

Eastchester Town Clerk  
MAR 14 12:24 PM '24

TOWN OF EASTCHESTER  
Planning Department

MAR 14 2024

TRANSCRIPT OF  
RECEIVED  
TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

MARCH 7, 2024

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  
SILVIO LUCA, MEMBER

ALSO PRESENT:

NOELLE WOLFSON, LAND USE CONSULTANT AND  
CONSULTING COUNSEL

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 3/7/2024

1 applicant and owner, John Theriault, we are  
2 proposing additions and alterations to 36 Lake  
3 Shore Drive. The proposed residence is located  
4 in an R-15 zoning district. It's a basic ranch  
5 that you see in Lake Isle Estates. It has had  
6 a small front addition in the past. Other than  
7 that, the house is pretty much original.

8 What we are proposing is a one and a  
9 half story addition on the left side of the  
10 house. Basically this addition will help give  
11 them more livable space on the entry level  
12 area, which they pretty much use. It's, you  
13 know, kitchen area, great room, they'll be  
14 adding a sort of office, and then the dining  
15 room. Along with that, they'll be the front  
16 portico that extends a little bit further out  
17 from that addition, still on the center of the  
18 home.

19 So along with obviously the addition  
20 that's here, I mean, what it does do is help  
21 sort of balance the house because right now,  
22 like the original, you know, Lake Isle Estate  
23 homes, they have that large, you know, sloping  
24 gable on the right side. In doing so, we're

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EASTCHESTER ARB - 3/7/2024

1 THE CHAIRPERSON: Good evening,  
2 everyone, and welcome to the town of  
3 Eastchester Architectural Review Board meeting  
4 of March 7, 2024. Would you please all stand  
5 for the Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 THE CHAIRPERSON: Enda McIntyre.

8 MR. MCINTYRE: Here.

9 THE CHAIRPERSON: Silvio -- I'm sorry.

10 MR. LUCA: Luca.

11 THE CHAIRPERSON: Luca Silvio. Sorry.

12 MR. LUCA: No, Silvio Luca.

13 THE CHAIRPERSON: Silvio Luca.

14 MR. LUCA: Here.

15 THE CHAIRPERSON: Boy, I'm really bad.  
16 Okay. Carlos Garcia-Bou is not in attendance  
17 and neither is Jennifer Nemecek.

18 There's no minutes to approve tonight  
19 because of the quorum, but we have new  
20 business. First up is Application 24-04 for 36  
21 Lake Shore Drive. Welcome.

22 MR. MAIORANO: Good evening, board.  
23 My name is Adamo Maiorano from Community  
24 Designs and Engineering. On behalf of the

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EASTCHESTER ARB - 3/7/2024

1 going to do some modifications to that, along  
2 with the gable here in the front portico. We  
3 are going to reverse another gable -- you know,  
4 cut this off but reverse another gable to  
5 accent this double window here.

6 Then all of the finishes obviously  
7 will be all new finishes throughout the home.  
8 There will be a stone veneer sort of water  
9 table along the bottom portion of the front and  
10 around the front door, and then HardiePlank  
11 shake siding along the rest of the house, and  
12 all new AZEK trim on all of the soffits and  
13 window sills and window trims as well. All of  
14 the windows will be almost new windows with the  
15 respect to the sun room in the back, that will  
16 remain existing, but all the trim and siding  
17 will be new. They'll be new Andersen 400  
18 Series windows, you know, four over one  
19 pattern. The roof as well, that will be a  
20 complete new roof, asphalt shingle  
21 architectural style roof, and it's in a  
22 charcoal color. The color of the siding is a  
23 sort of a light gray tone. The front door is  
24 new. Other than that, that pretty much sums it

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EASTCHESTER ARB - 3/7/2024

1 it up for the elevations.

2 With respect to the street-scape, it  
3 really pretty much ties into the house to the  
4 left and the house to the right. It sort of  
5 has similar sort of condition going on the  
6 house to the left of it.

7 THE CHAIRPERSON: The railing, that's  
8 only in the back; right?

9 MR. MAIORANO: That's in the back.  
10 That's an existing just wrought iron railing.  
11 That will remain. He might end up painting it.  
12 It's fairly in good condition. That covered  
13 porch, yes, that's all going to remain as  
14 existing. Probably end up, you know, painting  
15 some stuff, but that remains.

16 There's no real change, you know, I  
17 guess to this side or the back. The only real  
18 change is, you know, this is the existing  
19 gable, so that comes out further. The roof  
20 gets raised up to match the ridge line of this  
21 gable here in order to give us some more slope  
22 towards the middle of the house for the  
23 addition.

24 THE CHAIRPERSON: Is that the material  
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EASTCHESTER ARB - 3/7/2024

1 board?

2 MR. MAIORANO: Yes. Sorry.

3 THE CHAIRPERSON: The Hardie Board is  
4 the shake pattern all around?

5 MR. MAIORANO: All around, yes.

6 MR. MCINTYRE: And the color of the  
7 front doors and shutters.

8 MR. MAIORANO: The shutters are  
9 composite black shutters, and the front door is  
10 a black finish double door, 5 foot door  
11 entrance.

12 THE CHAIRPERSON: It looks like the  
13 existing has a couple of sky lights; are they  
14 going away?

15 MR. MAIORANO: Yes. Those sky lights  
16 will be gone, yes, because the room now is not  
17 really set up like that anymore. The sky  
18 lights were in the kitchen and dining room, now  
19 that ends up being, you know --

20 THE CHAIRPERSON: Somewhere else?

21 MR. MAIORANO: Yes, exactly.  
22 Basically, the front left roof gets ripped off,  
23 and the new roof gets put on.

24 THE CHAIRPERSON: Any comments from  
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EASTCHESTER ARB - 3/7/2024

1 the board? Any questions?

2 (No comments or questions.)

3 THE CHAIRPERSON: So I would like to  
4 open up Application 24-05 -- oh, I'm sorry, 04  
5 is it?

6 MR. MCINTYRE: Yes.

7 THE CHAIRPERSON: -- For a public  
8 meeting. Is there anyone here who would like  
9 to address the board or the applicant with any  
10 questions? If you do, please come to the  
11 podium and state your name and address.

12 MR. MURPHY: I just have some simple  
13 questions. My dad lives right next door at 34  
14 Lake Shore.

15 THE CHAIRPERSON: Your name, sir? I'm  
16 sorry.

17 MR. MURPHY: Pardon.

18 THE CHAIRPERSON: Your name.

19 MR. MURPHY: I'm Joseph Murphy,  
20 Junior. He's Joseph Murphy, Senior.

21 I was just curious, to help him  
22 anticipate him -- help him anticipate, rather,  
23 what kind of construction is going to be going  
24 on. He would be here today, but he wasn't

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EASTCHESTER ARB - 3/7/2024

1 feeling well. Are you John? Who's the owner  
2 of the home? Hey, how are you doing? I know  
3 you met the family. So are you putting on new  
4 siding all around as well?

5 MR. MAIORANO: Exactly.

6 MR. MURPHY: And a new roof?

7 MR. MAIORANO: Yes. So new roof, new  
8 siding. (Discussion away from microphone.)

9 MR. MURPHY: That's what I was curious  
10 about was the extent of the work and how much  
11 noise was going to be involved.

12 How long will it take you to do the  
13 siding on our side of the house? Is that like  
14 a one day job or something?

15 MR. MAIORANO: Probably a couple of  
16 days. (Discussion away from microphone.)

17 THE CHAIRPERSON: And the weather.

18 MR. MURPHY: Just trying to understand  
19 this. I guess I could talk to John about that  
20 too. That's all I have.

21 THE CHAIRPERSON: All right. Well,  
22 thank you, and thank you for coming.

23 MR. MCINTYRE: Hope your dad feels  
24 better.

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1 THE CHAIRPERSON: Hope your dad feels  
2 better, yes.

3 Anyone else that has any questions or  
4 comments?

5 (No comments or questions.)

6 THE CHAIRPERSON: If you do need to  
7 speak further, guys -- I'm sorry, I'm just  
8 going to ask you if you need to speak further,  
9 to take it in the hallway or wait until the  
10 meeting is over because it does come on the  
11 speakers.

12 Okay. So I would like to make a  
13 motion to close the public hearing for this  
14 application.

15 MR. MCINTYRE: Second.

16 THE CHAIRPERSON: All in favor.

17 (AYE)

18 THE CHAIRPERSON: Then I would like to  
19 make a motion to send Application 24-04 along  
20 to the Planning Board with a recommendation for  
21 approval.

22 MR. MCINTYRE: Second.

23 THE CHAIRPERSON: All in favor.

24 (AYE)

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EASTCHESTER ARB - 3/7/2024

1 MR. MAIORANO: Thank you. I  
2 appreciate it.

3 THE CHAIRPERSON: Only because I know  
4 the Planning Board will probably ask you for  
5 this, just make sure you have like the location  
6 of the HVAC and that stuff. You have it. It's  
7 there. Okay.

8 Next on our agenda this evening is  
9 Application 24-05 for White Plains Hospital  
10 in -- I'll get the address. I'm sorry.

11 MR. MCINTYRE: 750 White Plains Road.

12 THE CHAIRPERSON: 750 White Plains  
13 Road.

14 MR. TAYLOR: Good evening. My name is  
15 Brad Taylor. I'm from White Plains Hospital.  
16 We're here tonight to discuss 750 White Plains  
17 Road. We affectionately refer to it as Lord &  
18 Taylor.

19 I've been involved with the project  
20 for almost a couple of years now, from the very  
21 beginning. We appeared before this board back  
22 in September of 2022. We, at that time, leased  
23 50,000 square feet in the building, and we were  
24 preparing plans for two new entrances to  
25

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EASTCHESTER ARB - 3/7/2024

1 accommodate our space; one on the east side of  
2 the building; one on the north side of the  
3 building. I was here with a different  
4 architect at that time. So we presented here.  
5 It subsequently went to the Planning Board that  
6 month, and was approved.

7 So we moved forward, we developed our  
8 construction plans for the project, and in  
9 April of 2023, we received a building permit  
10 from Eastchester. Well, what want kind of  
11 happened at the same time was, we decided and  
12 we worked with the landlord to lease an  
13 additional 25,000 square feet in the building  
14 to increase our square footage to 75,000. So  
15 based upon that, we paused on our construction,  
16 we reworked our construction documents to  
17 accommodate the new space. So we paused the  
18 project at that time.

19 Subsequently, we came back to  
20 Eastchester in December of 2023 and we received  
21 an amended building permit to start  
22 construction of the two entrances, north and  
23 east, that we previously had approved here by  
24 Planning.

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EASTCHESTER ARB - 3/7/2024

1 Subsequently, in February of this  
2 year, we submitted new interior improvement  
3 plans, a first of four packages, amended plans  
4 that we will be submitting for interior  
5 improvement to the space. So right now, we're  
6 working with Eastchester on the approval of  
7 those interior fit-out plans, and there will be  
8 three more packages coming after this.

9 As far as the entrances that were  
10 approved before, we have a contractor on board,  
11 we're working with the contractor,  
12 subcontractors, we're purchasing material. We  
13 will very soon be on site mobilizing starting  
14 construction on the building.

15 So why are we here tonight? To  
16 accommodate the additional space that we  
17 leased, we have a few more entrances that we  
18 would like to propose and discuss with you  
19 tonight. So I have my new architect with me  
20 here tonight, Dennis Posen, and we would like  
21 to have a discussion and hear your feedback.

22 THE CHAIRPERSON: Okay. Very good.

23 MR. POSEN: Good evening. I assume  
24 this is for recording?  
25

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EASTCHESTER ARB - 3/7/2024

THE CHAIRPERSON: Yes.

MR. POSEN: I'll take it with me. So

I'll just dive in. This is an expansion, as Brad said, of an existing approval. This is a footprint now of the 75,000 square feet. The blue represents the two entrances that were submitted and approved. The green represent new entrances that the landlord is going to be coming in front of the board with. They're base building existing entrances that are going to be addressed. The red is the focus of our presentation tonight. They're both existing entrances. You've seen photographs of the existing, and the attempt is to use the architectural elements of the north and east and reinterpret them at a smaller scale for what we're calling the south and west.

So just to briefly go through the same package that you have, this is the existing conditions. There is a concave entrance here in the south. There's a curtain wall that sort of tucks into the masonry. There is no other curtain wall on the exterior of the building. It's all red brick and fieldstone. On the west

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EASTCHESTER ARB - 3/7/2024

going to be on the exterior so that there is a sloped path to get in, that's already existing, and we're adding the stairs and taking out a parking space and relocating it so that there's a direct entrance.

On the facade treatment -- I'll come back with another board -- on the south, we've got this concave entrance, which is about 32 feet, and we're just replacing that. The masonry stays, the masonry stays, the masonry stays, and we've taken that kind of portico look of the north and mimicked it. I have samples. It's the exact same Alucobond white and the same bronze that was already approved, and the same curtain wall glass that was already approved as the in-fill, and one set of sliding motion sensor doors to get into the building under kind of a second portico which exists. That's the look, the large portico that was approved, the curtain wall, and then the smaller entrance just above the doors, and that exists, again, on the east, although we're not doing two stories, but it's the same vocabulary, the same architecture at a smaller

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EASTCHESTER ARB - 3/7/2024

side, this is an entrance that already also exists next to some windows that have been also approved and installed already.

So with that existing condition, we just took a look at -- I'll show the elevations first just to give everybody again -- this was approved in 2022. The east was approved in 2022. These are the two entrances. This is what we're calling south, and this is -- again, this is existing, it's just replacing this. This entrance on the west side is existing and it's replacing this little small single set of doors.

So in a larger scale, on the west side of the building along White Plains Road, this is a existing sidewalk that tucks underneath what is the second story overhang of the old building -- and I bring up some photographs in a moment -- and that goes to an egress door that's already existing and an existing entrance into the building. What we're proposing is to add a clear story so that the window lines and the headers match, and to add some stairs to announce where the entrance is

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EASTCHESTER ARB - 3/7/2024

scale.

If I just continue on the south, this is a larger blowup in a rendered view of what that entrance would look like. This is sort of a straight on view. That's the bronze metal panel on the inside, the white as the frame, and the sliding doors.

On the west, again, starting here, this sidewalk exists, this overhang of the building exists, the columns exist, and what we're proposing is the extension of this facade in masonry about 30 feet so that there is a covered area -- depicted in the second rendering -- where this is the door that already exists, these are the windows that already exist, and this is the small set of stairs that goes to -- this a 20 foot expansion, that's it, just to give some breathing room and a place for a bench. It's not an enclosed space, it's not an occupied space. We've left it open air vertically, We've left it open air to the sky.

THE CHAIRPERSON: Is that side accessible then other than the stairs?

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1 EASTCHESTER ARB - 3/7/2024  
 2 MR. POSEN: I'm sorry.  
 3 THE CHAIRPERSON: Is that side  
 4 accessible other than the stairs?  
 5 MR. POSEN: Yes. There's a walkway,  
 6 and there's a very nice slope, and that's all  
 7 existing.  
 8 THE CHAIRPERSON: Okay.  
 9 MR. POSEN: All existing. So what  
 10 we've done is taken two existing entrances and  
 11 try to, so-to-speak, brand them for White  
 12 Plains. That goes all the way back to that  
 13 floor plan.  
 14 Not to go backwards, but there's an  
 15 entrance now that runs in one access, there's  
 16 two entrances now that run in the other access.  
 17 That's a subtenant. This is already -- this is  
 18 the major parking area that's already approved  
 19 as well. So the size of the plan drove the  
 20 need for the extra entrances for egress, and  
 21 it's that simple.  
 22 THE CHAIRPERSON: I notice that along  
 23 the -- I know this was all pre-approved, but  
 24 my -- not that one. It looks like site view  
 25 from western property line number 6, but -- is

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 2 it not in the picture maybe? On the west  
 3 side -- I'm sorry, the south side most west  
 4 corner it kind of looks like a glass garage  
 5 door.  
 6 MR. POSEN: This is south.  
 7 THE CHAIRPERSON: But towards the  
 8 other part of it. Do you know what I'm talking  
 9 about? Is that for like equipment to get in  
 10 and out or something like that?  
 11 MR. LUCA: That's existing.  
 12 MR. POSEN: That's the subtenant space  
 13 for Burke, but it's not in our scope, and it's  
 14 not being touched at this point.  
 15 THE CHAIRPERSON: Okay.  
 16 MR. POSEN: That's the green -- that's  
 17 this area right here, and that's going to come  
 18 in front of you from the landlord.  
 19 THE CHAIRPERSON: Okay. All right.  
 20 Do you have any questions regarding this?  
 21 MR. LUCA: No. It's pretty  
 22 straightforward. It's just mimicking the  
 23 original design in a smaller scale.  
 24 THE CHAIRPERSON: Yes. In general,  
 25 you're still all on one level? I mean, I know

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1 EASTCHESTER ARB - 3/7/2024  
 2 that entrance --  
 3 MR. POSEN: Except you come in at a  
 4 lower level. There's nothing down there other  
 5 than a stair, elevator, elevator machine room,  
 6 and a bench.  
 7 THE CHAIRPERSON: It's just really to  
 8 access the parking.  
 9 MR. POSEN: Right. That's that big  
 10 slope where these stairs are.  
 11 THE CHAIRPERSON: Is this like a  
 12 hospital annex kind of a space? I mean, it's  
 13 not like the hospital?  
 14 MR. POSEN: No. It's only out-patient  
 15 services.  
 16 THE CHAIRPERSON: Okay. So like  
 17 medical professionals that are associated with  
 18 the hospital?  
 19 MR. POSEN: Right. Doctor offices and  
 20 checkups.  
 21 THE CHAIRPERSON: It looks good to me.  
 22 Can we see the render -- the 3D's?  
 23 MR. POSEN: Yes. This is the glass.  
 24 MR. MCINTYRE: It's all similar to  
 25 what was approved before.

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1 EASTCHESTER ARB - 3/7/2024  
 2 THE CHAIRPERSON: I was just asking if  
 3 I could just see the 3D pictures that you  
 4 had -- images that you had -- the renderings.  
 5 Sorry. That just kind of puts it in a  
 6 nutshell.  
 7 MR. POSEN: That's one. That's the  
 8 other.  
 9 THE CHAIRPERSON: Okay. If you could  
 10 just angle that so that the camera could see  
 11 it. Maybe you can go over next to the easel,  
 12 that would be -- I'm not sure --  
 13 MR. POSEN: Can it pick it up on the  
 14 bottom?  
 15 THE CHAIRPERSON: No, it won't.  
 16 MR. POSEN: One at a time.  
 17 THE CHAIRPERSON: They're we go. I  
 18 would like to make a motion to open Application  
 19 24-05 for a public hearing.  
 20 MR. MCINTYRE: Second.  
 21 THE CHAIRPERSON: All in favor.  
 22 (AYE)  
 23 THE CHAIRPERSON: Is there anyone here  
 24 with any questions regarding this application?  
 25 Any comments, questions? Any comments or

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1 EASTCHESTER ARB - 3/7/2024  
 2 questions?  
 3 (No comments or questions.)  
 4 THE CHAIRPERSON: Okay. Then I would  
 5 like to make a motion to close Application  
 6 24-05 for the public hearing.  
 7 MR. MCINTYRE: Second.  
 8 THE CHAIRPERSON: All in favor.  
 9 (AYE)  
 10 THE CHAIRPERSON: Alrighty. I would  
 11 like to make a motion to pass along Application  
 12 24-05 -- passing along to the Planning Board  
 13 with a recommendation for approval.  
 14 MR. MCINTYRE: Second.  
 15 THE CHAIRPERSON: All in favor.  
 16 (AYE)  
 17 THE CHAIRPERSON: All right, folks,  
 18 thank you very much for your presentation, and  
 19 good luck with your new offices.  
 20 SPEAKER: Could I just make a point of  
 21 clarification?  
 22 THE CHAIRPERSON: Yes.  
 23 SPEAKER: I'm with the landlord. The  
 24 garage door you were talking about --  
 25 THE CHAIRPERSON: Yes.

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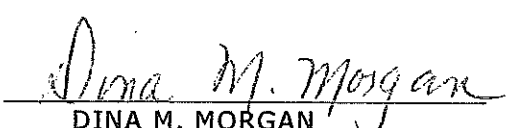
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 2 SPEAKER: It's being replaced with a  
 3 double door.  
 4 THE CHAIRPERSON: Oh, okay.  
 5 SPEAKER: It won't be that garage  
 6 door.  
 7 THE CHAIRPERSON: Okay. I was just  
 8 curious about it, really more than anything  
 9 else. It wasn't like there was something wrong  
 10 or anything.  
 11 SPEAKER: I just wanted you to know  
 12 like if it came up. That's the plan. We  
 13 thought maybe it would be a cool restaurant,  
 14 but it will be part of the medical.  
 15 THE CHAIRPERSON: Okay. I thought it  
 16 was for easy access so they could deliver.  
 17 MR. LUCA: I thought originally it was  
 18 going to be like a cafe or a gym or something  
 19 to that effect.  
 20 SPEAKER: Every restaurant that came  
 21 said, that would be cool, I want to have that,  
 22 put something in, but, you know, they wanted to  
 23 make it like a fast food or something. All the  
 24 things we can't do.  
 25 THE CHAIRPERSON: Thank you.

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1 EASTCHESTER ARB - 3/7/2024  
 2 Alrighty, everyone, thank you very much for  
 3 coming to our meeting this evening. I would  
 4 like to make a motion to close the meeting for  
 5 the town of Eastchester ARB March 7th, 2024.  
 6 MR. MCINTYRE: Second.  
 7 THE CHAIRPERSON: All in favor.  
 8 (AYE)  
 9 THE CHAIRPERSON: Thank you and  
 10 goodnight.  
 11 (Meeting adjourned.)

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1 EASTCHESTER ARB - 3/7/2024  
 2  
 3 C E R T I F I C A T I O N  
 4  
 5 STATE OF NEW YORK )  
 6 ) SS.  
 7 COUNTY OF WESTCHESTER)  
 8 I, DINA M. MORGAN, Court Reporter and  
 9 Notary Public within and for the County of  
 10 Westchester, State of New York, do hereby  
 11 certify:  
 12 That the above transcript was taken from  
 13 a video of the actual hearing. I was not  
 14 present for such hearing. The video was taken  
 15 and transcribed by me to the best of my  
 16 ability.  
 17 And, I further certify that I am not  
 18 related to any of the parties to this action by  
 19 blood or marriage, and that I am in no way  
 20 interested in the outcome of this matter.  
 21 IN WITNESS WHEREOF, I have hereunto set  
 22 my hand this 13th day of March, 2024.

  
 DINA M. MORGAN  
 Court Reporter  
**DINA M. MORGAN, REPORTER**

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CORRECTION SHEET

PAGE                      CORRECTION

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