

Eastchester Town Clerk  
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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
OCTOBER 7, 2021

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

BOARD MEMBERS IN ATTENDANCE:

LAURA RAFFIANI, CHAIRPERSON  
JENNIFER NEMECEK, MEMBER  
SILVIO LUCA, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING  
JAY KING, BUILDING INSPECTOR

TOWN OF EASTCHESTER  
Building and Planning Department

OCT 21 2021

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

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EASTCHESTER ARB - 10/7/21

just make sure that you have the mic.

Introduce yourself, please.

MS. FLORESCA: Okay. My name is Dalira Floresca, I'm with GK&A Architects. We are the firm that's remodeling the Dunkin' at 38 Mill here in Eastchester. May I --

THE CHAIRPERSON: Distribute the other ones?

MS. FLORESCA: Distribute the updates.

THE CHAIRPERSON: Just as an FYI, the architect met with us at the sign meeting on -- what day was it?

MS. FLORESCA: Friday.

THE CHAIRPERSON: I'm losing all track of time. On Friday. These new updates are based on our meeting on Friday.

MS. FLORESCA: Correct. There is a bit more information here than what was submitted at the sign committee just because the client wanted to improve upon the coping, and also extend that orange band to the adjacent liquor store just to make it, you know, a better looking facade because that strip kind of comes in and out. This entire

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THE CHAIRPERSON: Good evening, everyone, and welcome to the Architectural Review Board meeting for October 7th, 2021.

Margaret, if you would do the -- Pledge of Allegiance first. Sorry. Pardon me. (Pledge of Allegiance.)

THE CHAIRPERSON: The roll call.

MS. UHLE: Okay. Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre is running very late, and I'm not sure about the status of Carlos. So I think we should just proceed.

THE CHAIRPERSON: Proceed. We do have a quorum.

So first up this evening is Application 21-30, Dunkin Donuts -- Dunkin' I should say -- new name -- at 1 Michael Frey Drive. If you could just grab the mic over there. You could take it with you if you would like, you don't have to stay by the podium, but

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portion of the building comes out from the rest of the facade. Just to maintain that continuous orange band, we continued it on to the liquor store and turning the corner to the side like about 3 feet in.

I'm going to describe the improvements from the ground up. The existing facade has an awning. We're removing that. There is a metal material on the storefront, both at the bottom and at the top. We're proposing to paint that charcoal, which is one of the new Dunkin' colors. The orange band will be installed in view of the orange band that is currently there. If you look at the second photo that I just gave you, it shows you the profile of what's there currently. There is an orange band there with florescent lighting. We proposed to remove that and install this new orange band, which is 8 inches in depth and 9 and a half inches in height. It has recessed lights on the underside to be able to illuminate the sidewalk. Previously we had some lights at the top, which we removed, since the sign committee had asked us to do so. So

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1 we do not have any up lighting. We have  
2 recessed lights on the underside of the orange  
3 band.

4 THE CHAIRPERSON: At one point, I  
5 thought you had said that there was both up and  
6 down lighting on the band, but the band is  
7 completely unilluminated; correct?

8 MS. FLORESCA: Correct. The lights  
9 that shine down are the recessed lights that  
10 are underneath. That's the only thing that's  
11 down there.

12 Then the orange band, the same thing,  
13 once it goes into the liquor store, we will not  
14 have up lighting, we will only have recessed  
15 lights on the underside. You currently do have  
16 illumination there, which is florescent  
17 lighting, which will be substituted by the LED  
18 recessed lights.

19 Working my way up, this entire band,  
20 which is -- it's a combination of a extruded  
21 metal and a wood printed on aluminum material,  
22 and I have an example of it here, this whole  
23 thing will be made by the signage vendor to be  
24 mounted on the building by the GC. This is not

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1 illuminated, it is a series of white and pink  
2 stripes with a wood tone in the middle.

3 On the top, we have the existing  
4 coping, which will be painted that charcoal  
5 color.

6 I'm going to distribute the materials  
7 now so you can see them. This is the color  
8 samples. This is a fiber cement material.  
9 That isn't what we're using here. It will be  
10 aluminum with that printed on it.

11 MS. NEMECEK: So it's just that  
12 imprint.

13 MS. FLORESCA: Yes. This is the  
14 material of the orange band.

15 MS. NEMECEK: This is the gray color  
16 that's going to be painted?

17 MS. FLORESCA: If you can show me what  
18 that is. No, that's the white at the sign.

19 THE CHAIRPERSON: The sign backer?  
20 The letter backer?

21 MS. FLORESCA: Yes. The grayish white  
22 that you see will be at the sign on the sign  
23 backer. The orange is the Dunkin' letter  
24 orange and also the orange band. This pink is

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1 what will be on the extruded metal, and then  
2 the white will match the back of the sign. The  
3 charcoal color that I mentioned earlier is this  
4 one. I believe it's the PC2. That will go on  
5 the metal at the storefront and at the coping  
6 as well.

7 THE CHAIRPERSON: So for the color,  
8 really looking more for color and the  
9 background part and not necessarily the sign, I  
10 think your first set is more helpful in terms  
11 of that. Actually, I'm seeing the revised set  
12 here, that it's all in black and white. Is  
13 that what you guys got too?

14 MS. FLORESCA: I apologize that it  
15 wasn't printed in color.

16 THE CHAIRPERSON: But it actually  
17 looks the same as the -- the sign of the  
18 Dunkin' looks the same.

19 MS. FLORESCA: The sign?

20 THE CHAIRPERSON: Yes.

21 MS. FLORESCA: It's whatever was  
22 approved by the sign committee. If you go to  
23 the second sheet, it shows the size of the  
24 sign, which is -- the letter height is 1.4 and

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1 the backer board is 1.6. That was previously I  
2 believe it was 2 feet. We are showing the  
3 smaller sign.

4 THE CHAIRPERSON: Okay. What kind of  
5 confused me was the original ARB application,  
6 the size looks the same. Is that the smaller  
7 one on the original ARB application?

8 MS. FLORESCA: When we submitted the  
9 sign committee package, we received a comment  
10 of us having to provide a conforming sign.  
11 Once we submitted to the ARB, we submitted the  
12 conforming sign.

13 THE CHAIRPERSON: Okay. Now it's  
14 making sense. Thank you. I suggest you  
15 look -- in terms of like how it looks, it's  
16 more helpful to look at the color one. The  
17 difference between this and this is the lack of  
18 lighting in certain places.

19 MS. FLORESCA: Yes. If you look at  
20 the bubbling, there was an arrow pointing to  
21 light on the top of the orange band, and that  
22 is out. Also, if you look at the third sheet,  
23 there was a cut sheet there for an LED light  
24 strip, which we removed.

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 2 THE CHAIRPERSON: Okay.  
 3 MS. NEMECEK: Currently, you have two  
 4 stationary trash bins in front of the store;  
 5 are they going to remain?  
 6 MS. FLORESCA: They will remain. They  
 7 may -- we may change them to something a  
 8 little -- we will have trash cans, but it may  
 9 be something, you know, a little bit newer than  
 10 what's there, but we will keep the trash cans,  
 11 yes.  
 12 MS. NEMECEK: Okay. That's why I'm  
 13 asking.  
 14 THE CHAIRPERSON: Yes, they could use  
 15 an update.  
 16 MS. NEMECEK: If you could include  
 17 that, I guess, if we move this along today.  
 18 MS. UHLE: I'll put that as a  
 19 condition. When they refer you to the Planning  
 20 Board, then maybe you could provide a cut sheet  
 21 or they're going to request that you provide a  
 22 cut sheet of the new and improved trash cans.  
 23 MS. FLORESCA: Okay. No problem.  
 24 THE CHAIRPERSON: Now that you're  
 25 extending the orange all the way across, the  
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 2 liquor store will still have the --  
 3 MS. FLORESCA: The shakes. Yes.  
 4 THE CHAIRPERSON: The shakes. Okay.  
 5 MS. FLORESCA: The signage won't  
 6 change. It's the same sign. It's just the  
 7 coping will get painted and the orange band  
 8 will go straight across.  
 9 THE CHAIRPERSON: This appears larger.  
 10 This is 8 inches -- oh, that's the overhang.  
 11 What's the dimension; 6 and a half?  
 12 MS. FLORESCA: The height is 9 and a  
 13 half.  
 14 THE CHAIRPERSON: 9 and a half?  
 15 MS. FLORESCA: Yes.  
 16 THE CHAIRPERSON: Is it 9 and a half  
 17 now? It appears smaller.  
 18 MS. FLORESCA: Right now it is  
 19 smaller, but since we're taking off the awning  
 20 at the Dunkin', there is going to be basically  
 21 like a blank fascia there. So it will be a  
 22 filler.  
 23 THE CHAIRPERSON: It's still going to  
 24 project out a little bit, though; right?  
 25 MS. FLORESCA: Yes. So the projection  
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 2 will be the 8 inches. Currently, I believe  
 3 it's like a foot, around a foot. So we're  
 4 going to be a little bit further -- we won't be  
 5 as -- the projection won't be as much as it is  
 6 right now.  
 7 THE CHAIRPERSON: Then on the far  
 8 right-hand side where it says there's a  
 9 projection of 8 inches, I have a feeling that  
 10 will kind of be a little awkward with the other  
 11 facade on that.  
 12 MS. FLORESCA: On the side?  
 13 THE CHAIRPERSON: Yes.  
 14 MS. FLORESCA: If you look at I  
 15 believe it's the last photograph in the packet  
 16 I gave you, it shows the side of the building.  
 17 So that band will end where the brick starts.  
 18 So currently, there is a fascia that comes out  
 19 there, so we'll basically do the same thing as  
 20 that white fascia, as that white trim that's at  
 21 the base of the shakers.  
 22 THE CHAIRPERSON: I'm not -- I see  
 23 what you're talking about in the photo, but I'm  
 24 not following what you are saying. I'm  
 25 concerned more about the far right-hand side.  
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 2 MS. FLORESCA: Oh, the far right-hand  
 3 side. I'm sorry, I was on the wrong end.  
 4 THE CHAIRPERSON: If you look on the  
 5 very first packet image, I'm thinking that if  
 6 you try to extend that by 8 inches on the far  
 7 right, as you indicated on the illustration,  
 8 that it would kind of impede on the other --  
 9 MS. FLORESCA: On the other facade?  
 10 THE CHAIRPERSON: -- Facade. In a  
 11 very awkward way because it's got that  
 12 overhang. You know what I mean?  
 13 MS. FLORESCA: Yes. From what I saw  
 14 on site, I believe that that goes under that  
 15 overhang that the adjacent tenant has, and if  
 16 we need to make it a little bit narrower, we  
 17 can do that.  
 18 THE CHAIRPERSON: I don't think you  
 19 can even go beyond that line because I think  
 20 that's the dividing line of, you know, like the  
 21 other storefront. I don't think you can go  
 22 past -- Margaret, do you understand what I  
 23 mean?  
 24 MS. UHLE: Yes. It's kind of hard to  
 25 see. Maybe you could just provide a detail of  
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2 how that's going to be dealt with, even for a  
3 contractor or something. It's kind of hard to  
4 see whether that brick is set back a little bit  
5 in the photograph. I see what she means about  
6 if it goes under the roof line there it would  
7 just turn, but I don't how far back that wall  
8 is, whether that's recessed a little bit or  
9 not. It's hard to tell in the photo.

10 MS. FLORESCA: We could definitely  
11 clarify, you know, the detail for that corner.  
12 If need be, it could just stop at the  
13 Dunkin' -- you know, where the Dunkin' ends.

14 MS. UHLE: In this photograph, it does  
15 look like it's flush with that little roof.

16 MS. FLORESCA: Yes, somewhat. We can  
17 definitely take a photo of that and just make  
18 sure we have a detail for that.

19 THE CHAIRPERSON: Yes, for sure. What  
20 you need to take into consideration is whether  
21 or not you're on your -- because this looks  
22 like actually you're past the property line,  
23 the way this is rendered here. Where it says  
24 28.6 storefront, that line that comes down  
25 looks like you're past --

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2 MS. FLORESCA: Here?

3 THE CHAIRPERSON: The very top of the  
4 storefront.

5 MS. FLORESCA: That's the center line  
6 of the demising wall.

7 THE CHAIRPERSON: Right. So it looks  
8 like you're already over that.

9 MS. FLORESCA: Yes, but the actual  
10 facade is a little bit over.

11 THE CHAIRPERSON: What I'm saying is,  
12 I don't think you want to go any further than  
13 that.

14 MS. FLORESCA: No. We'll stop it  
15 right here where the storefront ends.

16 THE CHAIRPERSON: Yes.

17 MS. FLORESCA: Okay.

18 THE CHAIRPERSON: You said you had a  
19 sample of the wood tone, I think?

20 MS. FLORESCA: Yes. That's what I  
21 gave you. That material is the fiber cement  
22 material, which is the prototypical.

23 MR. LUCA: Your wood tone is going to  
24 be smooth, though, right, because that has  
25 relief.

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2 MS. FLORESCA: Ours will have the  
3 colors, but it won't have the texture. It will  
4 be all light beige aluminum material. So it  
5 won't be as heavy as that fiber cement.

6 THE CHAIRPERSON: It will have color  
7 to look like wood?

8 MS. FLORESCA: Yes.

9 THE CHAIRPERSON: Like a laminate kind  
10 of a thing?

11 MS. FLORESCA: Pardon me.

12 THE CHAIRPERSON: Like a laminate kind  
13 of a thing?

14 MS. FLORESCA: Yes, because it won't  
15 have that texture.

16 THE CHAIRPERSON: Right.

17 Any comments or questions, guys?

18 One thing that we did not mention at  
19 the sign meeting, and I just want to kind of  
20 throw it out there. I don't know if it really  
21 needs it, but I know -- they had come to the  
22 sign meeting with a much larger sign kind of  
23 based on replacing the square footage of the  
24 sign because it got smaller, but this is what  
25 conforms to the sign law. Another thing that

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2 you are allowed to do is a blade sign. I don't  
3 know if it really kind of lends itself to this  
4 facade or whatever, but we find that they are  
5 very, very helpful in terms of pedestrian  
6 traffic. It's just one more way of, you know,  
7 putting it out there.

8 MS. FLORESCA: Okay.

9 THE CHAIRPERSON: That would typically  
10 go above or near the door somewhere. If that's  
11 something that you would want as extra, you're  
12 allowed by the law, the sign law to do that.

13 MS. FLORESCA: Okay. I'll definitely  
14 mention it to our client to see if that's  
15 something that he'll be interested in.

16 THE CHAIRPERSON: So the height, it  
17 has to be 7 foot below it. I see here where 8  
18 foot is, so probably in that top transom  
19 section would be the area that you could go.

20 MS. FLORESCA: Project out.

21 THE CHAIRPERSON: Project out. But  
22 I'm thinking no lower than the door.

23 MS. FLORESCA: Yes, that makes sense.

24 THE CHAIRPERSON: Approximately.

25 MS. UHLE: In any case, that would

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2 need review and approval by the Sign Committee.  
3 You would not need to come back to this board  
4 or the Planning Board, that would be just to  
5 the Sign Committee.

6 THE CHAIRPERSON: I think we should  
7 make a motion to open up application -- what's  
8 the number?

9 MS. UHLE: 21-30.

10 THE CHAIRPERSON: 21-30 for a public  
11 hearing.

12 MS. NEMECEK: Second.

13 THE CHAIRPERSON: All in favor.  
14 (AYE)

15 THE CHAIRPERSON: Anyone here?  
16 (No comments.)

17 THE CHAIRPERSON: I kind of though so.

18 A motion to close the public hearing  
19 on Application 21-30.

20 MS. NEMECEK: Second.

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

23 THE CHAIRPERSON: Any other comments  
24 or suggestions regarding sending this along to  
25 the Planning Board?

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2 MS. NEMECEK: Just about the trash.

3 THE CHAIRPERSON: Okay. Yes, that  
4 would be nice.

5 MS. UHLE: The two comments were to  
6 bring a cut sheet of the proposed trash cans,  
7 and to just clarify on the drawing where the  
8 orange band ends on the right side or how that  
9 will end on the right side of the building.

10 MS. FLORESCA: Okay, we'll provide  
11 that.

12 THE CHAIRPERSON: I would like to make  
13 a motion to send Application 21-30 along to the  
14 Planning Board with the above mentioned  
15 qualifications with a recommendation of  
16 approval.

17 MS. NEMECEK: Second.

18 THE CHAIRPERSON: All in favor.  
19 (AYE)

20 MS. FLORESCA: Thank you.

21 THE CHAIRPERSON: Very good. Thank  
22 you very much.

23 MS. UHLE: Do you want your samples  
24 back? You could bring them to the Planning  
25 Board meeting, if you would like.

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2 THE CHAIRPERSON: Here's the wood.

3 While we're doing that, our next  
4 application is Application 21-31 for 2 Eastway.

5 MR. IANNACITO: Good evening. My name

6 is John Iannacito. I'm an architect, and I'm

7 representing Mr. and Mrs. McGlinn this evening.

8 Michael McGlinn is with me tonight. We are

9 proposing additions and alterations to the

10 existing single family residence located at 2

11 Eastway.

12 The proposed scope of work will

13 include the construction of a one story garage,

14 which is highlighted here, at the side and rear

15 of the existing residence. The garage will

16 have a breezeway, which will connect it back to

17 an open porch at the rear of the property.

18 We're also proposing alterations to

19 the existing circular drive to provide access

20 to the new garage.

21 Here is the street facade on Eastway

22 showing the existing residence, and then the

23 garage beyond. On the garage, we basically

24 tried to pick up the details that were in this

25 gable end and the gable end at the rear of the

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2 house and bring in the trim details there. The

3 hip roofs we picked up from the sides of the

4 house. Then the stucco, not as much happens on

5 the front facade, but there is this area, and

6 then the entire back is mostly stucco. So we

7 picked up all those materials and brought it

8 into the garage building.

9 This is the view from Southeastway,

10 the house beyond, and then the garage. The

11 property kind of slopes off towards the corner.

12 Here is the rear view showing the garage

13 connected back to the open porch and the house.

14 This is the view next to the breezeway.

15 This is a rendering showing the

16 existing house in relation to the garage. Here

17 is the existing house and the garage.

18 As far as the materials, we're

19 matching the materials on everything. The wall

20 surfaces will be stucco in a beige finish to

21 match existing. The roof will be slate to

22 match existing. The trim boards will be AZEK

23 painted to match existing. The windows will be

24 vinyl clad to match existing. The gutters are

25 going to be copper to match existing. The

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2 overhead doors will be either a wood or a  
3 fiberglass painted to the match the trim work  
4 and the siding, which happens more on the rear  
5 of the building. I have samples of the  
6 materials, which are pretty typical materials.  
7 I can hand them over.

8 I'll be happy to answer any questions  
9 you have.

10 MR. LUCA: I just have one comment.  
11 On the gable over the garage door, you're not  
12 saying how big the AZEK boards are, but I would  
13 definitely want them to be very similar to what  
14 you have. Not a 5 quarter by 4, it might be 5  
15 quarter by 6 or 5 by 8.

16 MR. IANNACITO: We're going to try to  
17 match.

18 MR. LUCA: Because the boards on the  
19 existing house, they look like they're 8 or  
20 10 inches wide.

21 MR. IANNACITO: They're much wider, so  
22 we'll probably try to match the upper part of  
23 this gable here or even this gable here. We'll  
24 try to keep it the same size. That has brick  
25 in between. We're definitely going to try to

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2 match the size of the existing house.

3 THE CHAIRPERSON: Right now it doesn't  
4 look like that, though.

5 MR. IANNACITO: It might be drawn a  
6 little narrower on the rendering.

7 MR. LUCA: What I'm saying is, you  
8 might actually lose a board.

9 MR. IANNACITO: Right. So we'll have  
10 them on the sides of the windows, and then  
11 we'll space them accordingly. I'll revise that  
12 for the Planning Board, making them a little  
13 wider. I'll show them at 7 and a quarter.

14 MS. NEMECEK: Are there lights on the  
15 garage? Lights? Are they going to be  
16 recessed?

17 MR. IANNACITO: We'll probably going  
18 to have lights -- I think we'll have lights on  
19 either side of the garage door. For the  
20 breezeway, we'll have recessed lighting. We'll  
21 probably have -- it gets a little tight, so  
22 we'll have a narrow fixture.

23 THE CHAIRPERSON: Is there anything  
24 else on the house existing now, any other  
25 lighting?

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2 MR. IANNACITO: The lighting is  
3 recessed here, and in the back I believe  
4 there's a light at this door of the patio.

5 THE CHAIRPERSON: But nothing that you  
6 could tie into, is what I'm saying, as far as  
7 lighting goes?

8 MR. IANNACITO: We'll try to match  
9 what's there.

10 MR. LUCA: At the front door like a  
11 black cast iron.

12 MS. NEMECEK: That's kind of neat.

13 MR. IANNACITO: We could try to match  
14 that light fixture.

15 MS. NEMECEK: Or similar. I think it  
16 will look nice.

17 MR. LUCA: On either side of the  
18 garage doors as well?

19 MR. IANNACITO: Yes, we'll probably do  
20 one here, and then if I could fit one here and  
21 here.

22 MR. LUCA: Because that recesses;  
23 right?

24 MR. IANNACITO: That recesses back,  
25 yes. Not much.

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2 THE CHAIRPERSON: You see it more on  
3 the rendering.

4 MR. IANNACITO: It's a 2 foot setback  
5 just to create that gable.

6 MR. LUCA: Also, again, because that  
7 house was probably built in like the  
8 mid-Twenties, the gable, typically somebody  
9 uses a 1 by 8, but try to match what's there.  
10 It might be a 1 by 12.

11 MR. IANNACITO: This here?

12 MR. LUCA: Right.

13 THE CHAIRPERSON: Those things could  
14 definitely make or break it. It's obvious by,  
15 you know, the use of materials and the slate  
16 and everything else, that you care enough that  
17 this fits in with the house itself, with the  
18 neighborhood, and we appreciate that.

19 MS. NEMECEK: It's going to look like  
20 it always was there.

21 THE CHAIRPERSON: It is, as it should.

22 MS. UHLE: The rendering looks like  
23 it's already built. These renderings are  
24 amazing.

25 MR. IANNACITO: I sent in photographs

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 2 of the house.  
 3 THE CHAIRPERSON: This stone wall is  
 4 also beautiful on the project site front and  
 5 side. Is that the stone wall to the adjacent  
 6 property driveway? I'm not sure exactly what  
 7 I'm looking at there.  
 8 MR. IANNACITO: That's another house.  
 9 This wall here at the very back, it's like a 50  
 10 foot drop. So that wall runs across the whole  
 11 property. They see that from their yard.  
 12 THE CHAIRPERSON: It has nice  
 13 character. It looks like it's been there for  
 14 quite some time.  
 15 MR. IANNACITO: That's one of my  
 16 favorite neighborhoods.  
 17 THE CHAIRPERSON: It is quite nice.  
 18 MR. IANNACITO: Sorry for the people  
 19 who live in Lake Isle.  
 20 THE CHAIRPERSON: That's a whole  
 21 different era.  
 22 MR. IANNACITO: I just lost all my  
 23 clients.  
 24 MR. LUCA: That whole area is 1920's.  
 25 THE CHAIRPERSON: I would like to make

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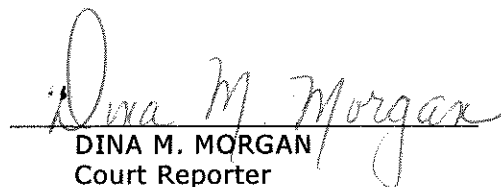
1 EASTCHESTER ARB - 10/7/21  
 2 a motion to open Application 21-31, 2 Eastway,  
 3 for a public hearing.  
 4 MS. NEMECEK: Second.  
 5 THE CHAIRPERSON: All in favor.  
 6 (AYE)  
 7 THE CHAIRPERSON: Anyone here have  
 8 anything to say; comments, additions, whatever?  
 9 (No comments.)  
 10 THE CHAIRPERSON: I would like to make  
 11 a motion to close Application 21-31, 2 Eastway,  
 12 for the public hearing.  
 13 MS. NEMECEK: Second.  
 14 THE CHAIRPERSON: All in favor.  
 15 (AYE)  
 16 THE CHAIRPERSON: I think, Margaret,  
 17 if we would just review the light fixture.  
 18 MS. UHLE: Sure. There were three  
 19 things:  
 20 To ensure the width of the boards on  
 21 the gable on the garage match the size of the  
 22 existing boards. Match the rake boards on the  
 23 gable as well. Add similar light fixtures at  
 24 the garage doors.  
 25 THE CHAIRPERSON: So I would like to

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1 EASTCHESTER ARB - 10/7/21  
 2 make a motion to send Application 21-31, 2  
 3 Eastway, along to the Planning Board with a  
 4 recommendation of approval with the above  
 5 conditions.  
 6 MR. IANNACITO: Thank you.  
 7 MS. NEMECEK: Second.  
 8 THE CHAIRPERSON: All in favor.  
 9 (AYE)  
 10 THE CHAIRPERSON: Thank you, and good  
 11 luck with your home and addition.  
 12 MR. IANNACITO: Thanks a lot. Have a  
 13 great night.  
 14 THE CHAIRPERSON: Alrighty. So I  
 15 think that's it for this evening. I would like  
 16 to make a motion to close the Architectural  
 17 Review Board meeting of October 7th, 2021.  
 18 MS. NEMECEK: Second.  
 19 THE CHAIRPERSON: All in favor.  
 20 (AYE)  
 21 THE CHAIRPERSON: Alrighty. Thank you  
 22 and goodnight, everyone.  
 23 MS. UHLE: Thank you.  
 24 (Meeting adjourned.)  
 25

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1 EASTCHESTER ARB - 10/7/21  
 2 C E R T I F I C A T I O N  
 3  
 4 STATE OF NEW YORK )  
 ) SS.  
 5 COUNTY OF WESTCHESTER)  
 6  
 7 I, DINA M. MORGAN, Court Reporter and  
 8 Notary Public within and for the County of  
 9 Westchester, State of New York, do hereby  
 10 certify:  
 11 That the above transcript was taken from  
 12 a video of the actual hearing. I was not  
 13 present for such hearing. The video was taken  
 14 and transcribed by me to the best of my  
 15 ability.  
 16 And, I further certify that I am not  
 17 related to any of the parties to this action by  
 18 blood or marriage, and that I am in no way  
 19 interested in the outcome of this matter.  
 20 IN WITNESS WHEREOF, I have hereunto set  
 21 my hand this 20th day of October, 2021.

  
 DINA M. MORGAN  
 Court Reporter

DINA M. MORGAN, REPORTER

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CORRECTION SHEET

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CORRECTION

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