

EASTCHESTER ARB - 2/3/22

architect, on behalf of the applicant.

95A Tuckahoe Avenue is a 22,600 square foot lot, which is situated in the R-6 zone.

It sits at the bottom of Tuckahoe Avenue behind a home which fronts the street. So this lot, it's a flag lot. We actually were just before the Zoning Board a few weeks ago, where they granted us relief from the minimum lot

frontage. What we're proposing to do is remove the existing house from the foundation and build on top of that existing foundation, along with additional footprint. Here you could see to the east side a substantial increase in footprint. This will consist of a garage underneath the first floor. The first floor will consist of an open floor plan concept with kitchen, dining area and family room. To the west side, we have a small addition for a front portico, and then another addition to the southwest side here just to create space for two bedrooms, one on the first and one on the second floor.

To the rear of the house, we have staggered masonry patios that takes the same

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shape as the backside of the house. We have a series of steps, a retaining wall with more masonry steps down to a 20 by 40 pool.

If you've seen the site, you realize that it does drop off quite drastically from the west side down to the east side. So in order to make this a usable site and incorporate the pool, we have to incorporate a series of retaining walls. We have two retaining walls here approximately 4 feet apart, which would terrace down, down to an elevation of 172.5. Currently, this is 178 on the western side here. So we're going to ease that transition with retaining walls. Then beyond the pool to the east side, we have another short retaining wall. The purpose of that or for that is so that we don't grade up to the property line.

On the south side of the dwelling, we have another retaining wall here, which allows the driveway to sort of go down and under the house, which is how it's currently being used.

On the west side here, when you enter the house, you enter the house on grade, but

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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING

FEBRUARY 3, 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
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

TOWN OF EASTCHESTER
Building and Planning Department

Dina M. Morgan, Reporter
25 Colonial Road
Bronxville, New York 10708
(914) 469-6353

FEB 18 2022

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THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for the town of Eastchester for February 3rd, 2022. If you would all please rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Margaret, if you could, please, the roll call.

MS. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre is running a little late because of traffic issues, and Carlos Garcia-Bou cannot make it this evening.

THE CHAIRPERSON: Okay. So tonight we have three new business applicants. First up on the agenda is Applicant Number 21-32 for the address of 95A Tuckahoe Avenue.

MR. CAMPANA: Good evening, Chairman, members of the board. Louis Campana,

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2 you don't enter onto the first level of the
3 house. So when you go in, there's a series of
4 steps to get you to the main level. So instead
5 of making that transition inside, we're
6 creating planters and steps outside, so this
7 way when you enter the house, you enter on the
8 main level.
9 Now, in terms of the exterior -- hold
10 on one second -- what we've done here is, we've
11 approached this design with a minimalistic
12 aesthetic. We wanted to have contrast and the
13 material color and texture create or breathe
14 life into this house. For the most part, the
15 existing portion or footprint of the house is
16 going to be stucco. The stucco is going to be
17 California stucco in a limestone color. All of
18 the trim components, the rakes, the eaves, the
19 lintels and the sub sill, that will be Boral,
20 and that will be painted Farrow & Ball
21 off-black. We have light coated copper
22 standing seam roof over the front portico, and
23 black aluminum glass front door. Here are the
24 retaining walls that you see creating the
25 planters up front, that would be a fieldstone
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2 veneer. We have 2 inch thermal treads with a
3 flame square edge, and all the flat work on the
4 porches will be thermal blue stone as well.
5 In the foreground here, which you also
6 see here, this is the addition off of the rear
7 of the house. This is going to be clad in a
8 Boral, which will also be painted Farrow & Ball
9 off-black. We have black clad aluminum windows
10 and doors. It does say Marvin on the drawings
11 there, but we're going to end up doing Lincoln,
12 I believe.
13 THE CHAIRPERSON: I think it said
14 Lincoln on the last --
15 MR. CAMPANA: Did it say Lincoln? On
16 the material list.
17 THE CHAIRPERSON: Yes.
18 MR. CAMPANA: Off of the master
19 bedroom on the second floor, we had
20 cantilevered terrace with a decorate bracket --
21 decorative brackets I should say -- that
22 connect back to the first floor wall, and
23 stainless steel cable rail with painted new
24 post and top rail. The roof is going to be
25 Timberline charcoal. The gutters and leaders,
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2 which are not shown on the elevations, that's
3 going to be a galvanized steel. I believe the
4 lighting fixtures are also in that package that
5 I gave you as well today, and those are
6 dispersed around the house. We have two on the
7 columns out front at the portico, and then we
8 have a series of lights flanking the doors on
9 the first floor at the back porch.
10 This is the west side. Bear with me
11 again one second. I'm sorry, this is the east
12 side up top. You can see that we have a
13 retaining wall that wraps around to sort of
14 create I wouldn't say a pedestal, but it
15 grounds the building, reducing its height from
16 the neighbor. Here we have the garage door,
17 which would be aluminum with frosted glass
18 panels. Here are the materials that I was just
19 discussing just so I guess we could show the
20 public. This is the nickle gap siding, the
21 Boral nickle gap siding here, which will be
22 painted Farrow & Ball off-black. Here is the
23 asphalt roofing, charcoal; lead coated copper
24 over the front entrance. This is actually a
25 photograph from the Lincoln website of the
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2 windows we're going to be using. Galvanized
3 steel gutters and leaders; example of the
4 garage door; the fieldstone retaining wall; the
5 thermal blue stone; and then the light
6 fixtures.
7 Up on top is what is an inspiration
8 photo that we had from the beginning of the
9 project, and this is an example of the overall
10 appearance that we're looking for. You could
11 see the simplicity. It gives the house a bold
12 look. That's where we're planning on going
13 with the house.
14 I do have renderings here, which you
15 guys have. This just shows the back of the
16 house, which is where the majority of their
17 time will be spent. You could see the contrast
18 between the addition on the east side next to
19 the stucco mass of the house at the front. A
20 series of retaining walls, and then you could
21 see how we have retaining walls on the steps
22 that go through the retaining wall up to that
23 second tier, and then up to the patios in the
24 back. So this is in some way a sideways house
25 because of how the existing foundation is
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2 situated. We're going to be entering the house
3 on the east side, so this is the view as you
4 come down the driveway. You pass a series of
5 planters, and then the driveway will go down
6 and under the house to the back. Here's
7 another view of the front, just to give you a
8 broader perspective of the plantings and
9 planting beds that we have that are sort of a
10 way of grounding the house. Dan Sherman, the
11 landscape architect, unfortunately couldn't be
12 here this evening, he had a scheduling
13 conflict, but he chose not to go too formal
14 with this, but not too informal. He paid close
15 attention to how the planting material would
16 flowering and stagger throughout the seasons.
17 THE CHAIRPERSON: I had a question
18 about the lead coated copper. Is that still
19 allowed in New York?
20 MS. UHLE: Jay, do you know about
21 that?
22 THE CHAIRPERSON: I know someone built
23 a house a few years ago in New Jersey, and they
24 wouldn't allow it anymore. They had to use
25 zinc. I thought that was like an all over
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2 thing when I heard it.
3 MR. CAMPANA: It could be. I haven't
4 come across it. If that's the case, we would
5 probably end up doing something along the lines
6 of a zinc coated.
7 THE CHAIRPERSON: It looks nice.
8 Either one, actually, look nice.
9 MR. CAMPANA: They patina well, too,
10 throughout the years.
11 THE CHAIRPERSON: For sure you're
12 going to need to put the gutters and leaders on
13 the presentation for the Planning Board because
14 it's part of the whole thing. You really need
15 to show where they will be. It's nice when
16 they don't have them, but --
17 MR. CAMPANA: If you look at this, it
18 looks great in the photo, the inspiration photo
19 that you see at the top of that page. It
20 actually adds a bit of depth to it and
21 compliments the architecture.
22 THE CHAIRPERSON: It kind of creates a
23 frame almost.
24 MR. CAMPANA: Exactly, yes.
25 THE CHAIRPERSON: Then the nickle gap
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2 siding, is that actually made out of nickle?
3 MR. CAMPANA: No. It's Boral. Boral,
4 Boral, people have many different
5 pronunciations for it. It's a cementitious
6 synthetic material. It's a substitute for
7 wood. It doesn't rot, doesn't shrink. The
8 reason why I'm using Boral as opposed to PVC is
9 because the Boral material has a texture to it
10 that holds the paint, the finish better than
11 the slick surface of a white PVC material.
12 THE CHAIRPERSON: It's more like a
13 HardiePlank?
14 MR. CAMPANA: Yes, you could call it
15 that. It's actually, I would say, a good
16 substitution for Hardie. You could go either
17 way on that, but, yes.
18 MR. MCINTYRE: Hi. Sorry I'm
19 late.
20 THE CHAIRPERSON: Joining us, Enda
21 McIntyre.
22 MS. UHLE: We'll add him to the list.
23 THE CHAIRPERSON: We're working on the
24 first --
25 MR. CAMPANA: Should we start over?
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2 THE CHAIRPERSON: Any questions or
3 comments from the board so far, or do you want
4 me to open it up to the public?
5 (No comments.)
6 THE CHAIRPERSON: Then I would like to
7 make a motion to open Application 21-32 for a
8 public hearing.
9 MR. MCINTYRE: Second.
10 THE CHAIRPERSON: All in favor.
11 (AYE)
12 THE CHAIRPERSON: Is there anyone here
13 from the town, neighborhood, whatever, that
14 would like to comment or have any questions?
15 (No comments.)
16 THE CHAIRPERSON: I guess not. Then
17 we can close the public hearing. I would like
18 to make a motion to close the public hearing
19 for Application 21-32.
20 MS. NEMECEK: Second.
21 THE CHAIRPERSON: All in favor.
22 (AYE)
23 THE CHAIRPERSON: Very good. There
24 really were not a lot of comments or questions.
25 I just had asked about whether or not the lead
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1 coated copper is still okay in New York. Is
2 it?

3 MR. MCINTYRE: Is it? I don't know.

4 MS. UHLE: We'll check that out. I'll
5 put that in my notes and confirm with Lou.

6 MR. CAMPANA: There are also a couple
7 of things that I want to mention that I need to
8 add to the drawings. Number 1 is the gutters,
9 like you said, but also we're working on the
10 pool fence right now and getting a precise
11 location for that.

12 THE CHAIRPERSON: Because that's
13 necessary, yes.

14 MR. CAMPANA: That's necessary because
15 of the pool.

16 MS. UHLE: Obviously for building
17 permit review.

18 MR. CAMPANA: Yes, exactly.

19 MS. NEMECEK: If you could add the
20 gutters and the lights to the front of the
21 house, wherever you're going to put them.

22 MR. CAMPANA: On the renderings?

23 MS. NEMECEK: Yes.

24 MR. CAMPANA: The renderings. Okay.

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1 THE CHAIRPERSON: On the plans, on the
2 renderings.

3 MR. CAMPANA: I would do it on the
4 elevations as well.

5 MR. MCINTYRE: I just had one question
6 when I looked at the plans. What's the rear
7 yard setback I guess on the right-hand side?

8 THE CHAIRPERSON: The east, I guess.

9 MR. CAMPANA: So the minimum is a 10
10 foot setback.

11 MR. MCINTYRE: 10 foot?

12 MR. CAMPANA: Yes. I believe we're
13 situated at about 12 feet towards the back
14 rear.

15 MR. MCINTYRE: Is there a property, a
16 home on the other side of that chain link
17 fence?

18 MR. CAMPANA: It's the rear yard of a
19 house that I believe is on Joan.

20 MR. MCINTYRE: It just seemed like a
21 little tight to me.

22 THE CHAIRPERSON: Those lots are
23 really deep.

24 MS. UHLE: That setback is an existing

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1 setback; right? That's the existing foundation
2 that you're building on.

3 MR. CAMPANA: This highlighted portion
4 here, that's the new addition.

5 MR. MCINTYRE: That's new.

6 MS. UHLE: Oh yeah, where it says two
7 story addition, yes.

8 MR. MCINTYRE: Very nice. The
9 renderings are really, really nice.

10 THE CHAIRPERSON: Then above the
11 windows, is that blue stone or is that the
12 nickel.

13 MR. CAMPANA: So what's a little
14 deceiving about the rendering is that the
15 projection of that is Boral. The material will
16 be Boral, painted off-black. That's going to
17 be a five quarter to an inch and a half
18 material, and the stucco is going to be three
19 quarter. So there's only going to be about a
20 half inch projection from the stucco veneer.

21 THE CHAIRPERSON: I think the color
22 also makes it look --

23 MR. MCINTYRE: You said it's what?

24 THE CHAIRPERSON: About a half an

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1 inch.

2 MR. MCINTYRE: Right, but what is it
3 made out of?

4 MR. CAMPANA: Boral. Boral.

5 THE CHAIRPERSON: This is what they're
6 using over here, and then that's the same
7 thing.

8 MR. CAMPANA: It's a synthetic
9 material much like Hardie, but it's more of a
10 trim material than it is like a siding.

11 MR. MCINTYRE: Like an AZEK or
12 something like that?

13 MR. CAMPANA: Yes. The reasoning -- I
14 was mentioning this before you entered -- the
15 reasoning for choosing Boral is because the
16 texture that it has it holds the dark paint,
17 whereas an AZEK or PVC material has a slicker
18 surface and is very difficult to hold that.

19 MR. MCINTYRE: It's very nice. Okay.

20 THE CHAIRPERSON: I think we're all
21 set.

22 MS. UHLE: So you're going to refer it
23 to the Planning Board with a recommendation to
24 show the gutters and leaders on the renderings

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and elevations, add light fixtures to the renderings and elevations, you're going to add the pool fence, and we're going to clarify if lead coated copper is allowed in New York State.

MR. CAMPANA: Sounds great. Thank you for your time.

THE CHAIRPERSON: So I would like to make a motion to move Application 21-32 along to the Planning Board with a recommendation of approval.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Thank you very much for your presentation.

Next up on our agenda tonight is Application 22-03 for Leewood Country Club.

MR. LAZZARO: Good evening.

THE CHAIRPERSON: Good evening.

MR. LAZZARO: My name is Steven Lazzaro, President of Leewood Golf Club.

MS. UHLE: I'm sorry, can you speak into the microphone.

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THE CHAIRPERSON: You could pull it off if you need it.

MS. UHLE: We have a stenographer that uses that for our transcripts.

MR. LAZZARO: Good evening. My name is Steve Lazzaro, President of Leewood Golf Club. I'm here representing Leewood tonight. I was called into active duty about 15 minutes ago, as my architect is home with Covid and thought there was a Zoom link for the presentation, and realized there was not. I am somewhat familiar with the plans, I am an engineer by trade, and I will do my best to represent Leewood if there are any questions.

MS. UHLE: I'm going to put the drawings up so they could be on video.

MR. LAZZARO: That would be great. Thank you very much. Thank you for your patience. I could talk about the project, if you would like, just to give you an idea of the scope of the project.

This is an existing tennis court area that we're looking to -- there's an existing retaining wall on this side of the tennis

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courts. It's a natural stone dry retaining wall. We want to replace it with a new retaining wall to match the existing retaining walls that run along the whole perimeter here. That will level off this top patio and just make for a nicer area here, and then continue -- there are some natural berms here, so we want to continue the wall down here along the natural berms. There's also a natural dry retaining wall here, that's kind of partially collapsed and old and there's a stream behind it, so while we're doing the retaining wall, I said let's replace all the retaining walls, put the new stone, reinforce natural, match everything, and that will create a much nicer look for the existing tennis area that's existing.

That is basically the whole project. In addition to that, we are going to add a set of stairs here from the upper terrace down to the tennis area, which will allow members to access the tennis area from the main clubhouse while the pool is closed. So that's really the gist of the project. That's the whole project.

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I'm here to answer any questions.

MS. UHLE: One thing I would like to say is, typically these types of site plan improvements for just repairing or replacing or adding some retaining walls and sidewalks and stairs would not require ARB and Planning Board approval, except for our law explicitly says any retaining wall over 6 feet high does require ARB and Planning Board approval. So portions of the walls on the site are over 6 feet, which is why they're here.

MR. LAZZARO: This wall here is the only portion that's above more than 6 feet, correct.

THE CHAIRPERSON: I know you mentioned before natural stone, but I see the anchor blocks on this.

MR. LAZZARO: There's an existing retaining wall here, that's the dry retaining wall, and there's an existing retaining wall here, that's also a dry wall. We're going to remove that natural wall and build new retaining walls with the interlocking blocks that match. All of this wall here is

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interlocking block.

THE CHAIRPERSON: Already?

MR. LAZZARO: Yes. It's been there from years ago when they built the original pool. Here, where you see the stairs, currently the interlocking block ends and there's a dry wall that continues -- I'm losing everything here. The microphone is a problem.

THE CHAIRPERSON: I guess it will be cleaner, but I like the old stone better.

MR. LAZZARO: We can't build a wall that high out of the natural stone, so we have no choice but to replace it. This is all existing beautiful full retaining wall, you know, that's all remaining. We're not touching that. That's the best looking wall in the whole club. We're not touching that wall, that's remaining.

THE CHAIRPERSON: And that's made out of the natural stone or the building blocks?

MR. LAZZARO: No, this is natural stone. This wall is a natural stone wall. How am I doing so far? I'm thinking about changing careers to architecture.

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THE CHAIRPERSON: Where are the areas that are over 6 feet?

MR. LAZZARO: From the new staircase here to this turn right here, this portion of the wall is approximately 10 feet, I believe, the new elevation.

THE CHAIRPERSON: That's the wall that creates the access to the tennis without opening the pool, or is that a different area?

MR. LAZZARO: No, same area. This wall here currently is a dry wall that's approximately 6 feet high, I guess, or somewhat. We're going to replace that wall with a new interlocking wall, and then add a set of stairs here that will allow access to the tennis area while the pool is closed.

Currently, right now if you want to access the tennis area, you have to walk around the clubhouse, down the parking lot, through the pool area to get to the tennis. There is no access from the main clubhouse. So this will allow access from the main clubhouse.

MR. LUCA: What's the reason to make it 10 foot?

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MR. LAZZARO: I'm sorry.

MR. LUCA: What's the reason why the wall is going to become 10 feet?

MR. LAZZARO: It will create a much nicer looking area above here and allow for a viewing area down to the tennis because right now that area is just a natural berm down that we every year --

MR. LUCA: The grade is going to be more level?

MR. LAZZARO: Correct. So the whole top area will be grade level, put a fence on it, then people watching a tennis match, they can go up there and view it from up top. That area every season, it's difficult to maintain, it's difficult to maintain with plantings because it's on the slope. I said if we're going to do it, let's just do it the right way. Let's replace the wall, bite the bullet, and this way just beautify the area. So that's the reason.

THE CHAIRPERSON: Okay. Any other questions from the board?

(No questions.)

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THE CHAIRPERSON: So then I would like to make a motion to open the public hearing for Application 22-03, Leewood Country Club. Anyone here have any comments or questions?

(No comments.)

THE CHAIRPERSON: Then I would like to make a motion to close the Application 22-03 for a public hearing.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: So I think we're all okay. Any other comments or questions?

MR. MCINTYRE: I think it's straightforward.

THE CHAIRPERSON: You did a good job filling in.

MR. LAZZARO: Thank you. I won't back charge him on the grounds he has Covid.

MR. MCINTYRE: You'll be looking for a change in your remuneration package after tonight.

MR. LAZZARO: Possibly. They could double my salary from zero to two times zero.

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MR. MCINTYRE: Exactly.

THE CHAIRPERSON: Alrighty. Well, thank you very much.

I would like to make a motion to approve Application 22-03 to send along to the Planning Board.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

MR. LAZZARO: Thank you very much.

MR. MCINTYRE: Good job.

THE CHAIRPERSON: Thank you.

Alrighty. Last but not least tonight, we have an Application 22-04 for 5 Hanfling Road.

MR. FINELLI: Good evening, Mrs. Chairman, members of the board. Mike Finelli, I'm the architect tonight representing Joe and Toni Recine, owners of 5 Hanfling Road.

We're basically proposing an addition to an existing cape style home. The plan, as of right now, is to remove the second floor and to add an addition to the rear of the house, and at the same time remodel the garage on the right-hand side of the house.

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Just some photographs very quickly to just orient you, I guess, with the project. So our proposed house is this one here in the center. It's a total of 23 feet to the ridge. The house is about 1480 square feet, let's say 1500. It lives larger than that only because of the cape style, so all the space in the dormers is usable. So the idea here is to raise the second floor and get full 8 foot height ceilings around the entire second floor of the house. When we do that, we will be at about 27 and a half feet to the ridge, so we're raising the house just under 5 feet in total.

So the photographs, as you can see, the neighborhood is in flux right now. The home right to our right had a pretty nice addition done to it a few years ago, and one of the houses, this one here right across the street and to the right of our project, was also a cape and had a pretty significant done to this. It's under construction right now. It's two full stories. It will be taller than what we're proposing. I don't have the exact numbers, but I'm sure we can look them up.

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That being said, I'll walk through the architecture real quick. We are basically doing a home which keep more in style with the homes in Eastchester right now. It's more of a colonial style. We are doing a booth bay blue Hardie Board siding around the entire house. We're going to do AZEK white trim around all the windows. We are doing traditional white windows, not black which is very popular right now. We just like the white look better. We are doing a black charcoal roof on the house, and we are doing a Therma-Tru acorn stain color front door. When we had originally proposed the drawings, the garage was to be white as well. After I got back the initial rendering, which I brought tonight to show you guys, I was not happy with it. It just looked too dead. Here are the renderings for the house. It just looked very flat. I did like that it looked like this little jewel off to the side, but I thought it looked a lot better staining the door to match the front door. We do have black fixtures. They're located on the drawings. We will have a pendant light hanging inside of the

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overhang, so you won't see that from the street. Beyond that, we're going to do blue stone at all the portico, the porch area, and we're stuccoing the base gray. So again, very traditional. Very much like what you see just about everywhere else in Eastchester. The chimney will also be stucco gray just to kind of tie all of the stucco work in. I'm happy to take any questions.

MR. LUCA: They're all new windows, right, and new siding?

MR. FINELLI: All new. That's the proposed fixture.

THE CHAIRPERSON: So not the ones that are on the --

MR. FINELLI: No. The renderer took liberties with --

THE CHAIRPERSON: Whatever he had there?

MR. FINELLI: I guess so. He did make them black. They are located there and they will be more boxy, more square to keep with the cottage style.

MR. LUCA: I had a couple of

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1 suggestions.

2 MR. FINELLI: Sure.

3 MR. LUCA: The portico, not to have
4 the siding in the portico and maybe that
5 becomes AZEK like the garage, and the white of
6 the garage becomes siding.

7 MR. FINELLI: So I actually had a
8 rendering done that way. I wasn't crazy about
9 the way it looked up here only because the trim
10 boards that come down the side.

11 MR. LUCA: It looks like the roof
12 should drop another, let's say, foot, but you
13 can't because of the head of the window. I
14 think if that becomes trim around all three
15 sides, and then --

16 MR. FINELLI: Are we talking about the
17 garage?

18 MR. LUCA: Yes. Above the header --

19 MR. FINELLI: We can't do that. I
20 think that's the point I'm trying to make.
21 There's only 12 inches of actual exposed --

22 MR. LUCA: I know that. I'm just
23 talking about above the garage.

24 MR. FINELLI: You want to side this.

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1 MR. LUCA: Right. I also think the
2 window above the -- the one in the hallway
3 overpowers the elevation. It should become
4 maybe, let's say, two lights smaller width
5 wise.

6 MS. UHLE: The center one on the
7 gable?

8 MR. LUCA: Yes.

9 MR. FINELLI: I respectfully
10 appreciate your suggestion. The owner wanted a
11 larger window. She's excited about hanging a
12 chandelier in that space and being able to see
13 it when she pulls up to the house.

14 MR. LUCA: I think, also, the first
15 floor windows should not be the same size as
16 the second floor windows. They should be
17 taller. So, let's say, I don't know if they
18 could come down another 6 inches. Normally, a
19 home on the first floor the windows will be
20 taller than the second level.

21 MR. FINELLI: Yes, if you have more
22 height. When you have 6 foot 8 inch height and
23 a 4 foot 6 inch window, it only leaves you with
24 about a foot eight from the sill to the floor.

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1 MR. LUCA: Right now you only have a
2 foot eight?

3 MR. FINELLI: Yes.

4 MR. LUCA: Are they all tempered now
5 or they have to tempered then?

6 MR. FINELLI: If they're 20 inches or
7 above.

8 MR. LUCA: 24 inches.

9 MR. FINELLI: Jay?

10 MR. LUCA: I think it's 24. We have 3
11 now. Sold.

12 MS. UHLE: I'll look that up.

13 MR. FINELLI: I can take the
14 recommendations and pass them along. I don't
15 necessarily see the benefit of making the
16 windows on a house that's only 8 foot first and
17 second floor. If that was a 9 foot first
18 floor, I agree with you a hundred percent, I
19 would go with a 5 foot tall window, if not a 5
20 foot 6 inch window. I just think at 8 feet
21 you're putting the window so far down to the
22 floor, when you put a couch up against there or
23 a piece of furniture, you're in the window now.
24 So, I mean, I'm not necessarily sold with

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1 making the window taller.

2 THE CHAIRPERSON: Do the second floor
3 windows need to be that size for egress.

4 MR. FINELLI: For egress. 4 foot 6.

5 MR. LUCA: So they're probably 36 wide
6 then, right, double hung?

7 MR. FINELLI: Yes. 36 inch wide, 4
8 for 6 inch tall.

9 THE CHAIRPERSON: That's kind of the
10 minimum you could go.

11 MR. LUCA: On a double hung.

12 MR. FINELLI: If you do a double hung.
13 We could do a casement window and go much
14 smaller, you could go 2 foot wide by 3 foot
15 tall, but they want double hungs.

16 So just to go back, I did have siding
17 in the gable end. If you can't bring the
18 siding down the side, it looks really funny
19 just sitting in there. So I stuck with the
20 idea of making that a little jewel. I think
21 once you stain that garage door, I think it
22 looks nice all on its own. If anything, I
23 would match that gable and make that AZEK as
24 well, but that's a discussion I'm going to have

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to have with the owner.

THE CHAIRPERSON: I think that that would still help making that white.

MR. LUCA: Yes, it would definitely help.

THE CHAIRPERSON: What's the depth on the portico?

MR. FINELLI: 5 feet.

THE CHAIRPERSON: It's probably on the plan somewhere.

MR. FINELLI: Yes.

THE CHAIRPERSON: How about leaders and gutters on this baby?

MR. FINELLI: They're all white aluminum. OG style. Just classic. They are on the elevations, I believe. Yes, they're on the elevations. There is no dimension on the architectural drawing, but it's on the construction one.

THE CHAIRPERSON: I see gutters, but I don't see leaders.

MR. FINELLI: So typically the leaders we run right down the corner boards. I could draw them in there, but all you're going to see

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is multiple lines. It's not really going to read properly. The gutters are on all of pitched ends, and the leaders will run right down the corner boards.

THE CHAIRPERSON: It's like, you know, the weird places where they kind of stick out, you know, like where one thing runs into another kind of a -- I guess by the garage maybe or something. Will they go around there or something?

MR. FINELLI: Up in here?

THE CHAIRPERSON: Like here. Like what comes down -- there would be something coming down here?

MR. FINELLI: Typically, they'll come down, hit that roof, and then there's another gutter that is back on this side. That's a little gutter section, and there's another leader that comes down from there. So it's just continuous. Again, because it lines up with the corner board, it's hidden. If it's sitting on the actual siding, it will look like that corner board is that much wider because it is white.

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THE CHAIRPERSON: And materials are where?

MR. FINELLI: I brought samples. I don't take pictures, I just bring the physical samples. I could hand them up, if you would like. It's a traditional charcoal.

THE CHAIRPERSON: Is the garage door a stained fiberglass; is that what that is?

MR. FINELLI: It is. That's a Therma-Tru color, acorn. So we're going to match -- we're going to stain the garage door as well. It's kind of like a honey Cognac kind of color, to put it in perspective.

MR. LUCA: You're going with the smooth finish HardiePlank?

MR. FINELLI: Yes.

MR. LUCA: What's the exposure.

MR. FINELLI: I'm sorry.

MR. LUCA: Exposure.

MR. FINELLI: 6 inches. Just tried to keep 6 inches all the way around with the trim. It seems to line up better. I know seven is a more traditional number, but it just -- I like the way the six works out. All the lines kind

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of come through, so it's a little nicer.

THE CHAIRPERSON: I know this is the back, but the doors look a little out of place because of no divided lights.

MR. FINELLI: Where is this?

THE CHAIRPERSON: The back door.

MR. FINELLI: The rear of the house?

THE CHAIRPERSON: Yes, the glass. I don't know if that goes to a patio or --

MR. FINELLI: I didn't have any lights on it. I could easily have lights just come across the top to match.

THE CHAIRPERSON: It kind of looks nicer to me. I know it's the back and nobody is going to really see it, but it just kind of -- they look a little out of place.

MR. FINELLI: I just thought it was different than everything else. It's a door versus a window.

THE CHAIRPERSON: It's a preference really. It is just something that stuck out at me.

MR. FINELLI: Sure.

MR. MCINTYRE: I guess on the rear

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1 elevation, the gridding on the windows, I guess
2 you have sort of casement windows but you have
3 gridding on the top; is that just some sort of
4 a layer that didn't get picked up?

5 MR. FINELLI: No, no, no. That was
6 more for the casement windows. I just wanted
7 them to -- I didn't want to have a mutton
8 pattern that went halfway through it, so I just
9 wanted it to match that top row. Kind of, you
10 know, just speak to the grids, but give you
11 some clear window and opening underneath.

12 MR. MCINTYRE: It's not like a true
13 divided light, it's a --

14 MR. FINELLI: They're simulated. You
15 could get them snapped in. You can order them
16 that way where they're actually attached,
17 simulated.

18 THE CHAIRPERSON: Ready for the public
19 hearing?

20 MR. MCINTYRE: Yes.

21 THE CHAIRPERSON: I would like to open
22 up Application 22-04, 5 Hanfling Road, for a
23 public hearing.

24 MS. NEMECEK: Second.

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1 THE CHAIRPERSON: All in favor.
2 (AYE)

3 THE CHAIRPERSON: Anybody here? I
4 don't think so.

5 (No comments.)

6 THE CHAIRPERSON: I would like to
7 close Application 22-04, 5 Hanfling Road, for a
8 public hearing.

9 MS. NEMECEK: Second.

10 THE CHAIRPERSON: All in favor.

11 (AYE)

12 THE CHAIRPERSON: Alrighty. Margaret,
13 if you would review.

14 MS. UHLE: Some things I'm not sure
15 there was necessarily a consensus or some
16 things it sounded like the architect wanted to
17 go back to his clients and discuss. I think
18 understanding the issue with putting the siding
19 in the garage gable and eliminating it in the
20 portico gable sounded like there was going to
21 be a problem doing that, so we talked about
22 eliminating the siding in the portico gable to
23 match the garage gable; correct? So two white
24 rather than reversing them.

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1 MR. FINELLI: That would be my
2 preference, to make this white to match that.
3 Only because I've seen it with the siding just
4 in here, and I know you wouldn't like it,
5 that's why it's not here that way.

6 MS. UHLE: The other one was, Silvio
7 had mentioned the size of the window over the
8 gable above the portico and recommended that
9 that be smaller. He also recommended the first
10 floor windows should be higher, although there
11 was some concern because of the 8 foot ceiling.

12 MR. FINELLI: Yes. I'm going to stick
13 to my guns on that.

14 MS. UHLE: That's fine.

15 MR. FINELLI: I can probably convince
16 them to go a little narrower with the one over
17 the gable, but I'm going to stick to the 4 foot
18 6 on the first floor.

19 MS. UHLE: Laura just had recommended,
20 if I understood you, Laura, that there be
21 lights adjacent to the window to the left of
22 the rear door; correct? So on the rear
23 elevation, there's the two lights adjacent to
24 the doors, do you want additional lighting?

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1 THE CHAIRPERSON: Being that is a
2 whole system, the doors back there, maybe they
3 are lights and they're not all doors, but I
4 suggested for them to have something similar
5 to --

6 MS. UHLE: I misunderstood. Okay.

7 THE CHAIRPERSON: That's my
8 suggestion, just to kind of make it fit in.

9 MS. UHLE: I see. Yes. I

10 misunderstood that. That was it.

11 MR. MCINTYRE: Just one other thing.
12 I'm looking at the site plan. Is there new
13 mechanicals, is there new air conditioning?

14 MR. FINELLI: There are already
15 mechanical units that are here. They're
16 sitting back in here and they're going to stay
17 there. We might be adding another AC
18 compressor to it.

19 MR. MCINTYRE: They're not on this
20 drawing; right?

21 MR. FINELLI: You're right. I should
22 add those to the drawings.

23 MR. MCINTYRE: If they're there, then
24 I suggest you indicate that. If they need to

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be up-sized with larger condensers, then I think that's just something that --

MR. FINELLI: It was an oversight on my part.

MR. MCINTYRE: -- We typically ask for and the Planning Board are certainly entitled to take a peek at.

MR. FINELLI: Sure. I'll add those.

THE CHAIRPERSON: So I would like to make a motion to send Application 22-04 along to the Planning Board with a recommendation for approval with the aforementioned comments.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

MR. FINELLI: Thank you very much.

THE CHAIRPERSON: Thank you very much. Have a good night.

I would also like to make a motion to close the ARB meeting for February 3rd, 2022.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Goodnight,

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Eastchester.

(MEETING ADJOURNED.)

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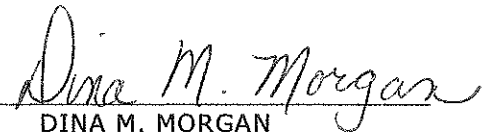
COUNTY OF WESTCHESTER)

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 16th day of February, 2022.



DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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