like the contrast in terms of the

7 white and the black. I think that's very --

8 you know, you see a lot of that now. I just

9 think you don't want to get too carried away

10 with, you know, putting in, you know, sort of

11 black gutters and certainly black --

12 THE CHAIRPERSON: Unless you have

13 copper, it's not something you want to see.

14 MR. MCINTYRE: I think you need to see

15 it, you need to sort of look at it and maybe

16 elevate it, I just think it might be a little

17 too vertical with these, you know, 4 inch

18 gutters and 4 inch downspouts from a vertical

19 standpoint. I think it's easier to kind of

20 just do it in white so it blends in with the

21 rest of the house. That's my opinion.

22 THE CHAIRPERSON: I agree. The board

23 and batten, is that also Hardie?

24 MS. MOHANTY: Yes. And the gables,

25 yes.

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2 MR. MCINTYRE: Number 4, the standing

3 seam metal roof, what color is that?

4 MS. MOHANTY: That will be black.

5 MR. MCINTYRE: That's black. All

6 right. So I guess just sort of as part of an

7 editing session, because I'm assuming this will

8 make its way to the Planning Board, just adding

9 some of those kind of details, you know,

10 because you have, you know, the nomenclature on

11 the legend where it says, standing seam metal

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14 MR. ABILLAMA: If you go to the other,

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17 louvers on each window, and mostly everything

18 else is the same design that we're talking

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20 MS. MOHANTY: This one is the one that

21 have the hip roof, whereas the other one has

22 the gable roof.

23 MR. MCINTYRE: And the color of the

24 board and batten gable siding, what color is

25 that? Number 1.

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4 MR. MCINTYRE: Okay. Is this is the

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6 MR. ABILLAMA: Yes.

7 MR. MCINTYRE: So I guess this board

8 and batten, it's all of this kind of creamy --

9 everything is white?

10 MS. MOHANTY: Yes.

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12 little sort of additions, I think that could

13 only help your presentation as it's viewed by

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15 ongoing process.

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17 didn't really translate that well on the

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21 MR. MCINTYRE: Yes. But it looks

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23 THE CHAIRPERSON: But that is the

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 4 THE CHAIRPERSON: Did something fall  
 5 off or that was deliberately --  
 6 MS. MOHANTY: I think something fell  
 7 off.  
 8 MR. GARCIA-BOU: I have a question on  
 9 the railings. The spindles, what size are the  
 10 spindles on the railings?  
 11 MS. MOHANTY: The metal railing?  
 12 MR. GARCIA-BOU: Yes.  
 13 MS. MOHANTY: They're half inch by  
 14 half inch.  
 15 MR. GARCIA-BOU: I'm just looking at  
 16 the mass of the house versus the spindle size.  
 17 I think --  
 18 MR. MCINTYRE: That's too skinny.  
 19 MR. GARCIA-BOU: You need a bigger  
 20 size spindle because it really doesn't go with  
 21 the mass of the house. If you think about  
 22 looking into a bigger spindle.  
 23 MS. MOHANTY: Slightly bigger.  
 24 MR. MCINTYRE: At least an inch, inch  
 25 and a half. Inch an a half. A half inch is  
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 2 that. It's going to look wispy.  
 3 THE CHAIRPERSON: What is the material  
 4 on that? Is that iron?  
 5 APPLICANT: (Indiscernible.)  
 6 MR. MCINTYRE: Again, I just think --  
 7 APPLICANT: Can I approach?  
 8 MR. MCINTYRE: Yes.  
 9 APPLICANT: This is actually I just  
 10 did around the corner in Yonkers. It's this  
 11 house you're looking at now.  
 12 MR. GARCIA-BOU: Maybe it's just the  
 13 picture that makes it look so --  
 14 MR. MCINTYRE: It's very similar to  
 15 this one.  
 16 APPLICANT: It's like the one you're  
 17 looking at now.  
 18 MR. MCINTYRE: I just think that  
 19 sometimes when you -- you know, it's kind of  
 20 the devil in the details. Again, I would defer  
 21 to your design professionals here, you just  
 22 don't want this thing to look, as Carlos said,  
 23 sort of out of scale.  
 24 THE CHAIRPERSON: Spindly.  
 25 APPLICANT: They make a black thick  
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1 EASTCHESTER ARB - 1/6/2022  
 2 one, but it doesn't look that great. This is a  
 3 house with the black with a white rail.  
 4 MR. MCINTYRE: But you're going with  
 5 white on white in the back; right?  
 6 APPLICANT: Yes, white on white.  
 7 MR. MCINTYRE: I think you just need  
 8 to kind of look at that to make sure it's  
 9 not --  
 10 APPLICANT: These are the black  
 11 gutters. I know you don't like them, but they  
 12 look sharp.  
 13 MR. MCINTYRE: You like them?  
 14 APPLICANT: They look sharp. It  
 15 doesn't make the house all white. It gives it  
 16 a little break. It looks sharp. I did it on  
 17 my house, my personal house. What's nice about  
 18 it, it has a black outline all the way around.  
 19 THE CHAIRPERSON: Like a frame.  
 20 MR. MCINTYRE: Like a frame. I  
 21 haven't seen them.  
 22 APPLICANT: It looks sharp, to be  
 23 honest.  
 24 THE CHAIRPERSON: Maybe in your  
 25 presentation when you go to the Planning Board,  
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1 EASTCHESTER ARB - 1/6/2022  
 2 if you could, you know, give them photos of  
 3 what that looks like because that is not the  
 4 norm, so not many people have seen it that way.  
 5 MR. MCINTYRE: It's not like we're  
 6 saying, hey, it's got to be either black or  
 7 white, but --  
 8 APPLICANT: This is the front of the  
 9 house with the black railing. You could see  
 10 the black gutter coming down. That's the exact  
 11 same house I'm proposing for I think it's 98.  
 12 The board and batten. The picture right here  
 13 shows the black gutter.  
 14 MR. MCINTYRE: It's nice. It's a  
 15 little different than your standard, you know,  
 16 vertical kind of picket. Is that a white or is  
 17 that almost like a cream, like an off-white?  
 18 APPLICANT: What?  
 19 THE CHAIRPERSON: The color of the  
 20 house.  
 21 APPLICANT: White.  
 22 MR. MCINTYRE: It's white.  
 23 THE CHAIRPERSON: It's not pure white.  
 24 It's not fake looking, it's natural looking.  
 25 MS. UHLE: He needs to be at the  
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EASTCHESTER ARB - 1/6/2022

1 microphone as well because of the transcript.

2 THE CHAIRPERSON: You need to be at  
3 the microphone.

4 MR. MCINTYRE: Just a couple of sort  
5 of observations on 98. The plans indicate in  
6 the lower level, the cellar, the basement  
7 level, a window at the front and also a window  
8 in the restroom at the rear of the home. It  
9 doesn't look like those windows have been  
10 picked up on the elevation. So you have a  
11 window --

12 MS. MOHANTY: 98?

13 MR. MCINTYRE: Yes. So you have a  
14 window in front of the -- I guess a living room  
15 window at the cellar level, and then you have a  
16 window in the restroom at the back. Elevations  
17 1 and 2 on A003.

18 MS. UHLE: That's on the notes that I  
19 provided to the applicant as well.

20 MR. MCINTYRE: So they have all of  
21 that.

22 MS. UHLE: They got them just now.  
23 Laura, maybe what we could do since you had  
24 seen these previously, maybe I could just

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1 highlight some of the comments that weren't  
2 addressed specifically. They have it too, so  
3 they could kind of read along.

4 THE CHAIRPERSON: So Margaret did  
5 prepare these notes with notes from last  
6 meeting and comments as to whether or not the  
7 items were addressed. So if you could grab  
8 your copy of that and Margaret will --

9 MS. UHLE: Rather than going over each  
10 one, I'll just highlight. I have a couple of  
11 extra if you would like too. I think they're  
12 all pretty clear.

13 Just a couple of things. Some of  
14 these things the ARB has already point out to  
15 you.

16 With regard to the garage doors, if  
17 you could just provide a catalogue cut sheet or  
18 a clearer sample because they're reading as  
19 solid black, so it was hard to tell what kind  
20 of detail they were. The board did ask last  
21 time for not only to show the lighting fixtures  
22 on the elevations, but to provide catalogue cut  
23 sheets. I didn't see that for the lighting  
24 fixtures. You didn't show them on the

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1 elevations. For 98 Lee Avenue, which is the  
2 one I'm going over now, there were some  
3 inconsistencies with regard to two basement  
4 windows that are shown on the floor plans but  
5 not on the elevations, and a double window  
6 that's shown on the left side elevation but  
7 it's shown as a single window on the floor  
8 plan. So just review that to make sure that  
9 the windows are consistent in the elevations  
10 and the floor plans.

11 THE CHAIRPERSON: That's item number  
12 8, if you want to put a little thing by that.

13 MS. UHLE: Item number 10 was with  
14 regard to the landscape plan. One of the board  
15 members had asked you to enhance the landscape  
16 plan, which I did see that some additional  
17 landscaping had been added to the plan, but  
18 especially for 98, that member talked about  
19 addressing privacy issues with regard to the  
20 neighbor at 94. Also indicating if there's any  
21 fencing there or not. There was some  
22 discussion about a wall. None of those  
23 elements are shown on the plan for 98. I think  
24 that either the landscape architect will need

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1 to attend the Planning Board meeting to kind of  
2 explain why things are placed the way they are,  
3 or that plan really needs to show -- I believe  
4 there is an existing fence dividing the  
5 property, there's some existing landscaping,  
6 there was a question about a wall, but none of  
7 that is shown on any of the plans, so I'm not  
8 even sure what the issues are. So if you could  
9 be much clearer about those issues on the  
10 plans.

11 One thing that was brought up, and we  
12 had discussed it at the last meeting, often the  
13 Planning Board will require that the two 8 foot  
14 setbacks be adjacent to the shared property  
15 line and the 9 foot setbacks are adjacent to  
16 the neighbors. I noticed that you did not make  
17 that modification. That's something you may  
18 need to discuss with the Planning Board. I  
19 know you're talking about a foot one way or the  
20 other, but just to give you a heads up about  
21 that. One of the residents was concerned about  
22 the storm water management plan. I did speak  
23 with our engineering consultant. He's been  
24 reviewing it. He said he believes it's in

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THE CHAIRPERSON: We have two items on the agenda, side by side properties, Applications 21-39 and 21-40 for 98 Lee Avenue and 102 Lee Avenue. Are you ready.

APPLICANT: Good evening.

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THE CHAIRPERSON: And your name, please.

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is that correct?

MR. ABILLAMA: This is the high to the low.

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The first one we have here is 102. The front entrance door and the garage door, they are black with side lights, equal lights. The windows are Andersen windows. If you go to the last sheet, they are black. They're double

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MS. UHLE: We do the Pledge of Allegiance first.

THE CHAIRPERSON: Oh, yes. /PHREFRPB of a Lee against, please.

(Pledge of Allegiance.)

THE CHAIRPERSON: If you would, the roll call, Margaret.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek and Silvio Luca are not able to attend this meeting.

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12 MS. MOHANTY: I'm sorry.

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MR. MCINTYRE: It's very similar to this one.

APPLICANT: It's like the one you're looking at now.

MR. MCINTYRE: I just think that sometimes when you -- you know, it's kind of the devil in the details. Again, I would defer to your design professionals here, you just don't want this thing to look, as Carlos said, sort of out of scale.

THE CHAIRPERSON: Spindly.

APPLICANT: They make a black thick

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one, but it doesn't look that great. This is a house with the black with a white rail.

MR. MCINTYRE: But you're going with white on white in the back; right?

APPLICANT: Yes, white on white.

MR. MCINTYRE: I think you just need to kind of look at that to make sure it's not --

APPLICANT: These are the black gutters. I know you don't like them, but they look sharp.

MR. MCINTYRE: You like them?

APPLICANT: They look sharp. It doesn't make the house all white. It gives it a little break. It looks sharp. I did it on my house, my personal house. What's nice about it, it has a black outline all the way around.

THE CHAIRPERSON: Like a frame.

MR. MCINTYRE: Like a frame. I haven't seen them.

APPLICANT: It looks sharp, to be honest.

THE CHAIRPERSON: Maybe in your presentation when you go to the Planning Board,

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if you could, you know, give them photos of what that looks like because that is not the norm, so not many people have seen it that way.

MR. MCINTYRE: It's not like we're saying, hey, it's got to be either black or white, but --

APPLICANT: This is the front of the house with the black railing. You could see the black gutter coming down. That's the exact same house I'm proposing for I think it's 98. The board and batten. The picture right here shows the black gutter.

MR. MCINTYRE: It's nice. It's a little different than your standard, you know, vertical kind of picket. Is that a white or is that almost like a cream, like an off-white?

APPLICANT: What?

THE CHAIRPERSON: The color of the house.

APPLICANT: White.

MR. MCINTYRE: It's white.

THE CHAIRPERSON: It's not pure white. It's not fake looking, it's natural looking.

MS. UHLE: He needs to be at the

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microphone as well because of the transcript.

THE CHAIRPERSON: You need to be at the microphone.

MR. MCINTYRE: Just a couple of sort of observations on 98. The plans indicate in the lower level, the cellar, the basement level, a window at the front and also a window in the restroom at the rear of the home. It doesn't look like those windows have been picked up on the elevation. So you have a window --

MS. MOHANTY: 98?

MR. MCINTYRE: Yes. So you have a window in front of the -- I guess a living room window at the cellar level, and then you have a window in the restroom at the back. Elevations 1 and 2 on A003.

MS. UHLE: That's on the notes that I provided to the applicant as well.

MR. MCINTYRE: So they have all of that.

MS. UHLE: They got them just now. Laura, maybe what we could do since you had seen these previously, maybe I could just

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highlight some of the comments that weren't addressed specifically. They have it too, so they could kind of read along.

THE CHAIRPERSON: So Margaret did prepare these notes with notes from last meeting and comments as to whether or not the items were addressed. So if you could grab your copy of that and Margaret will --

MS. UHLE: Rather than going over each one, I'll just highlight. I have a couple of extra if you would like too. I think they're all pretty clear.

Just a couple of things. Some of these things the ARB has already point out to you.

With regard to the garage doors, if you could just provide a catalogue cut sheet or a clearer sample because they're reading as solid black, so it was hard to tell what kind of detail they were. The board did ask last time for not only to show the lighting fixtures on the elevations, but to provide catalogue cut sheets. I didn't see that for the lighting fixtures. You didn't show them on the

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elevations. For 98 Lee Avenue, which is the one I'm going over now, there were some inconsistencies with regard to two basement windows that are shown on the floor plans but not on the elevations, and a double window that's shown on the left side elevation but it's shown as a single window on the floor plan. So just review that to make sure that the windows are consistent in the elevations and the floor plans.

THE CHAIRPERSON: That's item number 8, if you want to put a little thing by that.

MS. UHLE: Item number 10 was with regard to the landscape plan. One of the board members had asked you to enhance the landscape plan, which I did see that some additional landscaping had been added to the plan, but especially for 98, that member talked about addressing privacy issues with regard to the neighbor at 94. Also indicating if there's any fencing there or not. There was some discussion about a wall. None of those elements are shown on the plan for 98. I think that either the landscape architect will need

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to attend the Planning Board meeting to kind of explain why things are placed the way they are, or that plan really needs to show -- I believe there is an existing fence dividing the property, there's some existing landscaping, there was a question about a wall, but none of that is shown on any of the plans, so I'm not even sure what the issues are. So if you could be much clearer about those issues on the plans.

One thing that was brought up, and we had discussed it at the last meeting, often the Planning Board will require that the two 8 foot setbacks be adjacent to the shared property line and the 9 foot setbacks are adjacent to the neighbors. I noticed that you did not make that modification. That's something you may need to discuss with the Planning Board. I know you're talking about a foot one way or the other, but just to give you a heads up about that. One of the residents was concerned about the storm water management plan. I did speak with our engineering consultant. He's been reviewing it. He said he believes it's in

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2 fairly good shape, but that will be addressed

3 more thoroughly at the Planning Board meeting.

4 Those were the only outstanding issues

5 for 98 Lee.

6 THE CHAIRPERSON: The HVAC.

7 MS. UHLE: The HVAC units aren't shown

8 on the plans. I think you might have had a

9 note that that was going to come at a later

10 time, but the Planning Board and the ARB are

11 usually pretty concerned about where those are

12 located so they are the least disruptive to

13 neighboring properties.

14 APPLICANT: We'll locate them on the

15 side and screen around them.

16 MS. UHLE: If you could show --

17 APPLICANT: (Indiscernible.)

18 THE CHAIRPERSON: Between the homes.

19 APPLICANT: (Indiscernible.)

20 THE CHAIRPERSON: There was a request

21 that they put the 9 foot -- I'm sorry --

22 MR. MCINTYRE: 8 foot is on the

23 inside.

24 MS. UHLE: Wherever you plan to

25 propose to put those HVAC units, you need to

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2 show those on the site plan. The Planning

3 Board always requests that.

4 MR. MCINTYRE: Yes. Listen, I think,

5 you know, to speak on behalf of, you know, the

6 existing neighbors, right, one in particular

7 that I do remember lives, I guess, adjacent 98,

8 they've lived there 50 years, right, that's the

9 landscaping issue, I think to be as amenable to

10 the people that live either side of you, I

11 think every benefit should be given to them

12 because obviously, you know, they're being most

13 affected by this. So the setback should be in

14 favor of your people on the left and the right.

15 I think any sort of noise mitigation or any --

16 APPLICANT: (Indiscernible.)

17 MR. MCINTYRE: I think it's good

18 practice, and I think that could only help.

19 MS. UHLE: Yes, and the Planning Board

20 will reiterate those very same comments.

21 So with regard to 102 -- this is a

22 minor comment -- on one of the 3D elevations,

23 the board and batten isn't shown and the gable

24 is just some kind of mysterious finish there.

25 Again, that I think is fine. So really the

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2 only two comments with regard to 102 Lee is,

3 the HVAC condenser units, show those, and also,

4 Tom, the house is completely different than

5 what you presented previously, but we did not

6 receive a revised zoning compliance table. So

7 we'll need to see that before you move on to

8 the Planning Board. I'm assuming setbacks may

9 have changed or the gross floor area may have

10 changed slightly, that kind of thing. So we'll

11 need to see that.

12 Then the comments that were just made

13 at the meeting here are -- well, either

14 recommend the white downspouts or provide the

15 photographs that you just showed the board to

16 the Planning Board so they have a better idea

17 what the black downspouts look like; to make

18 sure that there are more detailed notes on the

19 plans and elevations with regard to materials

20 and finishes; and then also the comment about

21 the spindles that I think you said were

22 proposed to be about half an inch thick. If

23 possible, to propose wider spindles or, again,

24 show an actual sample.

25 APPLICANT: (Indiscernible.)

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2 THE CHAIRPERSON: I don't think the

3 color has to do with the width really.

4 MR. GARCIA-BOU: I mean, for me the

5 issue is you have a massive, beautiful house,

6 you need something to go with that.

7 Introducing a wrought iron railing so thin, it

8 takes away from the house. I think you should

9 look into that. Maybe wood would be a better

10 choice to make a bigger spindle. I think you

11 should look into that.

12 MR. MCINTYRE: In fairness, right, I

13 think we're looking to advise you. We're

14 looking to offer our opinion, right. That

15 being said, we're not looking to dictate, this

16 is how you got to do it. You showed us an

17 example of a house that you built. It looked

18 very nice. A picture tells a thousand words.

19 If you have a sample, a cut sheet of the

20 railings that you like and you want to use,

21 then it's certainly well within your right to

22 be able to say, hey, this is what I like, this

23 is the size of it, here's what it is. Again,

24 we're just looking to try and make this as nice

25 as it can be. I think you as, you know, the

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individual who's building this, I think you only want the same thing. So we're aligned in what we want. I think we share the same objective. We just want to make sure that in this forum and the next review, that we dot our I's and cross our T's, and we all sort of move on down the road together.

THE CHAIRPERSON: Also, I think it's worth mentioning that this submission, as opposed to the previous one, is much improved for sure.

MR. MCINTYRE: Looks really, really good. Very nice. I think your pictures, you know, that you shared with us, and certainly the architect's presentation this evening is certainly something I think that we all can look forward to seeing come to fruition. So good job.

MR. ABILLAMA: Thank you.

THE CHAIRPERSON: That being said --

MS. UHLE: You do need to open the public hearing. You can do them for both at the same time.

THE CHAIRPERSON: Okay. So I would

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like to make a motion to open to a public hearing Applications 21-39 and 21-40.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Is there anyone here that would like to address the board or have any questions about this application? No? Okay. Then I would like to make a motion to close the public hearing for Applications 21-40 and 21-39.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: I would like to make a motion to send Application 21-39 along to the Planning Board with a recommendation of approval with the aforementioned comments. All in favor. Sorry. Second.

(AYE)

THE CHAIRPERSON: Then also make a motion to approve Application 21-40 along to the Planning Board with a recommendation for approval.

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MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

MR. ABILLAMA: Thank you very much. Happy new year.

THE CHAIRPERSON: Thank you very much. Thank you for your corrections and work that you did. It looks better.

I make a motion to close the ARB meeting for January 2022.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Goodnight, Eastchester.

(MEETING ADJOURNED)

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C E R T I F I C A T I O N

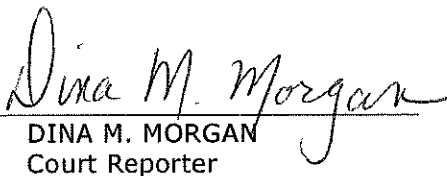
STATE OF NEW YORK )  
 ) SS.  
COUNTY OF WESTCHESTER)

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 video of the actual hearing. I was not present for such hearing. The video 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 25th day of January, 2022.

  
DINA M. MORGAN  
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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