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M.S. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

M.S. UHLE: Carlos Garcia-Bou.

M.R. GARCIA-BOU: Here.

M.S. UHLE: Silvio Luca.

M.R. LUCA: Here.

M.S. UHLE: Jennifer Nemeczk.

M.S. NEMECZEK: Here.

M.S. UHLE: Enda McIntyre.

M.R. MCINTYRE: Here.

M.S. UHLE: Everyone is present.

THE CHAIRPERSON: Start off the new year with a full board. Great. No Pledge of Allegiance, although I feel like tonight we should do that.

The approval of the minutes. We have minutes from June 4th, July 7th, September 3rd, and October 1st that are still outstanding.

Does anyone have any comments about any of them. They wanted to make some improvements to the master. There was only one bath on the second floor, so they wanted to get a master suite and some storage. They also wanted to get a two car garage, improve some of their outdoor living spaces, and just overall upgrade the exterior materials, siding and roofing.

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I just pulled up some of the sheets that you are already familiar with that we submitted. That's just our title sheet. From a site plan perspective, our proposal is in the R-5 zoning district, so we meet all the setback, the impervious, and the FAR requirements. So this just gives a small glimpse as to where we're actually enlarging the footprint. There are some deck spaces too, but this is the actual footprint of the house.

Just for reference, these were just some diagrammatic of the existing floor plans just so you guys could get a sense of kind of how the first floor was pretty disjointed and some of the things we wanted to clean up. Here is just kind of our transition, and then here are the proposed floor plans, both kind of showing the improvements to the house and then also the outdoor space.

So, you know, it's pretty straightforward. Our main goal was to really open up this family space for them, get their kitchen and their TV area as one space, and then get them also some.

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Mudroom, some storage space so that they could organize, and just kind of improve the dining and the flow from the kitchen to the dining with also some storage here for them and a butler's kind of space or some service space. Then we also have a powder room down here.

Then up on the second floor, the major improvement up here is at that front dormer. We wanted to get an improved master suite, so you know, we studied some options, but we really thought this was the best way to get the client's goals. We were to get in a modest master suite and improve some of the storage, and again, kind of get the three bedrooms up on the second floor so they could all be up there together.

This was just some studies that we did of the interior so that you could see some of the concepts that we were trying to open up in here, and then also get some nice open sliders out to the backyard as well, a little bit of a mudroom space.

So here in the elevations, we just kind of wanted to set up the existing massing.
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architectural shingle roof, and then we really
wanted to highlight the front door and some of
the wood components with a beautiful rich wood
walnut stain. All the trim would be clean
white. Then in the rear around the deck, kind
of just a minimalist white post and cable rail.

Then, again, these were kind of
expanding a little bit more outside of just
those few houses. We really wanted to get a
sense of the neighborhood. I think that this
collage kind of shows that there's a variety
home styles in the neighborhood, there's not
one style that really dominates. Many of the
homes are two story and many of them have gable
elements kind of integrated on the front of the
home.

So just kind of to wrap up, you know,
we're super excited about this. We're
compliant with all of the zoning regulations.
We've really been able to achieve the client's
goals. We were able to be respectful to the
existing massing of the front and the ridge
height and kind of, you know, be mindful of the
massing of the neighborhood. We think we got

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some beautiful building components and
materials that are going to really improve, and
then, again, just a clean and timeless pallet
that we think will stand the test of time.

So this is just a larger of the front,
and then just a larger of the rear. I think
that's pretty much it. So I'm happy to go to
any specific pages.

THE CHAIRPERSON: I see a couple of
questions just on the porches. The front and
then that side rear porch don't seem to have
any railings or anything. Is that --

MS. DEVITO: Because the deck is lower
than 30 inches off of the ground, it's not
required to have a rail. The thought was that
we're really looking to keep it nice and clean.

THE CHAIRPERSON: Will there be any
kind of landscaping there?

MS. DEVITO: Yes, we definitely will
landscape. We haven't done a landscape plan
yet, but there's currently some bushes. We
would want to keep it clean, you know, and not
overtaking the house too much.

THE CHAIRPERSON: Okay. It just looks

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showing that. This would certainly continue
down the stair. We’re not opposed to doing
that rail around this small porch either.

THE CHAIRPERSON: Okay.

MR. GARCIA-BOU: Besides the comments
about all the rails, I like the whole focus of
the house the way it was done in the front and
the back. I think it’s really clean. Can you
go back to the front for me, please?

MS. DEVITO: Sure.

MR. GARCIA-BOU: I like the front
having that open deck, which I like. You did a
good job with this. I like it.

MS. DEVITO: Thank you very much. We
worked hard on it.

MR. MCINTYRE: I would agree. I think
it’s very well conceived, very well executed.
The presentation from the drawings from the
sort of mood board to the perspective interior
views, I think it’s a very well put together
presentation. So I would certainly comment you
on the application.

Regarding the railings and my
colleague’s comments, I’m okay with it at the

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front in terms of it being an open rail. I
think you are below the sort of 30 inch
threshold there, and I think putting railings,
I would agree with you, would, you know, almost
sort of corral that walkway or that overhang.
It’s really not sort of that deep of a porch,
so I would agree leaving it open is more toward
the aesthetic you’re looking for. I think on
the back, you’re right at the 30 inches if
those risers are maybe 7 inches. I think
you’re right at the threshold. I think maybe
putting a rail around maybe one or two sides
and up one side of the steps, I think wouldn’t
detract too much from what’s going on at the
back of the house, and I think would probably
make it a little more, you know, of a safe
passage for anybody sort of entering or exiting
the house.

Again, I would agree with my
colleagues, I think it’s a really, really nice
presentation. The design I think is really
befitting with the neighborhood. There’s a lot
of nice homes in the neighborhood, and I think
this can only enhance the neighborhood as an

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addition.

THE CHAIRPERSON: I agree. Also, I
had one other question. The windows, are they
all — I don’t know if I missed the
presentation. When you went over the
materials, were windows included in that?

MS. DEVITO: There are a few windows
on the front. This one front window, we think
we can save it, but ultimately most of the
windows will be new because of the way that the
program is moving on the inside. Then also at
the rear, we will be introducing a triple
slider out onto the deck.

THE CHAIRPERSON: That was part of the
mood board, right, the slider?

MS. DEVITO: Yes, exactly.

THE CHAIRPERSON: Okay.

MR. GARCIA-BOU: Your gutters and
leaders are — I was looking for that.

MS. DEVITO: So the gutters and
leaders will all be aluminum painted white and
kind of disappear with the trim work.

THE CHAIRPERSON: They don’t seem to
appear there. Perhaps you can add them to the

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Did you hear that comment?

MS. DEVITO: Yes, sure. Yes, we can
do that.

THE CHAIRPERSON: I do love the front
door. That’s a beautiful door. It makes such
a statement.

MS. DEVITO: We think so. We think
it’s really inviting. We kind of chose a few
of the elements to really take to the next
level so that they would be special.

MR. GARCIA-BOU: I don’t like the door
personally because it looks like my door.

MS. DEVITO: You’re tired of it.

THE CHAIRPERSON: Any other comments
or questions?

MR. MCINTYRE: Maybe just open it up
to any members of the public who are watching.

I guess we have to do that as due process.

THE CHAIRPERSON: Okay. I would like
to make a motion to open Application 20-39 to
the public.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(AYE)

THE CHAIRPERSON: Margaret, is there anyone there?

MS. UHLE: No one has raised their hands, but I do have a question about -- I believe the answer to this is yes -- since you're increasing the building footprint, you are putting dry well facilities in; correct?

MS. DEVITO: We are, yes.

MS. UHLE: So that is a requirement, that you put dry wells in to accommodate the increase in impervious surfaces, and you're aware of that and you're doing it; correct?

MS. DEVITO: We are. Just for the record, we are showing that on our site plan as well and showing the calculations.

MS. UHLE: Because storm water management is such a big issue in town, I just want people that are concerned about that to know we do have a plan reviewer that's an architect that reviews that. We also have a civil engineer that reviews the storm water management plans.

Otherwise, I don't see anybody. You DINA M. MORGAN, REPORTER

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might want to see if anyone else has any comments, but I'm not seeing anyone here.

THE CHAIRPERSON: Any comments from the rest of the board?

MR. GARCIA-BOU: I'm all good.

THE CHAIRPERSON: I make a motion to close the public hearing on Application 20-39, 109 North Road.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Now I would like to make a motion to move Application 20-39 along to the Planning Board with a recommendation for approval, with also the comments noting adding some railings to that back porch area and including the gutters and downspouts on the drawings on the elevations, please, for the Planning Board.

MS. UHLE: And to also close the gap on the front porch for the front elevation between the ground and the deck area.

THE CHAIRPERSON: Thank you, Margaret.

MR. GARCIA-BOU: I'll second that.

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Open floor plan on the first floor, bedrooms on the second floor.

MR. MCINTYRE: Excuse me, do we have the right background? I don't think we have your screen up.

MR. LUCA: Adamo, you have a different home up.

MR. MCINTYRE: It's a beautiful home, but I don't think --

MR. MAIORANO: Oh, wow.

MR. LUCA: This one has a three car garage.

MR. MAIORANO: Can you see the site plan right now?

MR. MCINTYRE: No.

MR. MAIORANO: Sorry. Hold on. I'm going to stop sharing.

MS. NEMECEK: That one was really nice.

MR. MAIORANO: Sorry about that. This is it. Okay. You could see the site plan?

MS. NEMECEK: Yes.

MR. MAIORANO: Sorry about that.

That's a much different house. This is a

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Single family home around 2300 square feet.

Again, we're trying to scale it within the context of the neighborhood. Basically what we're essentially trying to do overall was take design elements and materials from basically the neighboring homes to the right and left as you can see in the street-scape. We took those features to put into our home, basically scaling and making it a mixture of those two homes put together so it will sit well in the context of the obviously neighborhood, but mainly the homes adjacent to our new residence.

As far as the materials throughout the elevations, there will be HardiePlank siding, it's a white siding throughout, lap siding.

The windows are Andersen 400 Series simulated divided light. The dividers are four over one pattern. Garage door. The brick veneer on the front, it's a castle gate brick veneer what it looks like. The roof is asphalt architectural shingle roof, it's a charcoal color. Black composite shutters. As far as lighting, sconce lighting by the front door, a barn style light on the garage door, and then same on the rear.

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doors in the back there's a side wall light as well. All of the trim and the fascia board is a white AZEK trim board and fascia molding along the soffit. Brick veneer on the chimney in the back.

As far as the neighboring homes, the street-scape, 58 Lockwood is to the right and 62 Lockwood is to the left. We're basically in the middle of it. Existing pictures of the site, again, you could see it's sort of an open lot. There's some landscaping along the middle, that's where the house will go. We do have a landscape plan prepared by a landscape architect, Bob Tramontano, which is attached in the packet. I could get to that. It will be new landscaping along the front of the house and rear. I think they're trying to salvage one of the mature Hollies as well. There are some nice flowering plants on the site that exists.

That's the material board. Again, white HardiePlank siding, asphalt shingle roof, picture of what the trim pretty much looks like, the brick veneer. This is an idea of

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what -- so the lot is a fairly level lot. I think it slopes about 3 and a half to 4 feet from the front to the back. The owner is trying to get somewhat of more of a level back yard and side yard, so there is like a pretty much just a 2 foot high I'll call it a retaining wall, but along the left side of the property there's an interlocking wall, as we show on that pallet, that will try to level off the property a little bit. That's a picture of it there. Again, it's very shallow. Towards the back it goes to about 1 foot. That's pretty much about it.

Site plan. Our condensers are located on the right-hand side, and they'll be screened as well with evergreen planting. Any questions?

THE CHAIRPERSON: Yes, I have a question about the chimney. If you could scroll that page down just a little bit.

MR. MAIORANO: Sure.

THE CHAIRPERSON: Yes.

MR. MAIORANO: There's a fireplace on the first floor. It's in rear yard.

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MS. UHLE: You're muted, Laura.
THE CHAIRPERSON: Sorry. It seems that -- I don't know, I'm sure there's a code or whatever -- it seems all the other chimneys are above all the other roof lines and this one is not?
MR. MAIORANO: Yes. So basically from the roof we have to be 10 feet away from the roof, 2 feet higher than it.
THE CHAIRPERSON: There's the sketch right there.
MR. MAIORANO: That's essentially by code what the exhaust of the chimney has to be at. The way the pitch of the roof is, it doesn't extend over the ridge. You kind of almost don't maybe want it to so in the front -- you probably will never be able to see it, but from the front you don't see this chimney kind of sticking out. From the side, sometimes it a little different situation.
MR. MCINTYRE: I have a comment regarding the front elevation. I just think -- while I'm an advocate of the shutters for the most part, I just think the addition of these
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nobody is doing that. It doesn't seem that
anyone has any comments.
The Chairperson: Okay. So then if
there's no one from the neighborhood interested
in commenting, I'm going to make a motion to
close Application 20-40 for a public hearing.
Mr. Garcia-Bou: Second.
The Chairperson: All in favor.
(Aye)
The Chairperson: All right. I think
that -- are there any more comments from the
Board?
Ms. Nemecek: Yes. I just want to let
you know that on the landscape plan there's a
couple of, I think they're just typos, but
there are few plants that are listed on the
plan that are not listed on the plant list,
just to clean that up. You have on the plan,
three APW, they're shrubs, they're not in the
plant list, and five IGB, they're not in the
plant list. So just those couple of things.
Mr. Maiorano: Okay. I will make note
of that.
Ms. Nemecek: They're in the front of
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the house and it says, three APW's.
Mr. Maiorano: Okay, APW.
Ms. Nemecek: And the five IGB are not
in the plant list. It's probably like a typo
either on the list or on the plan.
The Chairperson: On the site plan,
did you indicate all your -- because it's
new -- the air conditioning and all that stuff?
Mr. Maiorano: Yes. Actually, if you
see the landscape plan here, it's here. It's
right by that area where you go down the steps
to the basement.
The Chairperson: All right. You gave
us the lighting. I think all questions were
answered, guys? Yes?
Mr. McIntyre: You have the dry wells
indicated on the site plan?
Mr. Maiorano: Of course, yes. We
submitted to Kellard Sessions as well the whole
engineering set. Yes, they're in the front and
back, dry wells in the front and dry wells in
the rear. Right now, do you see the landscape
plan?
Mr. McIntyre: Yes.
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THE CHAIRPERSON: Very good. Thank you, Adamo. Happy New Year.

MR. MAIORANO: I'll be back for the next one, but thank you, I appreciate it.

THE CHAIRPERSON: Yes, you have a couple of applications tonight.

The next application up on the agenda is 20-41, 1 Wendover Road.

MR. MAIORANO: Good evening, again.

Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant and owner, Liz /HREUS /PWA /TKPWHRAR row, we are proposing a rear addition to a single family dwelling at 1 Wendover Road.

Basically, in a nutshell, the applicant recently had a new family member, another child, so they have three kids, and they're in dire need of extending the home. The additional habitable space on the first floor and bedroom on the second floor is key.

So what happens with this site, it's an odd setup because the front of the house faces Wendover, so we're not doing pretty much no changes to the front, but the secondary side.

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second floor is basically adding another bedroom and increasing the size of existing bedroom number 2 that's very tiny and more like a nursery basically. The roof gable will extend out the back over the addition.

Basically in a nutshell, this existing left side elevation is what essentially changes along Mill Road. All the landscaping and the fencing will remain. You, in essence, can't really see much of the house because of the existing fence and whatnot, but you'll get a glimpse of it. So we tried ultimately on that left side facing Mill Road to create some more symmetry with the windows. These blue windows are the new windows. So we tried to make the new bathroom window on the first floor and then actually what becomes the laundry room, symmetrical with the staircase window, and then the kitchen windows symmetrical with the bedroom window above. That dotted line is basically where the existing house ends, and that sort of -- you could see there -- proposed addition is basically what we're adding to the house.

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There will be new siding. Again, the front, it has shaker vinyl siding on the front. You could see it from the pictures. So that will all remain really unchanged. The rest of the house will have new vinyl siding to match the same color, similar style. New roof. It's an asphalt shingle roof, bark wood color.

White aluminum fascia and soffits around the windows. The new windows, we're trying to match the existing, so we won't have any dividers, but they'll be Andersen 200 Series windows, along with the rear door and sconce lighting on the rear door as well, with a gable on the rear as well.

To get maybe a better idea, I tried to do somewhat of a mockup. These are pictures of the neighborhood. As you could see, most of the houses do, in fact, have that, you know, sort of same condition along Mill Road. Joyce Road, basically that's really the side yard but it faces that street. Same thing with our project, front yard faces Wendover but the side yard faces Mill Road. Basically on picture 9, that's a view of the side elevation.

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That sort of shows what you can sort of technically see from the street of that addition. Along that telephone pole to the left, the house will sort of extend similarly to what it does now, just a little bit towards the rear. Those are just some pictures on the top of the existing home from what you could see from the actual inside the rear yard as it exists. The site planning with the condensers, those will be away from the street on the right-hand side. New AC units. Those will be probably pretty much be blocked by everything. What we're essentially adding in impervious is really just the patio, so we'll be connecting a new dry well and storm water facility for the added impervious area.

MS. NEMECEK: I just want to reiterate, you're only going to re-side the new additions or you're going to re-side the whole house?

MR. MAIORANO: We'll re-side the whole house other than the front. You could see it here from the pictures. It's a shaker aluminum siding, that will remain with the shutters as well, but the rest of the house will be pretty much all new siding. Some of the windows change on the left that we're modifying there, and obviously the back is new, and the right side there's only a small amount because the garage is there as well.

MS. NEMECEK: So if it's just that little piece at the top, why don't you re-side that little bit?

MR. MAIORANO: It wasn't done that long ago. They redid the roofing and the -- it's hard to tell from there. I can, yes, try to get them to do that as well. Maybe this picture. It wasn't done all that long ago. This is a better picture of what it looks like.

THE CHAIRPERSON: You're getting rid of the in window air conditioning, I guess?

MR. MAIORANO: Exactly. So that's what those condensers are doing on the side. Again, it's a small amount, but I kind of like at least the shaker shingie on the front that changes up a little bit with the brick, and then obviously the sides will be new. If you drive by, it's not all that old.

MR. MCINTYRE: Is that aluminum; is that what you said, it's aluminum?

MR. MAIORANO: It is aluminum. It's not the aluminum lap, it's aluminum shake siding. It mimics like what the shake looks like but it's aluminum.

MR. MCINTYRE: Okay. It's going to be different from the remaining --

MR. MAIORANO: Yes. What helps is that, yes, we're going to put new siding, we're going to match the color, but, in essence, no matter what, it's different, because the front is the shaker and the side is --

MR. MCINTYRE: Right, oversized.

MR. MAIORANO: Yes.

MR. MCINTYRE: I think we just want it to be contiguous. I think we want it to look like it's all new as opposed to, you know, three quarters of the house looks like it's been redone and then, you know, the front is different. I do see what you're saying that it's a different style, as long as it looks contiguous and it looks like it's all been.

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THE CHAIRPERSON: Adamo, can we look at the side elevation again? Although this is a great view also, that 1D. I always was bothered by the fenestration of this house. I understand it's on Mill Road, this side, but it looks like it needs a window on the upper right-hand corner in the former iteration, in the new iteration.

MR. MAIORANO: We're looking at it on the right. There's a bathroom there.

THE CHAIRPERSON: Right. Maybe putting it above the toilet instead of in the shower would be a lovely place, and it would line up with the laundry room downstairs.

MR. MAIORANO: Yes, that's what I would rather try to do. So, yes, I --

THE CHAIRPERSON: I don't know, maybe if you take away the one in the shower and do something a little bit more symmetrical in the front. I know you want to make it as cost effective as possible, but I'm sure, having lived with a window in the shower myself once, it's not the best place.

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MR. MAIORANO: Those awning sort of windows, the two by two's, are a little bit better by, you know, creating some sort of window but hiding what's going on inside.

THE CHAIRPERSON: Not even from a -- you can always put a curtain or whatever, but just to maintain the window sometimes it's difficult.

MR. MAIORANO: Oh, yes, sure.

Obviously not in the shower.

THE CHAIRPERSON: If you could go to front. The picture up front like we were looking at before is fine. Perhaps it could be like a little bit more symmetrical on the front. Make those two windows the same that would be left. Take the one out of the shower and make the two windows -- I mean, would that look a --

MR. MAIORANO: You mean eliminating one of the windows in the bathroom?

THE CHAIRPERSON: Or moving it, let's say. Moving it from the shower to above the toilet on the side.

MR. MAIORANO: Then we're left with

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that one window in the front. You mean centering that window that --

THE CHAIRPERSON: Just making that window as big as the other one.

MR. MAIORANO: Yes, mimicking that window on the left side elevation.

THE CHAIRPERSON: Also, I don't know -- okay, there's three windows on the top floor, right, of the front elevation?

MR. MAIORANO: Yes.

THE CHAIRPERSON: The one on the left, get rid of, that's in the shower. The one on the --

MR. MAIORANO: In the closet.

THE CHAIRMAN: The one in the closet you make balanced to the one that's in the master bedroom. So they become like -- from the outside they look symmetrical. Does that make sense?

MR. MAIORANO: I would probably want to line it up with the gable. If we took one of those windows out, you may want to line it up with that gable, and what happens is there's a wall right there.

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just to remind people what it looks like, and now you can show new siding.

MR. MAIORANO: I think the pictures do help better than an actual drawing because a drawings looks sometimes -- you maybe wouldn't notice that if you saw the drawing. Oh, wow, okay, there's all the siding, but the pictures actually tells you more clarity of what's going on with the front, I guess.

THE CHAIRPERSON: Maybe a picture on that.

MR. MAIORANO: On the elevation, yes. Definitely.

MR. GARCIA-BOU: Margaret, I have a question. Are we reviewing the rear elevation or the front elevation?

MS. UHLE: Well, the reason it's before you is because the rear elevation fronts on Mill Road. Typically, rear elevations don't require any approvals by the ARB or the Planning Board. So, I mean, really it's here because of the proposed rear elevation.

Unfortunately for applicants, that kind of opened up the whole site to critique. I would

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be careful about the recommendations I make to the parts of the home they weren't planning to renovate, but so far your comments have been fairly simple so I think that's okay. It's really the rear elevation that's before you overall.

THE CHAIRPERSON: The side elevation you mean.

MS. UHLE: The side elevation. Rear addition.

MR. GARCIA-BOU: Is the Planning Board going to be looking at the rear elevation or the front elevation?

MS. UHLE: Again, they're looking at everything you look at. The only reason it's before you is because it's visible from Mill Road. I think, just like you, typically the Planning Board is more concerned about the elevations that are most visible from the street and are not as concerned about something that -- you know, a rear elevation that other people don't see. They're here because of the rear addition and because it's visible from Mill Road.

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MR. GARCIA-BOU: Thank you.

MS. UHLE: You're welcome.

THE CHAIRPERSON: Are there any other questions or comments from the Board, or can you open this up for a public hearing?

(No comments.)

THE CHAIRPERSON: I guess we can open it up.

I would like to open up Application 20-41, 1 Wendover Road, for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Margaret, is there anyone here?

MS. UHLE: Let me see. If anyone would like to make a comment, just use the raise hand feature on Zoom.

I'm not seeing that, so it doesn't appear that there are any comments.

THE CHAIRPERSON: Okay. So then I would like to close the public hearing for Application 20-41, 1 Wendover Road.

MR. GARCIA-BOU: Second.

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MS. NEMECZEK: Happy New Year.
MR. MCINTYRE: Thank you.
THE CHAIRPERSON: Bye-bye now. Next up on our agenda this evening is Application 20-08, which is 291 Main Street.
THE CHAIRPERSON: Good evening and welcome.
MR. CAMPANA: Good evening, Chair, members of the board. Happy New Year. My name is Louis Campana, I'm the architect for the proposed mixed use development at 291 Main Street for the applicant BKB Eastchester, LLC.
I'm just going to share my screen. Can everyone see that?
THE CHAIRPERSON: Yes, we can.
MR. CAMPANA: So the proposed development is a permitted use, however, a number of variances were required and recently granted by the Zoning Board during the November meeting based on the nature of the existing non-conformities.
Before we discuss the proposed conditions, I want to first review the site, the existing building in context with the
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immediate neighborhood. The site, if you look here on the zoning map, is also known as Section 67, Block 2, Lot 13, is located in the RB zone on the west side of Main Street, which is here, and the intersection with Hall Avenue.
Here is the existing survey. I'll just zoom in here.
Situated on the site is an existing dimensionally non-conforming one story brick building which was constructed in 1984. As part of its initial approvals, area variances were granted for zero setback at the front property line on Main Street, and zero setback at the Hall Avenue street side yard, and a 5 foot setback at the northern side yard. The property was also developed back in '84 without proper buffers around the parking area, however, there is an existing grass area along the rear of the parking lot, which we will maintain and also improved.
I just want to go through some of the existing photographs and neighboring properties quickly. Are you seeing that?
MS. UHLE: Yes.
THE CHAIRPERSON: Yes, we can.
MR. CAMPANA: So the proposed development is a permitted use, however, a number of variances were required and recently granted by the Zoning Board during the November meeting based on the nature of the existing non-conformities.
Before we discuss the proposed conditions, I want to first review the site, the existing building in context with the
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street right across Hall Avenue from 291 is this two story brick multifamily building.
Moving south on Main Street, we have these two residential dwellings, and then just west of that two story multifamily building is this church, and then beyond that we have two residential dwellings in the R3 zone.
What's significant -- let me just share this again. Here's a satellite image, 20 foot radius. What's significant about the context around the site, more specifically the two story multifamily building here, the church just behind that, and the Waverly School, this being 291, these properties collectively act as a substantial buffer between 291 Main Street and the one and two family dwellings in the R3 zone. After reviewing the photos of the immediate neighborhood, and if you've ever had the opportunity to drive down this section of Main Street, it's quite evident that the area certainly lacks a sense of identity. We took this into consideration and strived to create a building and site that will provide this area with the identity it lacks and produce a
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structure that will work to enhance the character of the neighborhood and hopefully act as a catalyst for future development. I would like to talk about the proposed conditions. Here is the proposed site plan. We’re proposing to convert this one story brick building into a three story mixed use building. The first floor will be renovated and converted into office space for the owner’s accounting and insurance agency, and the two stories above will consist of five residential units. There will be three on the second floor and two on the third floor. We’re also proposing to reconfigure the parking area and add planted buffers along the perimeter of the area where it currently lacks and bring it into conformance. We’re also proposing to implement a semi privacy fence along the western property line in the rear, and also the northern property line coming down towards Main Street where currently a chain link fence is located in this position. We have the garbage enclosure here, and then an existing stair and ramp to access the building from the rear, and

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then we have the main entrance on the corner of Main Street and Hall Avenue. Now, I’m going to just go through the plans quickly. Here’s the first floor. This is the office space. This is the back entrance with the ramp and the stairs. The residents will enter here and then go up the stairs or elevator to the second and third floor, and then the office space could be entered here. This is the accessible route to come in. Obviously, we would have the front entrance off of Main Street and Hall Avenue. There’s one thing I wanted to mention. The second floor -- I didn’t touch on the second floor yet -- we have a one bedroom unit here and then two, two bedroom units here. What we chose to do, and we did so for two reasons, we stepped back the second floor wall so as not -- so it wouldn’t be built on top of the existing footprint. We did it for two reasons: One, to give the residents on the second floor an outdoor space, and two, we wanted to, I guess, lend some relief to the intersection. We didn’t want the second and third floor to be looming over the

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intersection, so we stepped it back. On the third floor, we have a two bedroom unit here and another two bedroom here, with a third floor roof terrace accessible through the hallway. Here are the elevations. This is a shot of the corner diagonally across from -- I guess standing in front of the Sunoco. Here are the other elevations. Here you could see how it steps back. It steps back here too, but we do come back out to the footprint beyond towards the parking lot. In terms of the exterior, we took a simple approach to the massing and chose to allow the materials and the texture to breathe life into the simplicity of the forum. Now on the first floor, this existing structure here, it does consist of brick veneer. We will be maintaining the brick veneer, however, we are planning on or propose to whitewash it or lime wash it. What that is, it’s a non-sacrificial coating which impregnates itself into the brick. It’s very low maintenance qualities. That brick veneer comes up to a coping, which

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would be a precast coping with a step profile. It would be a tan color. We would be replacing the existing railings with a new iron rail with rectilinear and square profiles. That will be located here in between the pilasters that come up and go beyond the terrace behind. The awnings would be black. The storefront windows would be black, a clad aluminum frame. The second and third story, we’re going to implement the same brick veneer, and that will also be whitewashed. We want to recall some of the details on the existing structure down below, like this double soldier course band that caps the wall here. We want to implement that on portions of the cornice and also above a number of the windows around the elevation. This is the view from Hall Avenue, and this is the view from Main Street. Here’s the elevation from the parking lot. One other thing I wanted to mention about the materials here, the windows on the second and third floor will also be clad aluminum black. We have these Juliet balcony railings, which would match the railings that

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we're putting here on the terrace. This would
be a flat recessed panel which would be painted
Farrow & Ball off-black. This detail I wanted
to incorporate to visually enhance the
verticality of the building. What this is is a
corbeled brick surround. The furthest course
out steps out the most as the largest
projection, and then it recedes back to the
window. So it gives the elevation some depth,
texture, and also will provide for nice shadow
textures. We are incorporating copper gutter
boxes and leaders, and a federal style cornice
which will be painted Farrow & Ball off-black
as well.

This elevation, as previously stated,
is from the parking lot. We're going to
have a canopy, which will be over the ramp here
and the steps just to protect people during
inclement weather. Here's the garbage
enclosure, which will be vinyl fencing with
gate and hardware. This is the north
elevation. This elevation is on the side where
that other three story building is situated.

In terms of landscape lighting or

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text lighting in the planters around the perimeter
of the parking area, and that would be -- we
would use this fixture, okay, which is half
light but the throw is pretty wide. These are
spread at 10 foot intervals. Then we're
implementing these LED post lights for the
parking lot lighting in the two back corners of
the parking lot. There's also a number of
trees which are proposed along the south side
and the east side of the building, and under
those trees we will have directional decorative
lighting, up-lighting to highlight the trees.
It will also give a nice shadow against the
whitewash building as well. Along the ramp
here and the steps, we're going to implement
these recessed step lights just to highlight
that for safety. Along the exterior of the
building on the first floor and on the second
floor -- this dash line here indicates the
second floor -- we'll have a number of wall
sconces, which you could see here. It's
Restoration Hardware fixture Delorean box
sconce.

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Here are some of the elements just
close up in more detail. This is the federal
style cornice painted Farrow & Ball off-black.
This is that double soldier course banding. We
have the gutter box and leaders, the copper
gutter box and leader. This is the precast
coping with the step profile, the railing, the
black windows. I was able to find this
picture, and this is very similar to what that
detail will look like, this detail here which
you see around the windows. You can see the
shadow lines it creates and lends itself, it's
just a nice texture with the whitewash brick.

This is an example of the perimeter fence.
It's a semi privacy fence. This will be a
composite material white, and these are slats
which are spaced, so hence the semi privacy.
This is the garbage enclosure here, white vinyl
fence and gates.

Finally, we have a rendering here of
the corner of the building showing the
landscaping and what our intentions are. Our
landscape architect, he had a family emergency
so he cannot attend tonight. If you would like

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OFFICES, THEIR INSURANCE AND WHAT OFFICES?

MR. CAMPANA: Yes.

THE CHAIRPERSON: It looks good, but in its current state or prior state I should say, it never really worked as an entrance on this side because the parking is on the other side. They had doors on both sides. It was awkward. I could see that same thing possibly happening. As much as this looks beautiful, people just want to go from the parking lot into the -- if you could go to the back entrance.

MR. CAMPANA: On the elevation?

THE CHAIRPERSON: Yes.

MR. CAMPANA: Okay, one second. So this is the entrance to the residence, and then this is the back entrance to the office space.

THE CHAIRPERSON: Right. I guess since they're going to use then the interior, the floor level is going to still be the same; correct? Like whatever is happening --

MR. CAMPANA: The existing first floor?

THE CHAIRPERSON: Yes.

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Foyer in a sense, but it is the back door.

THE CHAIRPERSON: I think people are going to use it probably more than --

MR. CAMPANA: Absolutely.

THE CHAIRPERSON: The front looks so beautiful from that side. It really does look quite nice. I know that in front of the ARB we don't approve signage, it's a separate committee, sign committee, which I am on, but in a building like this where you're doing it, it would be nice to know if there is a specific place you're considering where the signage for the office location will be going.

MR. CAMPANA: Yes. So we put some thought into that, and yes, that will reappear in front of the Board for discussion. We wanted to use this area here. We threw a few ideas out.

THE CHAIRPERSON: It's not going to work. Before you go any further, you can't go above the floor that it's on.

MR. CAMPANA: Well, in terms of signage, it's not going to be for the actual agency itself.

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MR. CAMPANA: Yes, that's going to remain the same, exactly.

THE CHAIRPERSON: That little well down there had a lot of flooding issues.

MR. CAMPANA: Yes, we know.

THE CHAIRPERSON: I'm sure you probably know. They may have even had more since there's nobody there, whatever. They had ruined floors and all sorts of things. So beware. Put something in there with a double fail safe or something on the sump pump because you're going to need it. People just tend to go that way. If you look at also the interior elevation, if they do enter that way, they're not entering in the reception area I guess then.

MR. CAMPANA: No, they wouldn't. They would traverse through this hallway. This hallway has glass partitions where the offices are. So it's not tunnel, it's more of a, I would think, inviting procession to the area here. You're not walking through just like a sheetrock tunnel with doors. It is going to feel open. It's not necessarily a lobby or a

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THE CHAIRPERSON: Okay.

MR. CAMPANA: We were thinking of implementing a clock.

THE CHAIRPERSON: Okay.

MR. CAMPANA: Potentially. The signage would be on the awnings down below for the actual agency.

THE CHAIRPERSON: When you say just a clock, so then that's not signage. That's just decoration or there is something on the clock?

MR. CAMPANA: Underneath the sign, we were thinking about putting BKB or BKB Building underneath the sign just to demarcate the actual structure itself, not signage for the actual office.

Mr. Luca: Like a cornerstone in a sense?

MR. CAMPANA: Exactly, yes.

THE CHAIRPERSON: Margaret, does that -- where does that fall in the sign law?

Ms. Uhle: If they put signage up at the top of the building itself?

THE CHAIRPERSON: Yes.

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MS. Uhle: Well, there's a couple of things. I'd have to refresh my memory with the sign law, but I think it's for the building itself, you have a lot of latitude. It really boils down to the overall aesthetics of it. If it's for the building itself, I don't think there would be a problem with it as long as it looked appropriate for the building.

The Chairperson: Maybe it wouldn't be so terrible to have it in cast stone the same color. Do you know what I mean?

Mr. Garcia Bou: I like the idea of what you mentioned first, which is the clock idea. I think it would be a good idea, and then the bottom with the signage of the building.

Mr. Campana: For the clock, I was thinking of something very simple. Not necessarily something in a frame, but like raised Roman Numerals on the whitewash brick. Something just simple enough just to catch your eye. We don't want the clock that's in front of Town Hall or down in the Village of Tuckahoe on this building. I think it's just a bit more.

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Backside elevation, did you consider doing the garbage in black, the garbage enclosure?

Mr. Campana: We didn't because the building is white and we didn't really want to highlight the garbage enclosure. We would rather it just sort of go away. I would have loved to put it in the side of the building in that aisle, but it's pretty tight back there.

It's only about four and a half feet, so you can't really get around them. If this is white and the backdrop is whitewash brick, I think it's a subtle element, not necessarily something to call attention to.

The Chairperson: I think that the whitewash brick is going to register more natural looking and more of a natural creamy color. Not that I'm saying make that cream colored vinyl because I can't stand that, but I think that the white is going to stand out like too bright, and that maybe the black would be better or even a gray. I think it would just kind of not show up as much as you want it not to show up.

Mr. Campana: I could certainly see.

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Clean, a bit more modern. That's something that we would probably propose when we come back to the Board for signage.

The Chairperson: Okay. So I think you need to put it on as part of the plan because it wouldn't be part of what we consider signage. It's not something that the signage committee would --

Mr. Garcia Bou: I agree.

The Chairperson: This is really part of the architecture. You could certainly --

It's not something that we would hold you up for here, but we would request that you do it for the Planning Board because it's part of the whole picture here. As far as the signage area, you could just put like something on it just to suggest, if that's what you wanted to do. The sign is one thing, but the clock is definitely part of the architecture.

Mr. Campana: Okay. I would like not only to show that to the Planning Board, but I would like to send it to you guys as well so you get the opportunity to look at it too.

The Chairperson: Going to the

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MR. CAMPANA: It would go through this door and up the stairs, yes.
THE CHAIRPERSON: There's no elevator at all?
MR. CAMPANA: There's an elevator but it's not a freight. You can move small items through it but not a sofa or something.
THE CHAIRPERSON: So there is a way, though, to get in and out?
MR. CAMPANA: Yes.
MR. GARCIA-BOU: I have a question in regards to the rear. I see the entrance to the residents versus the commercial, the office area in the rear, can that area be somehow worked out that maybe setting it back into the area, creating some kind of a better entranceway than just two doors?
MR. CAMPANA: Are you referring to -- MR. GARCIA-BOU: There's two doors.
There's the door to go into the commercial office and then one to go into the residential.
My suggestion is maybe setting that whole area in more to create more like a foyer so they could go one into the other.

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THE CHAIRPERSON: Like a common vestibule?
MR. GARCIA-BOU: Right.
MR. MCINTYRE: I think you probably want to keep them separate; right?
MR. CAMPANA: Yes. I would keep them separate for fire separation as well. I thought you were saying move this exterior wall in to create more of like an outdoor vestibule.
MR. GARCIA-BOU: Right, that's what I was thinking, yes.
MR. CAMPANA: That's what you're saying. Okay.
MR. GARCIA-BOU: Yes.
MR. CAMPANA: It potentially could work. If we did that, you know, I would probably put the residence door on this wall looking in.
MR. GARCIA-BOU: Correct. That's correct, yes. It would be more like a double door, correct.
MR. CAMPANA: Yes.
MR. GARCIA-BOU: It would be like a single door with a side glass entrance.

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least; right? There's 1, 2, 3, 4, 5, 6, 7, 8,
and I think to myself, where are all these
people going to park and then their customers.
I don't know. On top of that, you have
the parking for the -- how many units are there
total?

MR. MCINTYRE: Five.
MR. CAMPANA: Yes, five.

THE CHAIRPERSON: Some of them are two
bedrooms. On this street, it's very, very
difficult. There's like permit parking, I
think, on this street, so you can't even go out
into the street. Do they have intention of
telling the apartment dwellers that they could
only park at night?

MR. CAMPANA: JMC, who are our traffic
engineers on this, they put together a study,
and they determined based on the alternating
use of the building, that the parking was
adequate. So the residences actually only
require I believe it's 9 spaces. Whereas the
office, based on the square footage, requires I
believe it was 19 or 20, if I'm not mistaken.
There is parking in the area here. Based on

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the current building owner's business, this is
what he's anticipated to grow into. So his
business is actually smaller than what this can
accommodate at the moment. The traffic
ingineer was able to confirm, and Phil Grealy,
the Town's engineer, was in agreement with
their study.

THE CHAIRPERSON: Okay.
MR. CAMPANA: It sounds --
THE CHAIRPERSON: Like a miracle? It
sounds like a miracle to me. I have a hard
time biting my tongue on this one, I'm sorry,
because it's a beautiful building. It is.
It's lovely. Aesthetically, which is what the
ARB is here for, to make this town more
beautiful, and this does.

MR. CAMPANA: Thank you.

THE CHAIRPERSON: I cannot take that
away from you at all, but I just feel like the
parking is a disaster waiting to happen. It's
my fault for not figuring it out sooner. I'm
sorry. I apologize to the Board or anybody
else.

MS. UHLE: Just for the record, it was

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reviewed by the Planning Board at a number of
meetings and the Zoning Board, and parking was
their big issue. So to make you feel better,
that concern was raised, and they did consider
it. I totally understand why you may disagree
with those determinations, but it's not
something that was overlooked or taken lightly.
In fact, Louis could tell you I made it very
clear to him that parking was going to be the
biggest issue and to make sure he had a traffic
engineer. That was the biggest issue for both
the Planning Board, that did adopt a Neg Dec
for SEQRA and for the Zoning Board. Even if
you disagree with them, I'm not sure voicing
your concern would have made a big difference.
It would have kind of reiterated some of the
concerns that they already had.

MS. NEMECEK: I have just a couple of
comments on the landscape plan. For the two
European Hornbeam, that's the Carpinus Betulus
at the front entrance, they should be the type
called Fastigiata, which means they will grow
upright and look columnar like they do on that
rendering.

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MR. CAMPANA: Yes. Just bear with me
for a second, I'm going to pull it up here. So
you're referring to --

MS. NEMECEK: The bottom right corner
there. Yes. That should be Fastigiata, that's
Carpinus Betulus Fastigiata so they grow in
that shape you have on the rendering. That's
one comment. Everything else is -- that's
exactly what I was talking about, those trees
you have flanking the front entrance, and then
the one at the corner going north.

MR. CAMPANA: Yes. These are the
trees that will be up lit.

MS. NEMECEK: If you want them to grow
that way in that shape, you have to specify
Fastigiata for that type of tree. The ones you
have in the parking lot, they don't have to be
Fastigiata because it seems they're going to
form a hedge. You're going to have somebody
to maintain that and cut that because
otherwise it loses its shape.

MR. CAMPANA: That is correct.
24 They're like a pleated -- what's a better term
for that? Pleated, is that the term?

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MS. NEMECEK: That's how they're going to have it, as a hedge?

MR. CAMPANA: Exactly, yes. So this Hornbeam hedge is going to be located here along the northern side, and then also here along the western side. Then we have our Cherry trees, which will also be up-lit. It will actually be a pretty beautiful parking area.

MS. UHLE: Louis, at the back when you were saying pleated, you mean pollarded, they're going to be that real trimmed look?

MR. CAMPANA: Here.

MS. NEMECEK: That takes a lot of effort. Remember, even though you're going to have some under-planting, between the leaves of your tree and your under-planting where those stems are is going to be empty.

MR. CAMPANA: Correct. So behind that, that's where we're going to have the semi privacy fence. So you'll see a slatted surface behind that.

MS. NEMECEK: I just wanted to make sure you have something. That's why I also

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THE CHAIRPERSON: Is there a rendering or something that shows me what that elevation will look like now kind of?

MR. CAMPANA: Like a 3D rendering or an elevation?

THE CHAIRPERSON: Either, really. I think there is an elevation; right?

MR. CAMPANA: Yes, there's an elevation. That side backs up pretty close to an existing structure. Hold on one second, I have to find my screen here. Okay. So this is the north side right here, and this is the neighboring three story building right here. So this is 5 feet, this is probably 10.

THE CHAIRPERSON: Okay. But the elevation anyway, is it going to remain stucco like that?

MR. CAMPANA: Yes. It will be re-stuccoed. It will be a white stucco. I did not mention that, but yes, it will be. We have to get rid of what's there now for sure.

MR. MCINTYRE: If I may, I just have a couple of sort of quick comments.

MR. CAMPANA: Sure.

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indicated the ones in the front at the entrance should be the different type. Those are pictures of Fastigiata, they should just write down that's what it is.

MR. CAMPANA: Fastigiata, okay.

MS. NEMECEK: Also, your landscape architect didn't stamp his drawings or leave us his number. He really should have that number on the plan.

MR. CAMPANA: I will have him do that.

MS. NEMECEK: His RLA number.

MR. CAMPANA: I will have him do that.

MS. NEMECEK: I think it looks really nice.

MR. CAMPANA: Thank you.

THE CHAIRPERSON: The existing north elevation on the photographs that you included with the packet where you see that chain link fence, it's not a beautiful thing; right?

MR. CAMPANA: No. So that chain link fence -- you're referring to the fence that's --

THE CHAIRPERSON: That one, yes.

MR. CAMPANA: This is gone, yes.

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MR. MCINTYRE: I think the architecture, once you're done with this, Louis, is really, really nice. I like the loft like look of the building and the sort of simplicity on the balance of, you know, the brick and the details and the corbeling and the railings. I guess I would like to possibly see a sample of the whitewash. I know, being familiar with the building and looking at the building and looking at the pictures, it's an engineered brick that currently exists, and I'm assuming that all of the two levels that you're adding will be similar. I think I would just like to, I guess, see what the finish of the brick work would look like just to sort of get a better understanding of what the whitewash will look like when it's all done. I do like the two renderings of the daylight and the dusk view. I certainly like the 9 foot windows. I think that's certainly a sort of luxury component of what you're trying to accomplish here. So that certainly is, you know, sort of the positives that I would like to sort of share with you.
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Just sort of looking at some of the, you know, layout issues and kind of the logistics of the existing space and the rear parking area, is the existing or is the proposed garbage area -- it looks like it's around 15 feet by 5 feet wide -- is that substantial enough to facilitate five apartments and possibly is that also going to be used for the commercial building? So that's kind of one question I have. I think you sort of eluded to it, that your preference would be to, you know, possibly locate it elsewhere, but space is a premium and parking space is even more of a premium. I'm not totally, you know, sold on the fact that -- you know, that is really your front entry and your front entrance to the apartments, and basically the first thing that you see as you enter and the first you see and possibly, you know, smell as you enter and egress that residential component is that refuse area. I would like to kind of just sort of see is there any other sort of area either inside or possibly outside where, you know, it would potentially give an alternate DINA M. MORGAN, REPORTER

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units? Again, you know, we're certainly a town where recycling is common place and important, and I think you probably have a waste bin and then possibly a recyclable bin or certainly a location. Even the way you've drawn it, it looks like it's possible 15 feet wide by maybe 4 or 5 feet deep. Again, the last thing you want to see -- and you've gone to great lengths to sweat the details -- the last thing you want to see -- and I'm sure either tenants or customers or, you know, your building owner who's going to occupy the building -- the last thing you want to see is a refuse area that's teaming over on the side or the back of this beautiful building. That's really just a comment that I, you know, sort of thought about in kind of looking at the drawings.

The other thing, is there any equipment that -- how high are the parapets? Is there any air conditioning equipment, any condensers or air handlers or anything that's going to peek above the roof level or the DINA M. MORGAN, REPORTER

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location for that, if that's something that could be accommodated or could be considered?

MR. CAMPANA: We have discussed a number of locations, all of which, other than this one and potentially one other, affected the amount of parking. So the biggest issue here was parking, as Margaret touched upon. This is meant to accommodate the offices, including the five apartment units, but if we had to, and if this is or could be a viable option, there will be a door that comes out on the side here from the office space, we could potentially put garbage back here solely for the office space. That way this area here will be completed dedicated for the residences. It could be an option. I understand what you're saying, it's right next to the entrance.

MR. MCINTYRE: Yes. Just from a practical, you know, form follows function and from a planning standpoint, it certainly wouldn't be your starting point where you would want to put your refuse area, number one, for obvious reasons. Is that area sufficient and large enough to accommodate, you know, five DINA M. MORGAN, REPORTER

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parapet level that's going to be evident from, you know, the street level?

MR. CAMPANA: So these parapets are 3 feet high, the main parapets, and then we jump up on the corners. There will be mechanical equipment, like you said, condensers, air handlers, vents, that type of thing, which will be concealed and not visible from the street.

MR. MCINTYRE: Okay.

THE CHAIRPERSON: That roof terrace area, is that for just the roof -- the third floor --

MR. CAMPANA: It's meant to be a communal space, so it could be used, obviously, by the people on the third floor. If someone from the second floor wanted to use it, they could, if they wanted to go up and sit at a table. You can't really, you know, put a dining table out here. We don't necessarily want that, you know, dining tables. That's something we don't want to see from the street.

So yes, the second floor residents could certainly use that third floor communal space.

MR. MCINTYRE: The elevator, is a DINA M. MORGAN, REPORTER
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1 hydraulic, is it a traction, does it need like
2 a bulkhead on the roof?
3 MR. CAMPANA: This type of elevator
4 has a bulkhead, which I believe is about
5 24 inches. It’s not necessarily a commercial
6 elevator, but it’s a type that complies with --
7 MR. MCINTYRE: ADA?
8 MR. CAMPANA: Yes, with ADA for
9 renovations like this. So it’s not like your
10 typical elevator with an 8 foot or 10 foot
11 bulkhead on top of the building.
12 THE CHAIRPERSON: Can you go back to
13 the third floor plan?
14 MR. CAMPANA: Yes.
15 THE CHAIRPERSON: That kind of faces
16 that other building where you’re really close;
17 right?
18 MR. CAMPANA: Yes. So if we go to
19 the --
20 THE CHAIRPERSON: It’s on the north
21 side of the building.
22 MR. CAMPANA: It’s on the north side.
23 It’s located -- it’s justified more towards the
24 rear of the building right around here.

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1 THE CHAIRPERSON: Okay.
2 MR. CAMPANA: So, yes, it would face
3 the building. That also has a 3 foot parapet
4 on it as well.
5 MR. MCINTYRE: Just not to sort of
6 beat a dead horse here, but hopefully we’re
7 going to get to a point to where we can, you
8 know, move this thing along, but I just think
9 that this exterior refuse area is
10 potentially -- is potentially going to be a
11 sort of a -- is something that needs to sort of
12 be looked at a little bit more. Again, I’m not
13 sure if there’s a calculation similar to a
14 parking lot or similar to FAR or whatever
15 calculation that may need to be applied, but I
16 just don’t think that this refuse area is
17 sufficient for the amount of apartments. It’s
18 not like one apartment has a dedicated space.
19 So I think it’s worth considering, because you
20 did say that your client and the building owner
21 is looking to kind of grow into this space and
22 it certainly seems like there’s more than
23 adequate space inside, is it worth looking to
24 try and build some sort of interior refuse room

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1 within the building on the ground floor; is
2 that an option? Is that something that could
3 be considered?
4 MR. CAMPANA: Quite frankly, the -- if
5 we go to the floor plan, I could show you
6 something -- there’s an electrical closet
7 that’s actually accessed from that alleyway.
8 If there is some sort of a way where we could
9 accommodate it, I think that would be ideal
10 because then you could access it through the
11 aisle. Under the stair may also be a good
12 location for that, if possible.
13 MR. MCINTYRE: Right. I just think
14 it’s going to be a problem. I think it’s going
15 to come up whether it’s -- you know, and I’m
16 sure we’re all going to be down the road and,
17 you know, from an architect’s standpoint, you
18 know, that’s, you know, that’s a distant
19 memory. I’m not trying to put words in your
20 mouth, but I think from a practical standpoint,
21 I just think that this is a little bit of a,
22 you know, weak point in the sort of -- in the
23 operation and sort of initial layout of the
24 building. So I would just like you to consider

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MR. GARCIA-BOU: It looks like you're going to lose a parking spot if you want to do a --

MR. MCINTYRE: It's pick your poison.

MR. CAMPANA: It's either that or we find a place that's accessible from outside.

It's stored inside but accessible from outside.

MS. UHLE: That would be ideal.

MR. MCINTYRE: I think you need to look at that and maybe play with it to try and, you know, fulfill what the.

MR. GARCIA-BOU: Is that parking six or one?

MS. UHLE: Again, he would have to go back to the Zoning Board. I think his ideal solution to find something inside the building if he could do that. That has been done with other proposal as well. I remember we had a restaurant on Garth Road where they have it at the rear of the building but interior.

MR. CAMPANA: Right.

MR. MCINTYRE: Okay. So listen, I think we've -- do we want to just open it up to the public so at least we go through the

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hearing for 20-08, 291 Main Street.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: And then --

MS. UHLE: Do you want me to go over
the comments?

THE CHAIRPERSON: Yes, please.

MS. UHLE: Okay. I think I got them
all. If you are going to propose a clock on
the front elevation, so that to the Planning
Board because that would be incorporated into
the architecture. I could also certainly
forward that to ARB members if you just wanted
casual input from them. Any proposed signage
would go before the sign committee. It was
recommended that you have a gray trash
enclosure rather than the white trash
enclosure.

THE CHAIRPERSON: If it's there.

MS. UHLE: What?

THE CHAIRPERSON: If it's there.

MS. UHLE: Good point. I forgot about
that. Forget that one. You had also talked

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having some kind of common vestibule at the
rear of the building. I didn't get the details
of that very much, but I think you understand
that. The planting plan has to indicate that
it's the Fastigiata Hornbeams at the corners of
the building. Have your landscape architect
sign and stamp the plans with his license
number. Enda, you had talked about seeing a
sample of the whitewash; do you want to see
that or is that for the Planning Board to see?

MR. MCINTYRE: Well, if something is
getting sent to us, if there's a screen shot
that you have, Louis, that's obviously
something you've done in the past or you're
familiar with this type of brick, if you're
sending something through, whether it's the
clock or whether it's a revision to, you know,
the refuse area, either inside or outside, then
I think that can be kind of captured in a very
simple e-mail. If you have something that you
could kind of show us in terms of the brick
wash, then I would like to see that.

MR. CAMPANA: Okay.

MS. UHLE: Okay. Then the main issue

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and I understand that that's important for your client; right?

MR. CAMPANA: Right.

MR. MCINTYRE: If there's another way to brand this building that doesn't require,
you know, sort of ongoing maintenance and something that's going to be more of an issue
than it being a simple branding issue, then from a practical standpoint that's why I'm
bringing it up. Again, it's entirely up to you. It's your purview. Again, you've brought
it this far, and I'm sure it's going to be an easy one to bring across the finish line. I
don't think there's anything more that needs to be said on that. I'm just giving you my
opinion.

MR. CAMPANA: Thank you for that. I appreciate it.

THE CHAIRPERSON: Okay, so all the comments in, folks?

MR. MCINTYRE: Yes.

MR. GARCIA-BOU: Yes.

THE CHAIRPERSON: Then I would like to make a motion to pass along Application 20-08,

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291 Main Street, along to the Planning Board with the aforementioned comments.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Thank you, again, for your lovely presentation and for the improvement of the area in an aesthetic sense. It is a nice building, and I think it is a great job.

MR. CAMPANA: Thank you. I appreciate that.

MS. UHLE: Louis is actually the next applicant as well. Transition in.

MR. CAMPANA: Two doubleheaders tonight. Bear with me a second, I just need to get situated and change my project here. THE CHAIRPERSON: Okay. In the meantime, I can mention that the next application and last application for the evening is Application 20-42 for the address 10 Ridge Street.

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

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for the applicant, Matthew Forgione, for the proposed additions and alterations to the single family dwelling located at 10 Ridge Street.

I'm going to share my screen quickly. Can everyone see that?

MS. UHLE: Yes.

MR. CAMPANA: So the existing dimensionally non-conforming structure is situated on a 13,500 square foot lot located in the R-5 zone. As you can see here on the radius map, 10 Ridge Street does front both Ridge Street and Prospect Avenue.

I'll go to the site plan. Here is the existing site plan. The dwelling here on 10 ridge, you could see how that fronts Ridge Street driveway and walkway up to a front portico. Then there is an accessory garage which is located in the rear yard that's accessible by a curb cut on Prospect. You see this long driveway here. The accessory garage will remain. However, we will be modifying this driveway with the intentions of creating a proper buffer area between the neighboring

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property and the driveway itself and to reduce the amount of impervious coverage on the lot. This here, this is the proposed condition. So we're going to remove a portion of that driveway and create a nice area here for hedge and plantings. Here, this is the dwelling shown with it's proposed additions.

The existing house sits 25 feet from the road currently, where the setback in this zone is 30 feet. So our second floor additions actually are stepped back to avoid variances, and then that second floor then is justified towards the rear yard. So it sort of slides over the first floor footprint. You'll see that in the floor plans.

I just want to go through some of the existing photographs. So this here, this is the existing home. It's a one and a half story cape style house, stone veneer, replacement windows, white vinyl siding, and a tan asphalt roof. If you look behind this van, you could see a double door as opposed to a garage door. So we will be improving most of this. This is the right side or the north side of the house.

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Here is the rear. The south side. Ridge Street is out front here, just so you can orient yourself.

I'll go back to the drawings. Here are the existing elevations in 2D. Here are the proposed plans. So what we're doing is, we're reconfiguring the first floor while maintaining majority of the exterior walls and interior bearing walls, but accommodating more of an open floor plan concept and better flow through the house. The existing front portico structure itself, the steps and the landing will remain. We are incorporating a box bay in the dining room towards the front of the house here. Then towards the rear, we have this projection, which will encompass a banquette, and that will situate beneath a shallow covered porch with columns here. What I was explaining before, the second floor will sort of be justified towards the rear yard, and these columns support the second floor so you could see how it overhangs there.

Here's the second floor plan. You can see that we have the portico out here.

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front wall and the shed dormers step back to comply with the 30 foot setback, and then here is the portion of the second floor which overhangs the first floor footprint. If you look closely, there's a dashed line here, that dashed line indicates that first floor footprint.

Here's the proposed front elevation.

So we're taking this cape, which was built some time during the 1950's, and we're converting it into a Dutch colonial, more of a traditional looking home reminiscent of many homes throughout the town. What we're doing is removing the stone veneer from the house, and we will be incorporating white Hardie Plank siding with 6 inch exposure. The windows will receive AZEK or PVC casing which will be painted white. We would have 2 inch sub sill, which will also be PVC and painted white. The windows that don't engage with the cornice will have a solid crown cap with a copper drip edge.

Here is the existing front stoop and stairs. We'll be removing those very slender 6 inch columns that are there currently.

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replacing them with these 12 inch diameter columns with a new covering. We'll also be implementing handrails, black iron handrails and guardrails on the portico because of the drop we have on either side. Because we're taking the stone veneer off of the house, we're going to pare the existing foundation wall with a three coat cement stucco which will be white -- I'm sorry, off-white. We'll be removing the double door that currently exists and replacing that with an insulated mahogany carriage house garage door, overhead door.

Above that is the box bay, which is in the dining room. This will be clad with PVC boards painted white. Here we have flat recessed panels with a square molding just to give it some depth, and that will terminate beneath the overhang. All of the eaves, the cornices, the eaves, the rakes, all of that will be Interstate Lumber profiles in an AZEK material also painted white. The windows will be Andersen 200 series simulated divided light double hung. The front door will be an insulated mahogany painted black, and then

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we're showing lighting fixtures on either side here. The roofing material is going to be a Timberline HD charcoal asphalt roofing. You can see that the shed dormer here, since it does step back from the front lawn of the house, there is a window well which will be finished with copper solder seams, 16 ounce copper.

The roof will run back, terminate into the space of the shed dormer right onto the corner, and then recede back to the new ridge height. We're increasing the pitch of the roof here as well. In doing so, we also have to raise the chimney mass, so we will be using brick to match existing to raise it to a proper elevation. Then along its juncture with the roof, we'll have 16 ounce copper flashing.

The is the side elevation. You could see how the second floor plate is justified towards the rear yard. Here is the side of the portico, our iron railings, existing stone veneer and stairs. Here you can see how the second floor terminates on top of the roof, supported by these Tuscan columns, round and

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tapered Tuscan columns. This here, this is the
banquette box bay, which projects out
underneath that covered porch, and we have
another shed dormer towards the rear of the
house, which is broken by a gable.

This is the rear. Again, covered
porch, series of lighting fixtures beneath that
porch to give it a nice glow at night. Here's
that gable, which breaks the expanse of the
shed roof in the rear, and also gives us
flexibility in terms of ceiling conditions in
the master bedroom.

This here is the southern elevation
with the same detail as the north elevation,
just a different window configuration based on
the layout of the spaces on the interior. We
also have, I forgot to mention, stepped copper
flashing along the chimney as well on this
side.

I do have photographs of the
neighboring properties. Similar to the last
project we saw, this area -- let me see if I
have it here -- based on the existing
architecture -- where is it? Sorry, just bear

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with me for one second. Ridge Street also has
a wide variety of architectural styles and not
much of a sense of identity here either, except
for this house here. This is one of the
historic houses in town made out of the
Tuckahoe marble. This is across the street to
south. This house right here is one house
removed from 10 Ridge Street to the south --
I'm sorry, to the north. This is 7 Ridge right
next door to that historic house that we saw
here, which was just recently updated over the
past couple of years. This house is directly
adjacent to 10 Ridge. This is 10 Ridge right
here, here's 8 Ridge. You could see there's a
number of different architectural styles. We
thought it would be appropriate to use a
traditional vernacular or the Dutch colonial
look for this addition renovation.

If you have any questions, I believe that's it.

THE CHAIRPERSON: There's a little bit
of asymmetry on the front windows.

MR. CAMPANA: Yes.

THE CHAIRPERSON: Is that because of

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THE CHAIRPERSON: Can you show me on the back where that’s going to go, the back elevation?

MR. CAMPANA: Sure. It will be around the base of the patio in the back.

THE CHAIRPERSON: Okay.

MR. CAMPANA: You could see that here.

I mean, we’re not going to be able to use all of it, but I’m sure the Forgiones will find a good use for it.

THE CHAIRPERSON: They will.

MR. CAMPANA: Right.

THE CHAIRPERSON: It looks nice, and I think it’s going to look nicer than it does now, even though that stone is really beautiful. You’ll have moments of it, little pieces of it.

Any other comments or questions, anyone?

MS. NEMECEK: It looks really good.

MR. CAMPANA: Thank you.

MR. MCINTYRE: I think it look great.

I would like to make a motion to open up Application 20-42, located at 10 Ridge Street, Application 20-42, located at 10 Ridge Street, DINA M. MORGAN, REPORTER

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to the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: Margaret, anybody there given it the old hi sign?

MR. CAMPANA: You’re on mute,

Margaret.

MR. GARCIA-BOU: Margaret, you’re on mute.

MS. UHLE: Yes, I got that. Thank you. No, nobody has raised a hand.

MR. MCINTYRE: Good. Based on that, I would like to make a motion to close Application 20-42, 10 Ridge Street; do I have a second?

MR. GARCIA-BOU: Second.

MR. MCINTYRE: All in favor.

(AYE)

MR. MCINTYRE: So the public hearing on this application is now closed. I think it’s really, really nice. It’s a beautiful design, very well executed, very well thought out. I’m looking forward to seeing the finished product. Kudos to you for your presentation and for your care in the detailing and the aesthetic and the neighborhood. I look forward to seeing this and hopefully more of your work in the months to come.

MR. GARCIA-BOU: I look forward to seeing this going up because I live down the street from it.

MR. CAMPANA: There you go.

THE CHAIRPERSON: Is there going to be any addition or change in the HVAC on this project?

MR. CAMPANA: There isn’t. There is an existing condenser located -- let me go to the site plan quickly -- located just behind the chimney, and we’re proposing to maintain that location. With the new condensers, they’re more efficient, you could split them more readily. One should be sufficient for this dwelling.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: Okay. Any other comments? Would anybody else like to say anything?

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you for your time.

MR. MCINTYRE: Thank you very much.

MR. CAMPANA: Have a wonderful night.

Take care.

MR. MCINTYRE: All right, Laura, back to you.

THE CHAIRPERSON: Thanks, everyone.

Thanks for coming, thanks for attending. I think this is really working out well,
especially when we can get corrections on the fly. That is a big help, things like that. So I'm all in favor for it. I guess that's it for the January 2021 ARB meeting.

MR. MCINTYRE: All right.

MS. UHLE: Goodnight.

MR. MCINTYRE: Happy New Year, everybody.

MS. UHLE: Happy New Year. Goodnight.

(MEETING ADJOURNED.)

STATE OF NEW YORK 


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 Zoom 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 21st day of January, 2021.

DINA M. MORGAN

Court Reporter