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TRANSCRIPT OF

TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING

JANUARY 7, 2021

ZOOM MEETING

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON
ENDA MCINTYRE, MEMBER
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

DINA M. MORGAN, REPORTER

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EASTCHESTER ZBA - 1/7/21

THE CHAIRPERSON: Welcome, everyone,

to the town of Eastchester Architectural Review
Board meeting for January 7, 2021. Happy New
Year, everyone. Welcome to our meeting. If
you would, Margaret, do a roll call.

MS. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. 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

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those minutes?

MR. GARCIA-BOU: I'm okay.

THE CHAIRPERSON: So then, Margaret,
do I need to make motions for them separately?

MS. UHLE: No. Do them all together,
that's fine.

THE CHAIRPERSON: Okay. So I would
like to make a motion to approve the minutes
from June 4th, 2020; July 7th, 2020; September
3rd, 2020; and October 1, 2020.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Very good. This
evening, we have all new business. Our first
application tonight is 20-39, 109 North Road.
Good evening. If you could un-mute, please.

MS. DEVITO: Good evening everyone,
happy new year.

MS. NEMECEK: Happy new year.

MS. DEVITO: So I am going to share my
screen. Can everyone see my presentation?

MS. UHLE: Yes.

MS. DEVITO: Great. Good evening,

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everyone. My name is Danielle DeVito. I am
the architect for Mr. and Mrs. DiBona, who
reside at 109 North Road. Tonight is my first
night presenting in front of you guys. So I
will go through the slides that I prepared kind
of quickly, and then any questions that you
guys have, I can answer those for you.

So just to kind of give a little
history, this is the existing home. It's in an
R-5 zoning district. The residents are a young
family. Some of the goals that they had was to
open up the first floor plan. The house has
four bedrooms, two on the first floor and two
on the second floor. We really wanted to get
all those bedrooms up on the second floor
together, or at least three of them, so that
they could get their children upstairs with
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 setbacks, 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 diagrammatics 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 butlers 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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next to the proposed so that you could kind of get a sense of what was there from a scale perspective and, you know, what we're proposing. This is the front here. We are going with the front gable for the master suite, we've got a small porch just to kind of decorate the front entrance a bit. We are proposing to enlarge the garage and put in a beautiful garage door, and then also we thought putting in a shed dormer up here to kind of break up that larger roof line would be nice.

Here, this is on the side. I'm just going to kind of go down to this one where we kind of highlight what the actual massing changes are. We're not really proposing any change in the ridge line at all or much change to the massing at the front. While the dormer is new, it's still in line with the massing of the house from the front and then here is that enlargement. We did the same for the side. So that's kind of that large dormer. Here in the back, this is covered deck at the rear.

Kind of moving around, just, again, at the rear and the other side -- sorry about

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that -- again, you know, the rear massing is very similar, and the side.

So just kind of going -- does anyone have any questions about the elevations?

MR. GARCIA-BOU: I don't have any.

THE CHAIRPERSON: Not yet.

MR. GARCIA-BOU: Not yet.

MS. DE VITO: Okay. So then kind of just studying the neighborhood a little bit, here's, you know, the existing front and rear. Then we wanted to, of course, take a look at the adjacent houses. Specifically this is the one on the left. This is the one on the right, and while it faces towards the other street, this is what it looks like to the right of our house. These are the three homes across the street.

So, you know, just kind of getting into some of the materials and the pallet, this is an artistic rendering. We wanted to, you know, really have a nice, clean and timeless pallet, you know, upgrading all of the materials on the exterior of the house with James Hardie exterior siding, Timberline

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1 architectural shingle roof, and then we really
 2 wanted to highlight the front door and some of
 3 the wood components with a beautiful rich wood
 4 walnut stain. All the trim would be clean
 5 white. Then in the rear around the deck, kind
 6 of just a minimalist white post and cable rail.
 7 Then, again, these were kind of
 8 expanding a little bit more outside of just
 9 those few houses. We really wanted to get a
 10 sense of the neighborhood. I think that this
 11 collage kind of shows that there's a variety
 12 home styles in the neighborhood, there's not
 13 one style that really dominates. Many of the
 14 homes are two story and many of them have gable
 15 elements kind of integrated on the front of the
 16 home.
 17 So just kind of to wrap up, you know,
 18 we're super excited about this. We're
 19 compliant with all of the zoning regulations.
 20 We've really been able to achieve the client's
 21 goals. We were able to be respectful to the
 22 existing massing of the front and the ridge
 23 height and kind of, you know, be mindful of the
 24 massing of the neighborhood. We think we got

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1 some beautiful building components and
 2 materials that are going to really improve, and
 3 then, again, just a clean and timeless pallet
 4 that we think will stand the test of time.
 5 So this is just a larger of the front,
 6 and then just a larger of the rear. I think
 7 that's pretty much it. So I'm happy to go to
 8 any specific pages.
 9 THE CHAIRPERSON: I see a couple of
 10 questions just on the porches. The front and
 11 then that side rear porch don't seem to have
 12 any railings or anything. Is that --
 13 MS. DEVITO: Because the deck is lower
 14 than 30 inches off of the ground, it's not
 15 required to have a rail. The thought was that
 16 we're really looking to keep it nice and clean.
 17 THE CHAIRPERSON: Will there be any
 18 kind of landscaping there?
 19 MS. DEVITO: Yes, we definitely will
 20 landscape. We haven't done a landscape plan
 21 yet, but there's currently some bushes. We
 22 would want to keep it clean, you know, and not
 23 overtaking the house too much.
 24 THE CHAIRPERSON: Okay. It just looks

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1 like an accident waiting to happen to me the
 2 way it is now. It just looks dangerous. No
 3 handrail whatsoever on the stairs. Margaret,
 4 code wise that's okay.
 5 MS. UHLE: Yes, that's fine.
 6 THE CHAIRPERSON: Am I the only one
 7 this sees it?
 8 MS. NEMECEK: If I could just
 9 interject one minute. Because there's a gap
 10 between the ground and the finished level of
 11 the deck in the front, it needs some kind of
 12 finish, either shrubs that are low or some kind
 13 of lattice. It just looks unfinished to have
 14 that gap between the grass area and the porch.
 15 MS. DEVITO: We'll be happy to enclose
 16 that. Probably not with a lattice because
 17 we're looking for something a little bit
 18 cleaner and more contemporary, but we certainly
 19 could put a board. There's not much space
 20 there, but we could close that gap with a rib
 21 board.
 22 MS. NEMECEK: Is there going to be any
 23 kind of lighting?
 24 MS. DEVITO: So we would have sconces

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1 at the front door and on each side of the
 2 garage door, and then also some ceiling
 3 recessed fixtures in the porch. It would shine
 4 down nicely on the front there.
 5 THE CHAIRPERSON: Can you go back to
 6 the rear porch? Not the deck, the little side
 7 rear porch. That one, I mean, to me, again, it
 8 just looks so dangerous. That porch doesn't
 9 seem like you're going for a look. It's more
 10 utilitarian.
 11 MS. DEVITO: On the rear, I'm not
 12 opposed to putting the rail, especially since
 13 we did put it around the deck. Even though
 14 that is also under the 30 inches, we did put it
 15 around the deck so that, you know, when you put
 16 furniture and you're on the deck, you have that
 17 sense of security around you.
 18 THE CHAIRPERSON: Yes, I think at
 19 least that rear one should have the same kind
 20 of a feeling. I don't know, even going down
 21 those three steps on both of those in the rear,
 22 a handrail would not be --
 23 MS. DEVITO: Yes. Certainly where we
 24 have the rail, the rendering just isn't quite

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

4 THE CHAIRPERSON: Okay.

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

10 MS. DEVITO: Sure.

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

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

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

23 Regarding the railings and my
24 colleague's comments, I'm okay with it at the

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

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

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1 addition.

2 THE CHAIRPERSON: I agree. Also, I
3 had one other question. The windows, are they
4 all -- I don't know if I missed the
5 presentation. When you went over the
6 materials, were windows included in that?

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

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

16 MS. DEVITO: Yes, exactly.

17 THE CHAIRPERSON: Okay.

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

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

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

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1 elevations for your presentation to the ARB.
2 Did you hear that comment?

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

5 THE CHAIRPERSON: I do love the front
6 door. That's a beautiful door. It makes such
7 a statement.

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

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

14 MS. DEVITO: You're tired of it.

15 THE CHAIRPERSON: Any other comments
16 or questions?

17 MR. MCINTYRE: Maybe just open it up
18 to any members of the public who are watching.
19 I guess we have to do that as due process.

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

23 MR. GARCIA-BOU: Second.

24 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

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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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THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Very good. Thank you very much for your lovely presentation. Good luck with your new home.

MR. MCINTYRE: Good job.

MR. GARCIA-BOU: Good job with the design.

MS. DEVITO: Thank you very much.

CHAIRPERSON: Next up we have Application 20-40 for 60 Lockwood Road.

MR. MAIORANO: All right. Good evening, board members. My name is Adamo Maiorano from Community Design -- can you hear me?

THE CHAIRPERSON: Yes, we can.

MR. MAIORANO: Okay. Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Luigi Rogliano, we are proposing a new single family dwelling at 60 Lockwood Road. It's a vacant lot. There's no real existing mature trees on the lot, it's only some shrubs along the middle that will be removed, and we will be proposing our new

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single family dwelling.

I'm going to share my screen. So the project is situated in an R-5 zoning district. The lot is a little bit oversized, it's around 5300 square feet. We did offset the house in from what the required minimum setbacks are. In the R-5 zone, it's 8 and 9 feet. One side we're about 11 feet and the other side we're about 8 and a half feet. We're situating the driveway on the left side. There will be a new proposed curb cut and concrete platform to get into the driveway. All of the proposed new -- obviously it's an existing vacant lot, so all of the new impervious areas will be captured on site with storm water management. We did do deep hole tests and percolation tests with the Town Consulting Engineer that witnessed it, and our calculations are based on those tests in order to facilitate the new impervious surfaces, which is basically all of what we are adding to the site.

In regards to overall design, it's a single car garage, it's on the left-hand side accommodating the new driveway and curb cut.

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

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

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

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

10 MR. MAIORANO: Oh, wow.

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

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

15 MR. MCINTYRE: No.

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

18 MS. NEMECEK: That one was really
19 nice.

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

22 MS. NEMECEK: Yes.

23 MR. MAIORANO: Sorry about that.

24 That's a much different house. This is a

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1 single family home around 2300 square feet.
2 Again, we're trying to scale it within the
3 context of the neighborhood. Basically what
4 we're essentially trying to do overall was take
5 design elements and materials from basically
6 the neighboring homes to the right and left as
7 you can see in the street-scape. We took those
8 features to put into our home, basically
9 scaling and making it a mixture of those two
10 homes put together so it will sit well in the
11 context of the obviously neighborhood, but
12 mainly the homes adjacent to our new residence.

13 As far as the materials throughout the
14 elevations, there will be HardiePlank siding,
15 it's a white siding throughout, lap siding.
16 The windows are Andersen 400 Series simulated
17 divided light. The dividers are four over one
18 pattern. Garage door. The brick veneer on the
19 front, it's a castle gate brick veneer what it
20 looks like. The roof is asphalt architectural
21 shingle roof, it's a charcoal color. Black
22 composite shutters. As far as lighting, scone
23 lighting by the front door, a barn style light
24 on the garage door, and then same on the rear

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

6 As far as the neighboring homes, the
7 street-scape, 58 Lockwood is to the right and
8 62 Lockwood is to the left. We're basically in
9 the middle of it. Existing pictures of the
10 site, again, you could see it's sort of an open
11 lot. There's some landscaping along the
12 middle, that's where the house will go. We do
13 have a landscape plan prepared by a landscape
14 architect, Bob Tramontano, which is attached in
15 the packet. I could get to that. It will be
16 new landscaping along the front of the house
17 and rear. I think they're trying to salvage
18 one of the mature Hollies as well. There are
19 some nice flowering plants on the site that
20 exists.

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

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

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

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

21 MR. MAIORANO: Sure.

22 THE CHAIRPERSON: Yes.

23 MR. MAIORANO: There's a fireplace on
24 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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six shutters on, you know, this front elevation, I think they kind of create the illusion of the windows being very close to the edge of the home. I think it almost looks like we're looking to include, you know, too much on the front elevation. I would like to possibly see -- and again, I don't know whether any of my colleagues would sort of weigh in or sort of agree or disagree, but I would like to possibly see the elevations without the shutters because I'm not sure that they do -- that they really add a tremendous amount other than, you know, sort of a cosmetic, you know, sort of addition to the elevation as it is. It just looks like that, you know, it's pushing the, you know -- the windows are what looks like the windows inclusive of the shutters, very close to the edge of the house. I think it's kind of detracting from the home as I see it.

THE CHAIRPERSON: I agree, Enda, now that you mention it. I think that it would probably look better without it. It's not a huge home.

MR. MCINTYRE: I understand that

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you're looking to try to blend the home on the left with the home on the right, and I think that was probably the reasoning in why you possibly did that, but I don't necessary think that the addition of these, you know, six shutters really brings any sort of added aesthetic, you know, to the elevation. I think it would be adequate to look at the home without these. It's a little kind of too much makeup where I don't think it necessarily needs that.

MR. MAIORANO: Got it.

THE CHAIRPERSON: I was thinking the exact same word, too much makeup. Otherwise, it's a cute home. It kind of just doesn't even need that extra makeup.

MR. GARCIA-BOU: I agree with my colleagues about that.

MR. MCINTYRE: There you go. There's one left.

MR. MAIORANO: I have to delete that one, but just to get a quick idea.

MR. GARCIA-BOU: It looks much better without it.

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MR. MCINTYRE: Much better.

MR. MAIORANO: Obviously, like what you said, the main goal was I kind of looked at the neighboring houses and we were like, okay, let's take this --

MR. GARCIA-BOU: I like the eyebrow entranceway.

MR. MAIORANO: The house to the left has that brick arch, so we said, okay, let's look at a little archway into the entry.

THE CHAIRPERSON: That's a nice touch. If you're all ready, Board, I can open it up for a public hearing, everybody?

MR. MCINTYRE: Yes.

THE CHAIRPERSON: I would like to open up Application 20-40 for 60 Lockwood Road for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Margaret, is there anyone here?

MS. UHLE: If anyone wanted to participate, they would raise their hand, and

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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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MR. MAIORANO: I didn't know that. I thought whatever is up on my screen you could see.

MR. GARCIA-BOU: We can see it.

MR. MAIORANO: Just the landscape plan and not the floor plan?

MR. MCINTYRE: Yes.

MR. MAIORANO: That's good to know. So site plan front and back, those little gray squares are the dry wells collecting the driveway in the front and the rear portion in the rear.

MR. MCINTYRE: Okay. Anything else? Are we ready to move this on?

THE CHAIRPERSON: I think so.

MR. MCINTYRE: Okay.

THE CHAIRPERSON: I would like to make a motion to move Application 20-40 along to the Planning Board with a recommendation for approval with the removal of the shutters on the front of the house, as presented in the second iteration. Margaret, was there anything else?

MS. UHLE: The corrections to the
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landscape plan, to make sure the plan is consistent with the plant list.

Adamo, not that anyone asked me, I think it looks much better without the shutters.

MR. MAIORANO: Okay, thanks.

MS. UHLE: It a simple thing to take away.

MR. MAIORANO: Of course you have more eyes on it. It does look better. It doesn't clutter it as much.

THE CHAIRPERSON: We appreciate you were able to do that on the fly. It was so helpful. So helpful.

MR. MCINTYRE: You do good work, so keep it up.

MR. MAIORANO: All right. Thanks.

THE CHAIRPERSON: I would like to make a motion to approve Application 20-40 and move it along to the Planning Board. Anyone second that?

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.
(AYE)

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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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is on Mill Road, and where the rear addition is, that's the change of the elevation.

I'm going to share my screen. So the site is -- you could see the screen; right?

MS. UHLE: Yes.

MR. MAIORANO: It's 1 Wendover Road.

It's situated on the corner of Wendover and Mill Road. It's somewhat of an oversized lot for an R-5 zoning district, it's around 7500 square feet. You could see here that gray portion, that's the addition that we're going to the rear. The applicant does wish to create, you know, the most cost effective sort of solution in doing this whole project, so we tried to keep it to a minimal effect of the existing house and add what could optimize space but be the least impact of, you know, the site and the house and the materials and what have you. So we tried to, you know, do the best with what we can with the overall budget, as well as the overall aesthetic.

Essentially on the first floor, obviously we're expanding out the kitchen and making more space for the family. Then the

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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 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. 2 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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1 That sort of shows what you can sort of
2 technically see from the street of that
3 addition. Along that telephone pole to the
4 left, the house will sort of extend similarly
5 to what it does now, just a little bit towards
6 the rear. Those are just some pictures on the
7 top of the existing home from what you could
8 see from the actual inside the rear yard as it
9 exists.

11 The site planning with the condensers,
12 those will be away from the street on the
13 right-hand side. New AC units. Those will be
14 probably pretty much be blocked by everything.
15 What we're essentially adding in impervious is
16 really just the patio, so we'll be connecting a
17 new dry well and storm water facility for the
18 added impervious area.

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

23 MR. MAIORANO: We'll re-side the whole
24 house other than the front. You could see it
25 here from the pictures. It's a shaker aluminum

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2 siding, that will remain with the shutters as
3 well, but the rest of the house will be pretty
4 much all new siding. Some of the windows
5 change on the left that we're modifying there,
6 and obviously the back is new, and the right
7 side there's only a small amount because the
8 garage is there as well.

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

12 MR. MAIORANO: It wasn't done that
13 long ago. They redid the roofing and the --
14 it's hard to tell from there. I can, yes, try
15 to get them to do that as well. Maybe this
16 picture. It wasn't done all that long ago.

17 This is a better picture of what it looks like.
18 THE CHAIRPERSON: You're getting rid
19 of the in window air conditioning, I guess?

20 MR. MAIORANO: Exactly. So that's
21 what those condensers are doing on the side.
22 Again, it's a small amount, but I kind of like
23 at least the shaker shingle on the front that
24 changes up a little bit with the brick, and
25 then obviously the sides will be new. If you

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1 drive by, it's not all that old.

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

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

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

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

16 MR. MCINTYRE: Right, oversized.

17 MR. MAIORANO: Yes.

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

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1 addressed.

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

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

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

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

19 THE CHAIRPERSON: I don't know, maybe
20 if you take away the one in the shower and do
21 something a little bit more symmetrical in the
22 front. I know you want to make it as cost
23 effective as possible, but I'm sure, having
24 lived with a window in the shower myself once,
25 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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THE CHAIRPERSON: Yes, all right.

MR. MAIORANO: So kind of these two windows, they --

THE CHAIRPERSON: They work. Even if you could just add the one on the other side, I think it would look so much better on that side view.

MR. MAIORANO: Up top there, yes. It would be in line with that window below.

THE CHAIRPERSON: Yes. I just think that -- it's always kind of caught my eye as I've gone by that house.

MR. MAIORANO: Yes, I could definitely see that. What bothers me more is almost those corners windows, that kind of set up where you have a window on the rear yard and the window in the corner. Actually, you could see it right there in 1C. When you look at that condition, I, personally, can't really stand the situation.

THE CHAIRPERSON: So, yes, that's probably part of my dislike.

MR. MAIORANO: That will help because, yes, again, that will be gone and then you

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have, you know, two windows. Obviously the kitchen is losing some space inside it, but the windows are key because, you know, without any windows on that elevation, it would be not so appealing.

MS. NEMECEK: Adamo, I understand -- going back to my point earlier about different siding in the front, I know it is already different, but I just feel even if you match the color, it's going to look old compared to the new siding on the rest of the home.

MR. MAIORANO: Yes, it's not a whole lot of siding. I would like to keep it the shaker siding, but, yes, it's not a lot to change. We could change out that siding.

MS. NEMECEK: I just think it will make the renovation blend in better.

MR. MAIORANO: Sure. Of course. You're right. Then some cosmetic updates, you know, some painting to spruce up the rest of the house as well would help.

MS. NEMECEK: I know you're not doing much to the front, but to include the front elevation for the Planning Board meeting helps,

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1 just to remind people what it looks like, and
2 now you can show new siding.
3 MR. MAIORANO: I think the pictures do
4 help better than an actual drawing because a
5 drawings looks sometimes -- you maybe wouldn't
6 notice that if you saw the drawing. Oh, wow,
7 okay, there's all the siding, but the pictures
8 actually tells you more clarity of what's going
9 on with the front, I guess.

10 THE CHAIRPERSON: Maybe a picture on
11 that.

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

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

17 MS. UHLE: Well, the reason it's
18 before you is because the rear elevation fronts
19 on Mill Road. Typically, rear elevations don't
20 require any approvals by the ARB or the
21 Planning Board. So, I mean, really it's here
22 because of the proposed rear elevation.
23 Unfortunately for applicants, that kind of
24 opened up the whole site to critique. I would

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

7 THE CHAIRPERSON: The side elevation
8 you mean.

9 MS. UHLE: The side elevation. Rear
10 addition.

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

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

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1 MR. GARCIA-BOU: Thank you.

2 MS. UHLE: You're welcome.

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

6 (No comments.)

7 THE CHAIRPERSON: I guess we can open
8 it up.

9 I would like to open up Application
10 20-41, 1 Wendover Road, for a public hearing.

11 MR. GARCIA-BOU: Second.

12 THE CHAIRPERSON: All in favor.

13 (AYE)

14 THE CHAIRPERSON: Margaret, is there
15 anyone here?

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

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

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

24 MR. GARCIA-BOU: Second.

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1 THE CHAIRPERSON: All in favor.

2 (AYE)

3 THE CHAIRPERSON: Any more questions
4 or comments before we move this along?

5 MS. UHLE: I just want to summarize.
6 I think there were basically only two comments.
7 One was to just propose the new siding for the
8 front elevation as well, so that it's all
9 consistent. The other one was to potentially
10 add a window on the upper ride side of the left
11 elevation, and to include a front elevation or
12 front photograph for the Planning Board so they
13 could more readily look at that. I believe
14 that was it.

15 THE CHAIRPERSON: Correct. All right.
16 So I would like to make a motion to approve
17 Application 20-41, and send it along to the
18 Planning Board with a recommendation of
19 approval with the aforementioned comments.

20 MR. GARCIA-BOU: Second.

21 THE CHAIRPERSON: All in favor.
22 (AYE)

23 MR. MAIORANO: Thank you. Happy New
24 Year. See you guys.

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MS. NEMECEK: 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 a 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.

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MR. CAMPANA: Yes. Okay. So here is the existing elevation as seen from Main Street. This is 291 Main Street. This is the view from Hall Avenue on the south elevation.

This is a view from the parking lot. Then the north elevation with that 5 foot setback. Here are some of the photos of properties around 291

Main Street. As we all know, this is the

Waverly School. This is directly adjacent to

the rear property line of 291. This is the

main entrance. It wraps around to the north

and comes back to Main Street. These two

structures here are directly to the north of

291 Main Street. Here's 291. This is a mixed

use three story building here, another mixed

use building directly adjacent to that to the

north. Diagonally across the street to the

north we have the rear of AMHAC. Coming south

from that across the street is this two story

office, dental building. Directly across the

street from 291 across Main Street is the

backside of Mavis. Then diagonal across the

street to the south is the Sunoco station, this

story building here. Then right across 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 form. 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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1 we're putting here on the terrace. This would
2 be a flat recessed panel which would be painted
3 Farrow & Ball off-black. This detail I wanted
4 to incorporate to visually enhance the
5 verticality of the building. What this is is a
6 corbeled brick surround. The furthest course
7 out steps out the most as the largest
8 projection, and then it recedes back to the
9 window. So it gives the elevation some depth,
10 texture, and also will provide for nice shadow
11 lines. We are incorporating copper gutter
12 boxes and leaders, and a federal style cornice
13 which will be painted Farrow & Ball off-black
14 as well.

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

24 In terms of landscape lighting or

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

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1 Here are some of the elements just
2 close up in more detail. This is the federal
3 style cornice painted Farrow & Ball off-black.
4 This is that double soldier course banding. We
5 have the gutter box and leaders, the copper
6 gutter box and leader. This is the precast
7 coping with the step profile, the railing, the
8 black windows. I was able to find this
9 picture, and this is very similar to what that
10 detail will look like, this detail here which
11 you see around the windows. You can see the
12 shadow lines it creates and lends itself, it's
13 just a nice texture with the whitewash brick.
14 This is an example of the perimeter fence.
15 It's a semi privacy fence. This will be a
16 composite material white, and these are slats
17 which are spaced, so hence the semi privacy.
18 This is the garbage enclosure here, white vinyl
19 fence and gates.

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

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1 me to review the landscape plan, I can do my
2 best.
3 With that, if you have any questions.
4 MR. GARCIA-BOU: I think I'm just
5 going to make a quick comment on the building.
6 MR. CAMPANA: Sure.
7 MR. GARCIA-BOU: I think you really
8 capture the details, and I think you made it
9 look really well in terms of all the details
10 that you came up with, especially with the
11 whitewash that you came up with, and the detail
12 around the window, which is that brick detail
13 which I really like around the window, which
14 really good. Also, the cornices around the
15 window, it's a simple detail, it's simple, but
16 it's really architecturally inviting in the
17 area. I like what you've done to the building.
18 MR. CAMPANA: Thank you.
19 THE CHAIRPERSON: I agree with Carlos.
20 The general architecture of the building, it is
21 much of an improvement to what's there now. I
22 am familiar with the building as it exists.
23 This looks so beautiful as an entrance. As you
24 said before, they're going to use it for their

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offices, their insurance and whatever 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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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 that 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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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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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 if 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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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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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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gray.

THE CHAIRPERSON: With the dumpsters and the trucks and everything, I could just imagine what the white is going to look like after awhile.

MR. CAMPANA: I like your suggestion regarding the gray color. I think that would be subtle enough, but something that, like you just mentioned, wouldn't necessarily attract dirt and get dirty when it's in operation. I would be happy to implement that.

THE CHAIRPERSON: Then that awning above the walkway there or the ramp there, would that be black as well?

MR. CAMPANA: That's correct, yes.

THE CHAIRPERSON: How high up would that awning be?

MR. CAMPANA: Right here?

THE CHAIRPERSON: Yes. What I'm considering is just like, okay, how does furniture get into this place for the apartments let's say? There's not like a freight elevator, right, so it would go in this way?

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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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MR. CAMPANA: Right. Okay.

MR. GARCIA-BOU: That's just a suggestion.

MR. CAMPANA: I would like to look at that.

THE CHAIRPERSON: You may just need a little bit more -- a little better use of that space in a communal way. I know you want to keep them separate, but there may be some more space that you could share for the moment, you know, that moment of getting down there and then deciding, okay, I'm going here, I'm going there kind of.

MR. GARCIA-BOU: Not only that, I think it's better for the handicapped and the ramp you got a better --

THE CHAIRPERSON: A better flow?

MR. GARCIA-BOU: A better flow, correct.

MR. CAMPANA: Okay. Thank you for that suggestion.

THE CHAIRPERSON: It is a nice building. The details are beautiful.

MR. GARCIA-BOU: Like I said before, I

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like what you've done with the building. I

think you capture all the details. The

whitewash brick, I think I like that. I don't

know how everybody else feels but I think --

THE CHAIRPERSON: As a building, it's certainly an improvement to the area. For the parking, it's going to be a disaster. I know that that comment is totally meant for the Zoning, and I missed it unfortunately. I don't know how it's going to work. Shame on me for not attending that Zoning Board meeting, that's all I have to say.

MR. CAMPANA: Sounds like you have history with this building.

THE CHAIRPERSON: As a customer. I visited the building as a customer when it was a dance studio, and the parking was a disaster. They had offices downstairs and they didn't have any apartments upstairs, obviously. I don't know how it's going to happen. I just don't know how it's going to happen. I look at the floor plan -- if you look at the floor plan for the offices -- and I see 11 desks, including the reception area, like 11 chairs at

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1 least; right? There's 1, 2, 3, 4, 5, 6, 7, 8,
2 and I think to myself, where are all these
3 people going to park and then their customers.
4 I don't know. On top of that, you have
5 the parking for the -- how many units are there
6 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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1 the current building owner's business, this is
2 what he's anticipated to grow into. So his
3 business is actually smaller than what this can
4 accommodate at the moment. The traffic
5 engineer was able to confirm, and Phil Grealy,
6 the Town's engineer, was in agreement with
7 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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1 reviewed by the Planning Board at a number of
2 meetings and the Zoning Board, and parking was
3 their big issue. So to make you feel better,
4 that concern was raised, and they did consider
5 it. I totally understand why you may disagree
6 with those determinations, but it's not
7 something that was overlooked or taken lightly.
8 In fact, Louis could tell you I made it very
9 clear to him that parking was going to be the
10 biggest issue and to make sure he had a traffic
11 engineer. That was the biggest issue for both
12 the Planning Board, that did adopt a Neg Dec
13 for SEQRA and for the Zoning Board. Even if
14 you disagree with them, I'm not sure voicing
15 your concern would have made a big difference.
16 It would have kind of reiterated some of the
17 concerns that they already had.

MS. NEMECEK: I have just a couple of
comments on the landscape plan. For the two
European Hornbeams, 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
there to maintain that and cut that because
otherwise it loses its shape.

MR. CAMPANA: That is correct.
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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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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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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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 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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1 Just sort of looking at some of the,
 2 you know, layout issues and kind of the
 3 logistics of the existing space and the rear
 4 parking area, is the existing or is the
 5 proposed garbage area -- it looks like it's
 6 around 15 feet by 5 feet wide -- is that
 7 substantial enough to facilitate five
 8 apartments and possibly is that also going to
 9 be used for the commercial building? So that's
 10 kind of one question I have. I think you sort
 11 of eluded to it, that your preference would be
 12 to, you know, possibly locate it elsewhere, but
 13 space is a premium and parking space is even
 14 more of a premium. I'm not totally, you know,
 15 sold on the fact that -- you know, that is
 16 really your front entry and your front entrance
 17 to the apartments, and basically the first
 18 thing that you see as you enter and the first
 19 you see and possibly, you know, smell as you
 20 enter and egress that residential component is
 21 that refuse area. I would like to kind of just
 22 sort of see is there any other sort of area
 23 either inside or possibly outside where, you
 24 know, it would potentially give an alternate

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

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

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

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

20 The other thing, is there any
 21 equipment that -- how high are the parapets?
 22 Is there any air conditioning equipment, any
 23 condensers or air handlers or anything that's
 24 going to peek above the roof level or the

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

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

9 MR. MCINTYRE: Okay.

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

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

24 MR. MCINTYRE: The elevator, is a

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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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1 it because I think, you know, at the end of
2 this project, I think it's something that
3 nobody wants to say, wow, you know, we should
4 have thought about this a little bit, you know,
5 given it a little bit more thought. I just
6 think it's a little bit shy in terms of the
7 requirements. So now is the time to think
8 about it. If we can capture it, then hopefully
9 we'll all have done our job.

10 MS. UHLE: Enda, could I just add
11 something to that?

12 MR. MCINTYRE: Sure.

13 MS. UHLE: Actually, for the
14 preliminary review by the Planning Board, I
15 don't think that came up. I was just reviewing
16 the submission to the Planning Board to see
17 whether those trash enclosures were included,
18 and they were. At that point, the Planning
19 Board knew it was being referred to the Zoning
20 Board for the area variances. Now that it's
21 coming back, I think actually Enda is right,
22 with the Planning Board that will be a big
23 issue. Not only the size of it, but also where
24 it's located right now, it's not even very

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1 accessible if you're going to be having a
2 private carter and you have cars parked right
3 in front of it. So I think the accessibility
4 of it and the size are going to be important.
5 Another issue is how sturdy the enclosure is
6 because they tend to get bumped into and banged
7 into.

8
9 Based on past experience, we really
10 have had issues in the past with enclosures
11 that are too small or that are overflowing. So
12 the Planning Board has tried to be more
13 cognisant of making sure they're sized more
14 appropriately, that they're more easily
15 accessible, and they've also been imposing
16 conditions as part of site plan approval, that
17 a private carter has to come a certain number
18 of times a week, or if it's found that the
19 garbage is overflowing, that we have the
20 authority to issue a violation to require that
21 a carter comes more often. I think it's a very
22 good point, and it will be something that the
23 Planning Board will look at in a lot more
24 detail too.

25 Enda reminded us all of it. They

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1 don't want to overlook that. It has been a
2 problem with commercial properties and
3 multifamily properties in the past.

4 THE CHAIRPERSON: Margaret, in general
5 on that street are the garbage pickups on Main
6 Street?

7 MS. UHLE: Well, for any multifamily
8 or commercial structure, it's private carters.
9 Do you mean where would a private carter pick
10 up? It would be whatever arrangement that
11 property owners have with their private carter.

12 THE CHAIRPERSON: On the other
13 buildings, like their neighbors, do they put
14 garbage cans out front?

15 MS. UHLE: I don't know.

16 MR. MCINTYRE: It would be interesting
17 to look back and see because there's another
18 new, you know, multifamily literally down the
19 street from this that came before our Board.

20 MS. UHLE: If I'm recalling this
21 correctly -- that's 249 Main Street -- I think
22 he has a room in the interior where the garbage
23 is being stored.

24 MR. MCINTYRE: Yes.

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

4 MR. MCINTYRE: It's pick your poison.

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

7 It's stored inside but accessible from outside.

8 MS. UHLE: That would be ideal.

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

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

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

21 MR. CAMPANA: Right.

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

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1 motions?

2 THE CHAIRPERSON: Yes. So I'm making
3 a motion to open up Application 20-08, 291 Main
4 Street, for a public hearing.

5 MR. GARCIA-BOU: Second.

6 THE CHAIRPERSON: All in favor.

7 (AYE)

8 THE CHAIRPERSON: Margaret, is there
9 anyone in the audience here?

10 MS. UHLE: I do not see any raised
11 hands, so no.

12 THE CHAIRPERSON: Okay. Folks, do we
13 need to see this application again or are we
14 ready send it along? I ask you only because of
15 the public hearing. Is there anything worth
16 coming back to us?

17 MR. MCINTYRE: No. I think from an
18 architectural and an ARB standpoint, I think it
19 certainly fulfills, you know, what our role is.
20 I think we've given the Planning Board enough
21 to sort of contemplate as part of their review.
22 I think we can close the public hearing.

23 THE CHAIRPERSON: Okay. So then I
24 would like to make a motion to close the public

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 2 hearing for 20-08, 291 Main Street.
 3 MR. GARCIA-BOU: Second.
 4 THE CHAIRPERSON: All in favor.
 5 (AYE)
 6 THE CHAIRPERSON: And then --
 7 MS. UHLE: Do you want me to go over
 8 the comments?
 9 THE CHAIRPERSON: Yes, please.
 10 MS. UHLE: Okay. I think I got them
 11 all. If you are going to propose a clock on
 12 the front elevation, so that to the Planning
 13 Board because that would be incorporated into
 14 the architecture. I could also certainly
 15 forward that to ARB members if you just wanted
 16 casual input from them. Any proposed signage
 17 would go before the sign committee. It was
 18 recommended that you have a gray trash
 19 enclosure rather than the white trash
 20 enclosure.
 21 THE CHAIRPERSON: If it's there.
 22 MS. UHLE: What?
 23 THE CHAIRPERSON: If it's there.
 24 MS. UHLE: Good point. I forgot about
 25 that. Forget that one. You had also talked
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 2 having some kind of common vestibule at the
 3 rear of the building. I didn't get the details
 4 of that very much, but I think you understand
 5 that. The planting plan has to indicate that
 6 it's the Fastigiata Hornbeams at the corners of
 7 the building. Have your landscape architect
 8 sign and stamp the plans with his license
 9 number. Enda, you had talked about seeing a
 10 sample of the whitewash; do you want to see
 11 that or is that for the Planning Board to see?
 12 MR. MCINTYRE: Well, if something is
 13 getting sent to us, if there's a screen shot
 14 that you have, Louis, that's obviously
 15 something you've done in the past or you're
 16 familiar with this type of brick, if you're
 17 sending something through, whether it's the
 18 clock or whether it's a revision to, you know,
 19 the refuse area, either inside or outside, then
 20 I think that can be kind of captured in a very
 21 simple e-mail. If you have something that you
 22 could kind of show us in terms of the brick
 23 wash, then I would like to see that.
 24 MR. CAMPANA: Okay.
 25 MS. UHLE: Okay. Then the main issue
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 2 I think was demonstrating that whatever trash
 3 enclosure you have, that it is sufficiently
 4 sized to accommodate all the residential units
 5 and the office, that it's located so that it's
 6 accessible and not right at the entrance there,
 7 so to consider relocating it, and I think
 8 ideally within the building.
 9 MR. CAMPANA: Sounds good.
 10 MR. MCINTYRE: Just one other issue
 11 regarding the clock.
 12 MR. CAMPANA: Yes.
 13 MR. MCINTYRE: Would that clock -- and
 14 again, I'm not sure whether the clock is the
 15 tail wagging the dog -- whether the clock is a
 16 way to, you know, add some sort of signage for
 17 the building, or whether it's more of an
 18 architectural feature. You know -- and again,
 19 if it's something that you feel strongly about,
 20 then I'm absolutely open because everything
 21 that you've shown us is very well presented,
 22 and I think it's a really nice design.
 23 However, would that clock and the mechanism of
 24 that clock need access to from the inside, and
 25 would that require access into the building?
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 2 Is it a maintenance issue, you know, is it
 3 something that's going to, you know, operate
 4 continuously? Again, thinking from a practical
 5 standpoint, you just want to sort of work it
 6 through the thought processes. That's all.
 7 MR. CAMPANA: I completely understand.
 8 So the clock was one suggestion that we had.
 9 The other was simply BKB Building. But I do
 10 understand, now that we're talking about it and
 11 thinking through it, the maintenance could
 12 become an issue because you don't want the
 13 clock to say 3:00 all day long as you're
 14 driving by.
 15 MR. MCINTYRE: Yes. If the clock is a
 16 way to brand the building with BKB Building,
 17 then I'm not necessarily sure the clock is the
 18 right thing. If you feel, hey, this is a spot
 19 that, you know, the addition of a clock is
 20 going to, you know, be the icing on the cake,
 21 so-to-speak, for this building, which I don't
 22 necessarily think it needs to be because I
 23 think the building is going to be beautiful and
 24 it's going to stand alone on itself, but if
 25 there is another way to brand this building --
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1 and I understand that that's important for your
2 client; right?

3 MR. CAMPANA: Right.

4 MR. MCINTYRE: If there's another way
5 to brand this building that doesn't require,
6 you know, sort of ongoing maintenance and
7 something that's going to be more of an issue
8 than it being a simple branding issue, then
9 from a practical standpoint that's why I'm
10 bringing it up. Again, it's entirely up to
11 you. It's your purview. Again, you've brought
12 it this far, and I'm sure it's going to be an
13 easy one to bring across the finish line. I
14 don't think there's anything more that needs to
15 be said on that. I'm just giving you my
16 opinion.
17

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

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

22 MR. MCINTYRE: Yes.

23 MR. GARCIA-BOU: Yes.

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

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2 291 Main Street, along to the Planning Board
3 with the aforementioned comments.

4 MR. GARCIA-BOU: Second.

5 THE CHAIRPERSON: All in favor.

6 (AYE)

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

12 MR. CAMPANA: Thank you. I appreciate
13 that.

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

16 MR. CAMPANA: Two doubleheaders
17 tonight. Bear with me a second, I just need to
18 get situated and change my project here.

19 THE CHAIRPERSON: Okay. In the
20 meantime, I can mention that the next
21 application and last application for the
22 evening is Application 20-42 for the address 10
23 Ridge Street.

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

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

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

8 MS. UHLE: Yes.

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

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

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2 property and the driveway itself and to reduce
3 the amount of impervious coverage on the lot.

4 This here, this is the proposed
5 condition. So we're going to remove a portion
6 of that driveway and create a nice area here
7 for hedge and plantings. Here, this is the
8 dwelling shown with it's proposed additions.

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

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

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

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

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

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

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

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

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1 replacing them with these 12 inch diameter
2 columns with a new covering. We'll also be
3 implementing handrails, black iron handrails
4 and guardrails on the portico because of the
5 drop we have on either side. Because we're
6 taking the stone veneer off of the house, we're
7 going to parge the existing foundation wall
8 with a three coat cement stucco which will be
9 white -- I'm sorry, off-white. We'll be
10 removing the double door that currently exists
11 and replacing that with an insulated mahogany
12 carriage house garage door, overhead door.
13 Above that is the box bay, which is in the
14 dining room. This will be clad with PVC boards
15 painted white. Here we have flat recessed
16 panels with a square molding just to give it
17 some depth, and that will terminate beneath the
18 overhang. All of the eaves, the cornices, the
19 eaves, the rakes, all of that will be
20 Interstate Lumber profiles in an AZEK material
21 also painted white. The windows will be
22 Andersen 200 series simulated divided light
23 double hung. The front door will be an
24 insulated mahogany painted black, and then

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

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

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

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

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

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

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

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

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

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

23 MR. CAMPANA: Yes.

24 THE CHAIRPERSON: Is that because of

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1 what's going on inside, I'm thinking?

2 MR. CAMPANA: So I'll show you what's
3 going on inside in a second. Right now as it
4 stands today -- you're seeing photographs, hold
5 on, you're not seeing my drawing here. So the
6 front portico is justified over to the left
7 side of the house here, and you can see that
8 based on the windows here. What I wanted to do
9 to create balance was to incorporate a heavier
10 element on the right side of the portico here.
11 I think it provides it with the right amount of
12 balance to offset the asymmetry.

13 In terms of the plan, we have two
14 bedrooms flanking the stair, we have a closet.
15 One of those windows in the front will be
16 located in the closet and the other one under
17 the stair. So the windows on the second floor
18 are centrally located in terms of the shed
19 dormer but not centered on the front entry.

20 THE CHAIRPERSON: You'll probably
21 never really look at that house front on like
22 that anyway. You're not going to notice it.
23 It will be more on an angle.

24 MR. MCINTYRE: I think it's very well

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1 thought out to have that balance even though
2 it's off. The door is not on the center line
3 of the home. I think the way you laid out the
4 windows and you balanced that, I think it's
5 excellent.

6 MR. CAMPANA: Thank you.

7 THE CHAIRPERSON: I notice you said
8 you were taking away the stone. There was no
9 way to leave it like around the garage?

10 MR. CAMPANA: What happens is because
11 the stone is a veneer, it's not necessarily the
12 foundation, it would project out from the face
13 of the house, so there would be this sort of
14 shelf around the base of the house, which could
15 create some water issues. We intend on
16 removing that and reusing that stone on the
17 back porch along the base so that it ties in
18 with the other stone elements like the
19 retaining walls in the driveway and also the
20 front patio.

21 THE CHAIRPERSON: So you are going to
22 repurpose it?

23 MR. CAMPANA: We are going to
24 repurpose it.

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1 THE CHAIRPERSON: Can you show me on
2 the back where that's going to go, the back
3 elevation?

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

6 THE CHAIRPERSON: Okay.

7 MR. CAMPANA: You could see that here.
8 I mean, we're not going to be able to use all
9 of it, but I'm sure the Forgiones will find a
10 good use for it.

11 THE CHAIRPERSON: They will.

12 MR. CAMPANA: Right.

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

18 Any other comments or questions,
19 anyone?

20 MS. NEMECEK: It looks really good.

21 MR. CAMPANA: Thank you.

22 MR. MCINTYRE: I think it look great.

23 I would like to make a motion to open up
24 Application 20-42, located at 10 Ridge Street,

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1 to the public hearing; do I have a second?

2 MR. GARCIA-BOU: Second.

3 MR. MCINTYRE: All in favor.

4 (AYE)

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

7 MR. CAMPANA: You're on mute,
8 Margaret.

9 MR. GARCIA-BOU: Margaret, you're on
10 mute.

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

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

17 MR. GARCIA-BOU: Second.

18 MR. MCINTYRE: All in favor.

19 (AYE)

20 MR. MCINTYRE: So the public hearing
21 on this application is now closed. I think
22 it's really, really nice. It's a beautiful
23 design, very well executed, very well thought
24 out. I'm looking forward to seeing the

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1 finished product. Kudos to you for your
2 presentation and for your care in the detailing
3 and the aesthetic and the neighborhood. I look
4 forward to seeing this and hopefully more of
5 your work in the months to come.

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

9 MR. CAMPANA: There you go.

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

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

21 THE CHAIRPERSON: Okay.

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

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1 MR. GARCIA-BOU: No, I'm good. Thank
2 you.

3 MR. MCINTYRE: That being the case, I
4 would like to make a motion to move along
5 Application 20-42, located at 10 Ridge Street,
6 on to the Planning Board for their review and
7 consideration. I don't believe, Margaret, that
8 we really had any sort of --

9 MS. UHLE: You did not have any
10 recommendations, so you're referring it as
11 proposed.

12 MR. MCINTYRE: Okay. All in favor of
13 moving this application.

14 THE CHAIRPERSON: I second that.

15 MR. MCINTYRE: Okay. That being the
16 case then, Louis, again, congratulations, good
17 work, and we look forward to seeing this --
18 certainly Carlos looks forward to seeing this.

19 THE CHAIRPERSON: I think we need an
20 all in favor.

21 MR. MCINTYRE: All in favor. I'm
22 sorry.

23 (AYE)

24 MR. CAMPANA: All right, guys, thank

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