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Eastchester Town Clerk  
605290046

TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
OCTOBER 1, 2020

MEETING HELD VIA ZOOM

BOARD MEMBERS IN ATTENDANCE:

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

TOWN OF EASTCHESTER  
Building and Planning Department

DEC 15 2020

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 ARB - 10/1/2020

your microphone, state your name and address,  
and then proceed with your questions and  
comments if there is anyone here for any  
related application.

Our first item on the agenda -- well,  
there are no approval of minutes because we're  
lacking in the right quorum here to do that.  
Our first item on the agenda is Application  
20-13, 10 Leewood Drive, which is the  
Troublesome Brook Pump Station. Are we  
prepared?

MS. UHLE: Yes. It just takes a  
minute for everyone to kind of get on to the  
screen.

THE CHAIRPERSON: Okay. Welcome,  
folks. As you arrive, please un-mute  
yourselves. Here we are. Can you please  
introduce yourselves.

MR. SCIARETTA: Sure. Good evening,  
Madam Chair. Can you all hear me okay?

THE CHAIRPERSON: Yes, I can.

MR. SCIARETTA: Thank you very much,  
Madam Chair, members of the board, town staff.  
My name is Lino Sciaretta, partner with the

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THE CHAIRPERSON: Hello, everyone.

Welcome to the October 1st, 2020 Architectural  
Review Board meeting. Margaret, if you would,  
please, roll call.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Enda McIntyre is running a  
little late, and Silvio Luca is unable to  
attend the meeting.

THE CHAIRPERSON: Okay. So, folks, I  
just wanted to make a note to everyone in the  
audience if you're watching, that the applicant  
and the board members are going to speak first  
about each application. We'll then open a  
public hearing. If you would like to make a  
comment at the point of the public hearing, use  
the raise hand feature on your Zoom, which is  
also star 9 if you're calling from a phone.  
Margaret Uhle will acknowledge you and invite  
you to speak. When she does, please un-mute

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firm of Montalbano, Condon & Frank on behalf of  
the applicant, Suez.

We were last here before your Board  
back on September 3rd with respect to the new  
pump station that is being proposed. Since  
then, we've been to the Zoning Board, and that  
matter has been closed. We are awaiting  
decision.

At the last meeting back in September,  
I know your Board had some comments and some  
very good suggestions with respect to what's on  
the renderings. So I'll give you a brief  
overview, and we'll get right into it.

A couple of things that we did with  
the new renderings, which will be presented  
tonight by Joe Bongiovanni, and also we have  
Fred, who is with the architectural firm from  
Jacobs, and Tammy Schlagbaum. So we have Fred  
Grossfeld and Tammy and Joe who will be  
presenting the renderings. Some of the things  
that we did with the new renderings, Madam  
Chair, members of the board, one of the things  
were the quoins. Remember, we wanted to show  
the rendering with and without the brick

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1 quoins? We've done that. We've also added  
2 landscaping that is shown in the renderings.  
3 We've added unobscured elevations and rendered  
4 them on all four sides, and no show Joe shared  
5 the screen so you could see basically what I'm  
6 looking at now.

7 THE CHAIRPERSON: Not yet. Is anyone  
8 else seeing the shared screen? I'm just seeing  
9 the listing on the screen right now.

10 MR. GROSSFELD: That's all it is.

11 MR. SCIARETTA: Just the listing.  
12 Just the bullets that I'm reading off.

13 The other thing we did, we used  
14 textured brick to soften the corners with raked  
15 joints. We also added glass transoms to the  
16 doors out in front an lintels. Also, in the  
17 same place, I believe Silvio, one of your board  
18 members, had that comment, and we fixed that.  
19 Also, the fill pipe, we put it in a discreet  
20 location. We moved the HVAC unit to the side  
21 of the building or roof. We'll discuss that.  
22 We also, in the renderings, have shown adjacent  
23 structures in the renderings. The last time,  
24 if you recall, they were not there, so we've

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1 added those. We also provide sample paver  
2 block and we tinted the glass and enlarged the  
3 plantings.

4 Without further ado, we'll get in to  
5 these changes that we made. I'll turn it over  
6 to Joe Bongiovanni from Jacobs, and then to  
7 Fred, and then Tammy with respect to the  
8 landscaping. Thank you very much.

9 MR. BONGIOVANNI: Thanks, Lino.  
10 Everyone can hear me okay?

11 MS. NEMECEK: Yes.

12 MR. BONGIOVANNI: I've got a bunch of  
13 renderings. Certainly a lot to look at. So  
14 we'll do that first, and then we have the  
15 landscaping plan. Obviously, the landscaping  
16 has been rendered, so you'll have a feel for  
17 that as we go through each of these slides and  
18 all the different viewports and whatnot. I  
19 will turn it over to Fred just so he could  
20 highlight the changes and discuss each of  
21 these. Go ahead, Fred.

22 MR. GROSSFELD: Good evening,  
23 everyone. Let me highlight a few of the things  
24 that we just discussed.

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1 First of all, as you can see, the  
2 quoins, which used to be stone, are now brick.  
3 They match obviously the brick that we proposed  
4 for the building. So they blend in better.  
5 The building now has a more horizontal  
6 appearance as opposed to what he had before,  
7 which was more vertical because of the color of  
8 the stone. As you can see, I think that  
9 definitely has a better appearance.

10 The other thing that we did on this  
11 elevation is, you notice the left section  
12 there, the two doors, the double doors and the  
13 single door, we added a transom. So the  
14 lintels above those two doors are now in the  
15 same elevation as the window to the far left.  
16 So they all looked aligned nicely and well  
17 organized. You can also see that the glass  
18 that we're using is kind of a bronze tinted  
19 glass. It kind of darkened, you know, the  
20 glass. It's a little bit less transparent, a  
21 little bit more opaque. As you can see between  
22 the window and the man door on the left side,  
23 the condensing unit was moved to the other side  
24 of building, so you don't see that as you pull

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1 into the driveway area.

2 One of the other things you see here  
3 is, in front of the concrete apron is the brick  
4 pavers. So we've added brick pavers along the  
5 curved driveway, and then at the entrance, you  
6 know, in the aerial view of the perspective,  
7 we've added gray pavers on both the entering  
8 and exit of this roadway.

9 What else? We also focused on the  
10 landscaping. It's a little bit more dense and  
11 more accurate than it was before. So I think  
12 that's pretty much it for this elevation as far  
13 as the highlights of the changes.

14 I'll go on to the next one. Okay. As  
15 you can see from Leewood, we've demarcated the  
16 entrance with a gray paver, and then as you  
17 drive in we've got the kind of the tannish or  
18 brick colored pavers on both sides of the  
19 asphalt drive. So you could see the  
20 landscaping is -- we've added a few trees and  
21 made it a little bit more accurate than what we  
22 depicted before.

23 This elevation, again, we added a lot  
24 more existing trees from Oakland Avenue. As

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2 you can see, the building is fairly well  
3 screened from the road. We've also added more  
4 landscaping as well from the driveway from  
5 Dale. There were some trees that were missing  
6 previously.

7 MR. BONGIOVANNI: That's in this view  
8 we had some trees not shown correctly. This  
9 all looked like a field more than --

10 MR. GROSSFELD: It's not an open field  
11 by any means. As you can see, this is the  
12 driveway pavers. The entrance is the gray  
13 pavers, and then the brick colored pavers going  
14 up the driveway there.

15 MR. BONGIOVANNI: This one we added.  
16 This was not part of the last set of  
17 renderings. This is just a view from the rear,  
18 so you could see what we're trying to do with  
19 screening from the adjacent homes here.

20 MR. GROSSFELD: One of the other  
21 things we've done with all of the renderings,  
22 we added all the surrounding buildings that are  
23 in close proximity to ours. You'll see that in  
24 the aerial view and see that in the other views  
25 too. You could see the homes in the back of

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2 the building. They were taken from some aerial  
3 photos. So I think they accurately depict as  
4 far as the massing of what's there and how  
5 close those residences are to our new building.  
6 As you can see here, this is more of an aerial  
7 view. You could see the driveway and what  
8 we've done to that. Obviously, the landscaping  
9 that we've adjusted and made more accurate.

10 This is a close-up view of the  
11 entrance. Again, the brick is an older brick  
12 that kind of mimics the older buildings from  
13 the 1930's. One of the comments was they  
14 wanted to see a raked joint. The bricks have  
15 soft edges, they're not dimensionally perfect,  
16 there's ins and outs, there are textural  
17 changes, color changes. I think it really does  
18 respect the older buildings that are in the  
19 neighborhood. We tried to really basically  
20 respect what was in the surrounding  
21 neighborhood.

22 These are some alternative renderings  
23 with no quoins. Again, that was a request that  
24 the ARB wanted to see. My personal opinion is,  
25 I prefer the brick quoins. I think it adds a

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2 little bit more interest and architectural  
3 detail. I think the building looks a little  
4 bit too smooth without them. I'll leave that  
5 up to the ARB as to what they think of the two  
6 options. Okay.

7 THE CHAIRPERSON: All right. Well, I  
8 think that the elevations are definitely more  
9 helpful. Let's see if we can go back to some  
10 of the first ones, just so that we can all kind  
11 of have something in front of us to discuss.

12 MR. GROSSFELD: Okay. That one?

13 THE CHAIRPERSON: That one first.

14 MR. GROSSFELD: Okay.

15 THE CHAIRPERSON: I really like the  
16 addition of the transoms. I think that makes a  
17 big difference.

18 MR. GROSSFELD: I'm very happy with  
19 how that turned out. I think it just looks  
20 more organized.

21 MS. NEMECEK: I like the brick quoins  
22 too. I think they look good.

23 MR. GROSSFELD: I think it looks a lot  
24 nicer.

25 THE CHAIRPERSON: I agree, Jennifer,  
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2 it does. I like it the way you see it in that  
3 more close up rendering where you can see the  
4 even more texture and more color difference in  
5 the bricks themselves. I think that helps the  
6 whole quality.

7 So we removed some equipment in the  
8 front, right, some HVAC units?

9 MR. GROSSFELD: Yes. There was a  
10 condensing unit between the window and the man  
11 door on the far left, so that was removed and  
12 relocated around the corner and screened.

13 THE CHAIRPERSON: Okay. Where is the  
14 entrance -- where does salt go in the building?

15 MR. BONGIOVANNI: We don't show that  
16 in the rendering. All it is -- can you see the  
17 pointer?

18 MS. NEMECEK: Yes.

19 MR. BONGIOVANNI: It will be in this  
20 area. The tank room is right behind it. We'll  
21 have two 4 inch pieces of pipe sticking out  
22 this bottom portion of the wall with dust caps  
23 on them. That's really all it is. That's  
24 really the only thing you'll see outside.

25 That's so we can easily hook up to it from the

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 2 driveway.  
 3 MR. GARCIA-BOU: Can I see the  
 4 elevation without the quoins?  
 5 MR. BONGIOVANNI: Sure.  
 6 MR. GARCIA-BOU: I like what you did  
 7 with the transom and all of that. I mean, my  
 8 preference would be -- I feel that this is a  
 9 cleaner look to me. It's more sharp looking  
 10 than the quoins. That's my opinion, I guess.  
 11 THE CHAIRPERSON: Enda, I notice that  
 12 you entered our meeting. Enda McIntyre, one of  
 13 the board members who arrived recently. Enda,  
 14 are there any comments that you want to make?  
 15 If so, please un-mute. Can you un-mute  
 16 yourself?  
 17 MR. MCINTYRE: Can we go back and look  
 18 at the one with the quoins again? I hear what  
 19 Carlos is saying. It kind of looks a little  
 20 brutish. Maybe like on the --  
 21 THE CHAIRPERSON: I'm not sure when  
 22 you entered, Enda, but both Jennifer and I --  
 23 MR. MCINTYRE: Like the quoins.  
 24 MS. NEMECEK: Yes.  
 25 MR. MCINTYRE: I think this doesn't  
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 2 necessarily do it full justice. I think if  
 3 it's done subtly with, you know, a good brick  
 4 worker, then I think it kind of blends in and  
 5 gives it a little bit more textures. I think  
 6 I'm probably -- is it -- are you changing the  
 7 course of the brick, is that the way it's  
 8 shown, or is it still like a stretch of course  
 9 on the quoins?  
 10 MR. GROSSFELD: We could go either  
 11 way. Right now it's the same coursing of the  
 12 brick. We could rotate it.  
 13 MR. MCINTYRE: No, I wouldn't want to  
 14 rotate it. It almost looks like you changed  
 15 the course.  
 16 MR. GARCIA-BOU: That's what it looks  
 17 like.  
 18 MR. GROSSFELD: It should be -- this  
 19 is just the rendering -- it should be on the  
 20 same coursing --  
 21 MR. MCINTYRE: I think it should be on  
 22 the same course. It looks like they're  
 23 vertical. It looks like they're stacked as  
 24 opposed to -- header bond as opposed to  
 25 stretcher bond. I think if it's done, you  
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 2 know, subtly, then I think it's only going to  
 3 add some more texture to it and kind of give it  
 4 the appearance that it's an older building  
 5 that's been there as opposed to something new.  
 6 So I think I have to agree with my female board  
 7 members in terms of leaving the quoins.  
 8 MR. GROSSFELD: They protrude out  
 9 about one inch, so that's why you're seeing a  
 10 little bit of a shadow line on the bottom of  
 11 each quoin.  
 12 MR. GARCIA-BOU: What's throwing me  
 13 off is what you just mentioned, I thought the  
 14 brick was going in a different direction.  
 15 THE CHAIRPERSON: I agree that they  
 16 should probably all go in the same direction.  
 17 MR. MCINTYRE: Yes.  
 18 THE CHAIRPERSON: But still keep them  
 19 there.  
 20 MR. MCINTYRE: It needs to be  
 21 stretcher as opposed to a header bond.  
 22 MR. GROSSFELD: That's what it is.  
 23 THE CHAIRPERSON: Enda, I have a  
 24 question to you; when did you come in? Did you  
 25 see the beginning of the presentation or not?  
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 2 MR. MCINTYRE: I did see the slide  
 3 show, so I think I kind of got in close to the  
 4 beginning.  
 5 THE CHAIRPERSON: All right.  
 6 MS. UHLE: You did, yes.  
 7 THE CHAIRPERSON: Any other comments  
 8 from the board members, or I'll open it for a  
 9 public meeting at this point?  
 10 MS. NEMECEK: I have a few comments,  
 11 actually. If we could go back to one of the  
 12 slides that shows your neighbor, your  
 13 residential neighbor. Not that one. Keep  
 14 going. This one. This one here. Usually I  
 15 would say between two residences not to have a  
 16 soldier course of these huge Thuja between  
 17 them, but in this case I think you should. I  
 18 think it would be better not to have those gaps  
 19 of shorter shrubbery. I think it should all be  
 20 Thuja, and keep it perfectly separate. From  
 21 this perspective, you're at the neighbor's  
 22 house, and they could see bits and pieces of  
 23 your building. I don't think they should.  
 24 MR. BONGIOVANNI: You want to continue  
 25 that all the way to the end?  
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MS. NEMECEK: I think that should be continued, yes. That's a Myrica I believe you have, which is bayberry. Remove those and put Thuja there.

MS. UHLE: Jennifer, could I just interject very quickly?

MS. NEMECEK: Sure.

MS. UHLE: Jennifer and I had looked at the plan. I think those Arborvitae -- you should have as much screening along that rear property line for the neighbors as possible, so extend that row as much as possible without gaps.

THE CHAIRPERSON: Is there another view of that area from the side that we can see or from a little bit more from the air?

MR. BONGIOVANNI: You could see the Arborvitae back here. You could see the gap from this view.

THE CHAIRPERSON: Very good.

MS. NEMECEK: My next gap question is, you moved your air conditioning to the side of Dale Road?

MR. BONGIOVANNI: We have two units.

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One is on the side of Dale and one is now on the side of Oakland.

MS. NEMECEK: Let's just take a look at the one on the side of Dale, if you have it. Looking at your plan, you have Spira in front of that. Spirea kind of peters out by August, so the rest of the time it's just going to be kind of an open box, and I think you should have something a little bit more -- either interspersed with something else that gives it a little bit more coverage in the season that Spirea isn't going to be blooming. So either put some kind of, I don't know, semi broad leaf evergreen, or like intersperse it with like a Red-Osier Dogwood. Together they look good when they're both in bloom, and then when the Spirea dies back, you have the nice red twigs kind of covering up that box.

MR. BONGIOVANNI: Tammy, you're on; right? You're still on?

THE CHAIRPERSON: She's muted.

MS. SCHLAGBAUM: I coughed so I turned myself off. So sorry about that.

Yes, we will close the gap on the

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Green Giants. I'll extend them as far as I can that I know that I'll feel comfortable that they'll survive underneath the canopy from the houses over on Oakland. There are trees there we're maintaining there, but we can extend -- as we get on the plan, we've extended the Green Giants along the other property line. In regards to what you're referencing on the Spirea, yes, I'll either put a backdrop plant on that so that we have a semi evergreen or incorporate something. I do love the Red-Osier Dogwoods, just if your concern is screening, I would rather go with something that is a little bit more semi evergreen. The red twig would look great up against the brick, but it's not going to be a benefit for providing that screening. Let me look at Ilex or something like that for you.

MS. NEMECEK: Because it looks so nice, instead of having it so linear, can you bulge it out a little bit, make it a little more curvilinear along your planting bed so you bring that a little bit more towards the street?

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MS. SCHLAGBAUM: Yes, within reason. Actually, shrubs are not a big issue.

MS. NEMECEK: I know you have water retention there.

MS. SCHLAGBAUM: I could give more movement. I have another word that I use, but I don't typically use it in a public meeting. I give a lot more movement to that bed line, yes.

MS. NEMECEK: Also, the bed line along Leewood, it just seems a little too linear. I know you have a tight spot there, you have a little slip of lawn, maybe if you put something really short, just to make it little less linear.

MS. SCHLAGBAUM: So the only thing that I could suggest doing in that space, and I understand your reference, on the opposite side of the golf course, you've got a lot of vertical Blue Spruce that form the same line but a different texture plant, so I couldn't use the same plant because I don't have enough room. Even though there's not going to be a lot of traffic going in and out, I can't

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1 interfere with the visibility looking left as  
2 you enter the driveway. What I could look at  
3 doing is dropping some beds, wanting to leave  
4 enough room because we all know that lawn  
5 really gives a nice green instead of if it was  
6 mulch all the way to the back of the curb. So  
7 let me look at what kind of room I have to be  
8 able to keep a mower blade to be able to stay  
9 on the lawn and not go in the street, and do  
10 some delineation with some maybe Liriope or  
11 something maybe even Cotoneaster, something  
12 that could be an evergreen but then still give  
13 additional pop.

14 MS. NEMECEK: Right. It just seems  
15 like you're going to be driving into this  
16 little green tunnel, which is fine, but coming  
17 up against it, it just looks too wall-ish. It  
18 just needs something a little intermediate in  
19 between. We like the lawn. As a matter fact,  
20 we like that it looks like a park because we're  
21 putting a bigger building. Right now you have  
22 these really mature trees that you're going to  
23 take a lot of them down, but you are keeping  
24 some along on Oakland?

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1 MS. SCHLAGBAUM: Yes.

2 MS. NEMECEK: Is that why you have  
3 that Myrica and the Viburnum in here.

4 MS. SCHLAGBAUM: Yes, so they will  
5 survive under the existing canopies.

6 MS. NEMECEK: Do you have anything  
7 with some kind of flower that's a little more  
8 showy?

9 MS. SCHLAGBAUM: There might be a  
10 place, if you're interested, that I could look  
11 at putting maybe even a variegated Dogwood, red  
12 or yellow twig Dogwood, so we at least get a  
13 leaf happening and a little minor flower, and  
14 then you have some interesting stems in the  
15 winter.

16 MS. NEMECEK: A Camellia or something.  
17 Something a little Rhody (Sic). I don't know,  
18 something.

19 MS. SCHLAGBAUM: Definitely do not  
20 want to do Rhododendrons just because of their  
21 survivability. I could do something more like  
22 a Karen Azalea. Those could almost grow about  
23 anywhere as long as it's not the middle of a  
24 parking lot.

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1 MS. NEMECEK: That's fine. Just  
2 something that has a little flowering. You  
3 have lots of nice flowering with the Catmint,  
4 but the shrubs are a little -- they're green.  
5 There's a lot of green, which is good, but  
6 something a little more showy because people  
7 are going to be looking at this. Even if they  
8 can't access it, to have it look like a park and  
9 something that you really want to look at, to  
10 have that aesthetic value will help.

11 MS. SCHLAGBAUM: I will modify that.

12 MS. NEMECEK: Also, I was looking at  
13 the planting list and a lot of the trees are  
14 like two and a half caliber. Can we get a  
15 bigger plant material?

16 MS. SCHLAGBAUM: Yes. The plant  
17 material can be specified. The one thing I do  
18 want to identify regarding deciduous trees,  
19 deciduous trees are one thing that I don't like  
20 to specify too large because the problem that  
21 you end up having, the larger caliber trees you  
22 put in, meaning more like a three to four, it  
23 takes longer for that tree to acclimate to  
24 where it's at. It stays a little stunned --

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1 I'm not sure that that's the word I want to  
2 use -- for a year or two before it starts  
3 growing. So if you put in a two inch tree or  
4 two and a half inch tree because three really  
5 starts to be the edge, it starts growing almost  
6 right away. So in the two years when four inch  
7 starts growing, you're two and a half inch tree  
8 is already at four inches. I like to give  
9 trees as much benefit. We could look at sizing  
10 of the trees. I just the survivability -- I  
11 don't like to go too small but I get concerned  
12 about going too large.

13 MS. NEMECEK: I think if they get a  
14 lot of water, if they get a little rooting  
15 hormone in there, maybe you could get a little  
16 bit bigger. Just a little bit. It's going to  
17 take some time to really fill in and really  
18 look where you want it to look. If we start  
19 with bigger planting material, that might help.

20 MS. SCHLAGBAUM: I will look at the  
21 sizing. I was looking at some wholesale  
22 nurseries in the area to see what stock they  
23 had and what size plants they have, and I have  
24 found, actually, a little bit better inventory

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than I expected on some of the evergreens.

MS. NEMECEK: Okay. I think that was about it from me. Just the screening issues, the undulating bed, a little bit more showy material, and the bigger, you know -- that was about it.

MS. SCHLAGBAUM: I could take care of it.

THE CHAIRPERSON: Thank you Jennifer and Tammy.

MS. NEMECEK: I also do love the brick driveway as opposed to the stone. I think that's complimenting the building a lot better than what you had before.

THE CHAIRPERSON: That kind of aprony (Sic) sidewalk area?

MS. NEMECEK: The aprons are going to be stone, but the border of that asphalt being brick is better.

THE CHAIRPERSON: Other board members any other comments before I open it up for the public hearing?

MR. GARCIA-BOU: I'm good.

THE CHAIRPERSON: So then I would like  
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to open up Application 20-13, 10 Leewood Drive, for a public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor. (AYE)

THE CHAIRPERSON: Margaret, if you would.

MS. UHLE: Yes, I have one person that would like to speak. Mr. Livigni, I think we should hear you, so you can go ahead and speak spin.

MR. LIVIGNI: Can you hear me?

MS. UHLE: Yes.

MR. LIVIGNI: Good evening. My name is Michael Livigni, I live at 183 Oakland Avenue, which is about five houses behind this new building that's going to go up.

My concern, and most of my neighbors -- and I apologize, most of us had not heard of this happening until, I would say, the month of September. So we live on Oakland, and right now there are several large mature trees as you make that left from Leewood onto Oakland Avenue, and it creates a nice barrier

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for the building that's there now, can you tell me, are you -- yes, exactly -- are those mature trees going to stay?

MR. BONGIOVANNI: Tammy, can you jump in on this? I think we show them on the landscape plan. I believe a lot of them are -- yes, these two are staying.

MS. SCHLAGBAUM: All of the vegetation that is on the eastern side along the Oakland property, and I'm going to say approximately 50 plus feet in from the Oakland public right of way, all that vegetation is planned to remain.

MR. LIVIGNI: Excellent. It's a great barrier now, and it will continue. That's great to hear.

MS. SCHLAGBAUM: One of discussions we were having, as well as additional lower shrubs, not just trees, that would help soften the view of the structure that you don't see right now. So some larger shrubs will be put in to enhance the existing vegetation that's there.

MR. LIVIGNI: Okay, great. Excellent. My second question: For the houses that are

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right immediately behind the pumping station on Oakland Avenue, I think you have a drawing of some Arborvitae? I thought I saw it from the rear view. Those Arborvitae I know are very popular in our neighborhood, they grow very slowly, are those renderings based on maturity down the road or is that the size?

MS. SCHLAGBAUM: The rendering is showing maturity of all the proposed plant material. The Arborvitae are currently identified on the plans to be going in around 6 feet. Based upon looking at availability of different sizes in some of the wholesale nurseries, I will look at identifying those as 8 to 10 feet. This particular cultivar is called Green Giant. It's a very successful newer -- but newer means its actually been out about 15 to 20 years -- it's a lot more substantial than a lot of the Arborvitae that were installed historically. They withstand snow, they don't bend over, and they grow relatively quickly. So your growth that you might be seeing with an 8 to 10 foot Arborvitae, the screening that you have here

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would probably be showing within about 8 to 10 years.

MR. LIVIGNI: Okay. One other question with Arborvitae. They historically kind of thin out at the bottom if they're in shade and not really getting any direct sun, I'm just asking, I don't know what this back looks like, is that the situation that could occur here where you would have some nice top growth but it starts to thin out along the bottom so that you would be able to see through it?

MS. SCHLAGBAUM: The area directly -- this is actually representative very correctly of what's happenings between the backyards between these two houses. It is open and light comes from the south. Nice thing is, this is actually the south side of the building, so the sun is coming from this direction hitting this side of the Arborvitae. The only place where there could be -- any plant that is actually a total shade loving plant like a hemlock or something to that extent, a hemlock would not be able to survive the solid sun that we have,

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it would do better in the wooded areas.

With the Green Giant, I have been using it on a lot of projects and some commercial projects that don't have as nice of lawn or as green of space, and they have survived very well compared to other Arborvitae cultivar that I've seen, and I would say historically used 20 something years ago where I've seen die out happening. I have not seen anything bad happen with these Green Giants. They're not the to be at all plant, but they're an excellent plant for this type of condition.

MR. LIVIGNI: Okay. Thank you very much for your time. I appreciate it.

MS. SCHLAGBAUM: You're welcome.

MS. UHLE: Laura, you're muted.

THE CHAIRPERSON: Sorry about that.

Is there anyone else with questions from the audience?

MS. UHLE: No, I do not see anyone else.

THE CHAIRPERSON: So, board members, are we otherwise, with all the conditions that we mentioned before, especially the landscaping

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suggestions from Jennifer, is there anything else that you feel that this application needs from us, or are you ready all to send it along to the Planning Board with those recommendations?

MS. UHLE: One thing I wanted to mention is, if you do send it to the Planning Board with those recommendations, I already gave the applicant a heads up that, you know, we have a number of comments with regard to the landscape plan. So I think they would be very willing to share the landscape plan with me to distribute to, say, Jennifer, or whoever else was interested, just to ensure that they incorporated the comments, and then that's what would be forwarded to the Planning Board. If you feel comfortable doing that, I think the applicant is comfortable doing that as well.

MR. SCIARETTA: Thank you, Margaret. This is Lino. We would be comfortable with that, and we would hope Madam Chair and the Board would go with that approach. Again, we're just trying to make the October Planning Board meeting and it would be great if we could

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go there with your recommendation with respect to this application. Again, if there are changes to the landscape plan, I know Board Member Nemecek had some valuable and good comments, we could get those to you ahead of time before that October Planning Board meeting just to make sure you were comfortable with that landscape plan.

MS. NEMECEK: I have one more comment or question actually. It's about the driveway on Dale Road. The gate is all the way up close to the building, so that whole portion of the driveway is going to be open. Did you have any idea putting bollards there or is that just going to be open?

MR. BONGIOVANNI: The idea is it gives the operator to pull off the road. There are going to card reader for security here on the gate, it will be automated gates, so it gives him a place to turn off.

MS. NEMECEK: I know, but you're only coming six times a year.

MR. BONGIOVANNI: No, daily.

MS. NEMECEK: Once a month.

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 2 MS. UHLE: Daily, Jennifer.  
 3 MS. NEMECEK: Somebody is going to be  
 4 there daily?  
 5 MR. BONGIOVANNI: Yes.  
 6 MS. NEMECEK: Oh, okay.  
 7 MR. SCIARETTA: Just so we're clear,  
 8 Member Nemecek, deliveries happen six times a  
 9 year, but there is someone there every day that  
 10 goes to the station.  
 11 MS. NEMECEK: Okay. All right. It's  
 12 just a lot of open driveway and then you drive  
 13 up to the gate, and I just thought that was a  
 14 little bit too open. But if someone is going  
 15 to be there every day, that's different. Okay.  
 16 THE CHAIRPERSON: Are we not seeing  
 17 the gate closed at this point then?  
 18 MR. BONGIOVANNI: That's correct, it's  
 19 shown as open right now.  
 20 THE CHAIRPERSON: Okay.  
 21 MS. NEMECEK: But it's all the way at  
 22 the top of the hill there at the building,  
 23 that's where the gate will be, it's not going  
 24 to be closer to the street?  
 25 MR. BONGIOVANNI: Correct. It's back  
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 2 here. We set the gate back on purpose.  
 3 MS. NEMECEK: That makes sense because  
 4 the ground was a lot better not being all  
 5 fenced in, but it's just that open portion of  
 6 the driveway. But if you're going to have  
 7 people going in there every day and it's not  
 8 just going to be used once in awhile, that's  
 9 different.  
 10 THE CHAIRPERSON: Are you all  
 11 comfortable with that, and then I'll make a  
 12 motion? Is everybody okay; no reservations  
 13 otherwise?  
 14 MR. GARCIA-BOU: I'm okay with it.  
 15 MS. NEMECEK: No.  
 16 THE CHAIRPERSON: Okay. So then I  
 17 would like to make a motion to pass Application  
 18 20-13, 10 Leewood Drive, along to the Planning  
 19 Board with the aforementioned recommendations  
 20 from Jennifer, with the stipulation that the  
 21 applicant can submit that to the ARB members  
 22 before they submit to the Planning Board.  
 23 Someone second.  
 24 MR. GARCIA-BOU: Second.  
 25 THE CHAIRPERSON: All in favor.  
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 2 (AYE)  
 3 THE CHAIRPERSON: All right. So,  
 4 Margaret, we're clear on what the stipulations  
 5 are?  
 6 MS. UHLE: Yes, I'm very clear, and  
 7 Tammy can coordinate with me if she like, but I  
 8 think she was clear as well.  
 9 MS. SCHLAGBAUM: Yes, I am.  
 10 THE CHAIRPERSON: Thank you also for  
 11 saving whatever vegetation you can save  
 12 because, obviously, it all helps.  
 13 MR. SCIARETTA: Thank you all very  
 14 much for your time and you're very good input.  
 15 We appreciate it.  
 16 THE CHAIRPERSON: Thank you.  
 17 MS. NEMECEK: Thank you.  
 18 THE CHAIRPERSON: Next on our agenda  
 19 this evening is Application 20-06 for 14  
 20 Lorraine Drive.  
 21 MR. ALEKSA: Can you guys hear me?  
 22 MS. UHLE: Yes, we can.  
 23 MR. ALEKSA: My background I have to  
 24 update it from a previous meeting. I had a  
 25 retirement party earlier today, so let me just  
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 2 close that virtual background.  
 3 Good evening, everyone. My name is  
 4 Ante Aleska. I'm the owner are at 14 Lorraine  
 5 Drive. I am presenting for your approval --  
 6 it's actually a re-approval. This project was  
 7 approved last year, but, unfortunately, we  
 8 didn't move forward with the project and all  
 9 the approvals expired, so I'm seeking  
 10 re-approval. Let me just share my screen real  
 11 quick. Please let me know that you see my  
 12 screen.  
 13 MS. UHLE: Yes.  
 14 MS. NEMECEK: Yes.  
 15 THE CHAIRPERSON: Yes.  
 16 MR. ALEKSA: So this is for a modest  
 17 extension at the property, as you can see here,  
 18 14 Lorraine Drive. What we're looking to do is  
 19 essentially build over the balcony, add a  
 20 portico, and extend the living room on the  
 21 right side out so that the residence is  
 22 symmetrical.  
 23 On the rear, we're looking to just  
 24 basically extend some of the much dormer in the  
 25 rear to add some more room in the house.  
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 2 Finally, we're planning to add some  
 3 culture stone in the front. I don't know what  
 4 is the best diagram that you guys would like to  
 5 see.  
 6 THE CHAIRPERSON: The front elevation.  
 7 Thank you.  
 8 MR. ALEKSA: Sure.  
 9 MS. NEMECEK: I like that you're  
 10 keeping it as a Dutch colonial because they're  
 11 very specific. The only comment I have is that  
 12 the eave trim on the front, it looks a little  
 13 thin. I think if you could make that eave a  
 14 little bit thicker, it will enhance the Dutch  
 15 colonial style. It's pointed out as new  
 16 aluminum veneer rake and eave trim.  
 17 MR. ALEKSA: Sure.  
 18 MS. NEMECEK: It's on the left pointed  
 19 out. If that could be a little beefier, it  
 20 would really look a little bit better, I think.  
 21 The other comment that I have is about the  
 22 dormer. It's a little tiny. It looks a little  
 23 small. I know that's existing, isn't it?  
 24 MR. ALEKSA: Yes. Correct.  
 25 MS. NEMECEK: So I don't know if you  
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 2 could make that a little bit bigger or add that  
 3 Dutch colonial roof line instead of having that  
 4 traditional roof on the dormer.  
 5 THE CHAIRPERSON: Maybe, perhaps,  
 6 something could be done without reconstructing  
 7 it.  
 8 MS. NEMECEK: Just adjusting that  
 9 roof.  
 10 MR. ALEKSA: Okay.  
 11 MS. NEMECEK: It just looks a little  
 12 tiny next to everything else.  
 13 THE CHAIRPERSON: Now that the house  
 14 itself is a little bit bigger.  
 15 MR. ALEKSA: Okay.  
 16 THE CHAIRPERSON: The stone looks very  
 17 nice.  
 18 MS. NEMECEK: Yes, it does.  
 19 THE CHAIRPERSON: I know that you had  
 20 already presented this to the Planning Board,  
 21 but I don't think we saw that. We made that  
 22 suggestion, but then it went to the Planning  
 23 Board. So it's nice to see, and thank you for  
 24 doing that.  
 25 MR. ALEKSA: Sure.  
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 2 THE CHAIRPERSON: Any other comments,  
 3 board members?  
 4 MR. GARCIA-BOU: I'm good with it.  
 5 THE CHAIRPERSON: Okay.  
 6 MR. MCINTYRE: Likewise. I think  
 7 beefing up the eaves and the fascia certainly  
 8 will make a noticeable difference.  
 9 THE CHAIRPERSON: Sometimes it's nice  
 10 to have a second look at something. I know  
 11 that we already approved this, but improvements  
 12 are always a good thing.  
 13 So then at this time, I'm going to  
 14 open this application for a public hearing. I  
 15 would like to make a motion to open Application  
 16 20-06 for the public hearing.  
 17 MR. GARCIA-BOU: Second.  
 18 THE CHAIRPERSON: All in favor.  
 19 (AYE)  
 20 THE CHAIRPERSON: Margaret, is there  
 21 anyone in the audience who would like to  
 22 comment?  
 23 MS. UHLE: No, there is not.  
 24 THE CHAIRPERSON: Okay. So then I  
 25 would like to make a motion to close the public  
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 2 hearing for Application 20-06.  
 3 MR. MCINTYRE: Second.  
 4 THE CHAIRPERSON: All favor.  
 5 (AYE)  
 6 THE CHAIRPERSON: Then I would like to  
 7 make a motion to send along Application 20-06  
 8 to the Planning Board with a recommendation of  
 9 approval with the aforementioned suggestions  
 10 of -- Margaret, if you could.  
 11 MS. UHLE: Beefing up the trim, the  
 12 eave trim, and also either enlarging the dormer  
 13 or changing the roof line to a Dutch colonial  
 14 roof line.  
 15 THE CHAIRPERSON: Somebody second  
 16 please.  
 17 MR. GARCIA-BOU: Second.  
 18 THE CHAIRPERSON: All in favor.  
 19 (AYE)  
 20 THE CHAIRPERSON: All right. Thank  
 21 you very much. Planning Board next.  
 22 MR. ALEKSA: Thank you.  
 23 THE CHAIRPERSON: Have a good evening.  
 24 MR. ALEKSA: You too. Thank you.  
 25 THE CHAIRPERSON: Our next item on the  
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 2 agenda this evening is Application 20-26, 10  
 3 Andrew Road.  
 4 MR. MAIORANO: Can you hear me?  
 5 THE CHAIRPERSON: Yes.  
 6 MR. MAIORANO: Good evening, board  
 7 members. My name is Adamo Maiorano from  
 8 Community Designs.  
 9 MS. UHLE: Adamo?  
 10 MR. MAIORANO: Yes.  
 11 MS. UHLE: Did your client want to  
 12 participate as well? Are they calling in or  
 13 are they just watching?  
 14 MR. MAIORANO: They're just watching,  
 15 yes. I could speak on their behalf. No  
 16 problem.  
 17 MS. UHLE: Okay.  
 18 MR. MAIORANO: On behalf of the  
 19 applicant and owner, Karn Santiku, we are  
 20 proposing additions and alterations to 10  
 21 Andrew Road. The current residence is a small  
 22 cape home. The second floor is basically two  
 23 bedrooms and a bathroom. What the owner wishes  
 24 to do is create additional living space on the  
 25 second floor to maximize obviously that space,  
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 2 as well as some aesthetic updates with the  
 3 overall home and front elevation. I'm going to  
 4 share my screen. Do you see the elevation?  
 5 THE CHAIRPERSON: Yes.  
 6 MR. MAIORANO: Basically what we're  
 7 ultimately doing is extending over the  
 8 footprint of the first floor of the home to  
 9 create an additional bedroom and bathroom  
 10 upstairs. There will be a master bedroom and  
 11 bathroom and then alteration will be an  
 12 additional two bedrooms and bathroom, as well  
 13 as the, as I mentioned, aesthetic update to the  
 14 front, mainly is to create some sort of a  
 15 covered portico platform which is that front  
 16 roof over the existing platform. That will  
 17 also help in function, and also aesthetics to  
 18 try to keep the scale of the house down since  
 19 the garage, as it exists now, is somewhat  
 20 exposed on the lower level, as you can see in  
 21 the front elevation picture.  
 22 So the house will receive all new  
 23 finishes throughout the exterior. We're trying  
 24 to limit the amount of extent of work since the  
 25 first floor was somewhat renovated with the  
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 2 bathrooms and kitchens and whatnot. The  
 3 windows will be replaced on the entire house.  
 4 They'll be new Andersen black windows, 200  
 5 series with simulated divided light, the four  
 6 over one grid pattern, and the siding will be a  
 7 white aluminum siding throughout the residence  
 8 with white AZEK trim around the windows,  
 9 soffits, as well as the columns in the front,  
 10 which are new, they will be wrapped in AZEK as  
 11 well. One will sit over the existing front  
 12 platform. They will be clad with some new thin  
 13 stone veneer, as well as a little bit of the  
 14 foundation exposed in the front will have some  
 15 new stone, and a little stone pier on the  
 16 proposed column to the left will have a little  
 17 stone platform to gain that height of where the  
 18 existing platform height is, and then that will  
 19 hit the front roof as well. The actual roof of  
 20 the house will be asphalt shingle roof in a  
 21 charcoal color, and then we have an accent roof  
 22 in the front, as you can see, the standing seam  
 23 black metal roof. The railings are black PVC  
 24 railings and composite black shutters as well,  
 25 again, to accent that black and white theme as  
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 2 well. The current house sort of has that kind  
 3 of condition going.  
 4 Other than that, you see some of the  
 5 pictures of the front and back. The back of  
 6 the residence sort of stays somewhat similar to  
 7 what's going on. Obviously, the roof gets  
 8 blown off and re-framed and what have you. The  
 9 overall idea, the sides and the back somewhat  
 10 stay the same. Mainly the front is what  
 11 changes.  
 12 As you can see, the street-scape of  
 13 the house, again, it's a small cape as it  
 14 exists now, so it will come to a little better  
 15 elevation wise to the right side of the home  
 16 and the left side residence as well.  
 17 Other than that, any questions I'm  
 18 happy to answer.  
 19 MR. GARCIA-BOU: I have a question.  
 20 The shutters --  
 21 THE CHAIRPERSON: Can you go back to  
 22 the front elevation?  
 23 MR. MAIORANO: Sure.  
 24 MR. GARCIA-BOU: The front elevation,  
 25 the shutters, the second floor, are those new  
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2 shutters or existing shutters?

3 MR. MAIORANO: Those are the new  
4 shutters.

5 MR. GARCIA-BOU: You're only putting  
6 shutters on those two sets of windows, nowhere  
7 else in the house?

8 MR. MAIORANO: Yes, on the front  
9 windows basically. They're a little bit behind  
10 the columns, as you can see in the existing  
11 picture. So those will be new shutters.

12 THE CHAIRPERSON: Also, could you zoom  
13 in to that second floor shutter window duo  
14 there? The treatment above it and the way it  
15 intersects -- yes, like that -- I don't know if  
16 it's because of the --

17 MR. MAIORANO: So the fascia board is  
18 a normal like 10 inch fascia board with the  
19 soffit molding, and then an 8 inch soffit above  
20 it. So the width of the window -- it's all  
21 white, so it maybe stands out more in the  
22 drawing, but it kind of hits it exactly --  
23 typically our window set line is set right  
24 below the freeze board underneath the soffit.

25 THE CHAIRPERSON: Okay. Does anyone  
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2 else see that differently? Does it bother  
3 anybody? I'm not sure if it's just the  
4 rendering or what, how all those little  
5 triangles there kind of meet.

6 MR. MCINTYRE: I think it's just  
7 visually the way it's drawn. I think you're  
8 probably not going to see it when it's built  
9 because all the white is going to disappear.

10 MR. MAIORANO: Exactly.

11 THE CHAIRPERSON: Okay. On your  
12 elevation, I think it's in the rear and the  
13 side --

14 MR. MAIORANO: Let me zoom out.

15 THE CHAIRPERSON: The way the windows  
16 kind of die into, they don't have the crown?

17 MR. MAIORANO: Yes. So what happens  
18 is, they hit right into the freeze board, so  
19 typically there's no crown. Only when the  
20 window is exposed, that there's a crown molding  
21 on it.

22 THE CHAIRPERSON: Okay.

23 MR. MAIORANO: Like this window in the  
24 back, the freeze board doesn't hit it exactly.  
25 There is a molding below the soffit there,

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2 which is right here, but typically when it hits  
3 it right above, we don't usually do a molding  
4 on top. It's freestanding.

5 THE CHAIRPERSON: Okay. The front  
6 door is black or both doors?

7 MR. MAIORANO: Yes. You could see it  
8 only from the side as you like walk around the  
9 house, because we're trying to limit the amount  
10 of effect that happens on the first floor,  
11 mainly just the second floor. It's still  
12 facing the side, but we're going to replace it  
13 with a black door. Again, it's not really  
14 visible from the street.

15 MR. MCINTYRE: I have a question  
16 regarding the Romeo and Juliet balcony off the  
17 master bedroom. Is that --

18 MR. MAIORANO: It's fake. There's a  
19 door there, but just a railing and a very small  
20 AZEK trim thing. It's not really to walk out.  
21 It's really just the railing to cover the door,  
22 but the door opens inside the bedroom.

23 MR. MCINTYRE: Is that your idea or is  
24 that sort of client driven?

25 MR. MAIORANO: Kind of both. I  
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2 extended the idea, and they kind of liked that.  
3 They're also up higher, so obviously from that  
4 they will have a better view over the  
5 neighboring residences and whatnot. They have  
6 a nice view from that kind of condition. It's  
7 more of a window thing, but they like that idea  
8 because the view is nice from that elevation.

9 MR. MCINTYRE: Okay. I think that,  
10 you know, the balance may work better if it was  
11 more conventional, if it was a window similar  
12 to the windows beneath and, you know, you kind  
13 of had some more regularity in terms of windows  
14 on the bottom floor and windows on the top  
15 floor. I just think that this almost elongates  
16 that three story gable, and I'm not necessarily  
17 sure, you know, of that feature on the front of  
18 a home.

19 MR. MAIORANO: The one thing that's  
20 nice, it closes in some of the gaps, you know,  
21 a big gap from the garage door to that  
22 elevation of the window. You don't really see  
23 a big gap between windows.

24 MR. MCINTYRE: I hear what you're  
25 saying there, but --

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1 THE CHAIRPERSON: Also, typically  
2 windows architecturally are smaller on the  
3 higher floors rather than larger; am I right?

4 MR. GARCIA-BOU: That's why I was  
5 bringing up about the shutters because what's  
6 throwing me off is the shutters are not -- that  
7 door window is throwing me off based on the  
8 shutters. It doesn't have any symmetry in  
9 terms of that part.

10 MR. MAIORANO: It brings that line up  
11 from the garage, creates that line, and then  
12 gets smaller basically because then the door  
13 doesn't have shutters. They kind of like that  
14 feature off the master bedroom.

15 MR. MCINTYRE: They like that?

16 MR. MAIORANO: Yes. It's bringing in  
17 more light and whatnot into that room. That  
18 room is going to have a cathedral ceiling in  
19 there, so it's kind of a nice feature when  
20 looking at it from inside as well.

21 THE CHAIRPERSON: I'm sorry, I missed  
22 that last one, Enda.

23 MR. MCINTYRE: That was a joke.

24 MS. NEMECEK: Those are going to be

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1 fully operational French doors, right, and not  
2 sliders?

3 MR. MAIORANO: Yes, those are  
4 operational French doors. That they're going  
5 to be used.

6 MS. NEMECEK: It would look a little  
7 weird if it was a slider and one side open.

8 MR. MAIORANO: Yes, exactly.

9 THE CHAIRPERSON: Anything else?

10 MR. MAIORANO: I can talk to the  
11 owners about potentially going to windows  
12 above, I just know that they kind of like the  
13 feature, and I didn't mind closing up the gaps.

14 MR. GARCIA-BOU: I'm looking at the  
15 plan itself, the second floor plan, when you  
16 open those doors, if you open those doors,  
17 they're really basically taking away from the  
18 bedroom side if you want to open them all the  
19 way.

20 MR. MAIORANO: Yes. So if you're  
21 looking at it from the inside, the left would  
22 typically be the operational door that can  
23 fully open. Like I said, it's not really that  
24 kind of thing where they're going to use those

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1 doors all the time, stay open and whatnot.  
2 Again, it would be the left side operational  
3 and then the right side is more stationary.

4 THE CHAIRPERSON: I'm going to open  
5 the public meeting for this application. I  
6 would like to make a motion to open Application  
7 20-26, 10 Andrew Road.

8 MR. GARCIA-BOU: Second.

9 THE CHAIRPERSON: All in favor.  
10 (AYE)

11 THE CHAIRPERSON: Is there anyone,  
12 Margaret, in the audience who wants to comment?

13 MS. UHLE: No, there is not.

14 THE CHAIRPERSON: Okay. Then I will  
15 make a motion to close the public hearing for  
16 Application 20-26, 10 Andrew Road.

17 MR. GARCIA-BOU: Second.

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

20 MR. MCINTYRE: Just one question. I'm  
21 looking at the plot plan. Is new air  
22 conditioning being proposed here? Do I see the  
23 condensers on there?

24 MR. MAIORANO: No, not -- I'm trying  
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1 to look at pictures. I will make sure I have  
2 that in the Planning Board, but we don't  
3 technically have -- it's a small area that  
4 we're increasing, but if we are going to create  
5 a separate system for that, I'll make sure that  
6 we show that with proper, you know, side  
7 setbacks and whatnot. I'm not sure if you  
8 could see it in the rear. No, there are no  
9 units. It has a window unit. So I'll make  
10 sure I properly locate those for the Planning  
11 Board definitely.

12 MR. MCINTYRE: Okay.

13 MR. MAIORANO: My imagination it would  
14 be right here in the rear of the residence  
15 would be the perfect location away from  
16 everything. It's just a grass area away from  
17 the patio somewhere right here below those  
18 windows there. I'll finalize that for sure.

19 THE CHAIRPERSON: So then I would like  
20 to make a motion to move Application 20-26, for  
21 10 Andrew Road, along to the Planning Board  
22 with the possibility of changing that or having  
23 a look at that balcony situation, but it's not  
24 a criteria. Margaret, were there any other

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2 points?

3 MS. UHLE: No. Just to evaluate that  
4 balcony and show the condenser units on the  
5 site plan. That's it. Carlos, I think you  
6 attempted to second that.

7 MR. GARCIA-BOU: I'm sorry.

8 THE CHAIRPERSON: Now is the time.

9 MR. GARCIA-BOU: Second.

10 THE COURT: All in favor.

11 (AYE)

12 MR. MAIORANO: Thank you, again, for  
13 your time. Thank you.

14 THE CHAIRPERSON: So, board members,  
15 next up we have 20-27, 25 Grand Boulevard.

16 Margaret, I'm not seeing anything.

17 MS. UHLE: Sometimes it takes a little  
18 bit of time for people to appear. So we have  
19 the architect, Cal, and the landscape  
20 architect, Dan. So they're ready to go. Cal,  
21 can you hear us?

22 MR. PETRESCU: Yes, I hear you. I do  
23 not see myself.

24 MS. UHLE: Dan, we're not seeing you  
25 either. I don't know whether you have video

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2 available, either of you.

3 MR. PETRESCU: I thought we had it all  
4 set up. Maybe it was my fault.

5 MS. UHLE: We see you now. Dan, do  
6 you have video available? Let me see if I  
7 could un-mute him. Okay.

8 MR. PETRESCU: Perhaps he's happy to  
9 just listen. I can start whenever you ask me  
10 to.

11 MR. MCINTYRE: Let's kick it off.

12 MS. UHLE: You can go ahead and start.

13 MR. PETRESCU: Okay. I'm Cal  
14 Petrescu. I have an office in the area. I'm  
15 practicing for 20 years or so located in  
16 Scarsdale. Hello. There's Dan. He showed up.

17 THE CHAIRPERSON: Welcome, Dan.

18 MR. PETRESCU: We're going to  
19 introduce a new house tonight. The owners came  
20 from the west coast to be closer to their  
21 family, and that's going to be their retirement  
22 residence. So everything we do has that aging  
23 in place concept that we all live by nowadays  
24 as some of us are getting older and younger and  
25 we want to stay more at home, you know, to

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2 enjoy their life.

3 Perhaps, I should share screen already  
4 and get to the site plan?

5 MS. UHLE: Sure.

6 THE CHAIRPERSON: Yes, please.

7 MR. PETRESCU: I'll start with the  
8 site plan, but I'll move quickly to -- we have  
9 a lot of renderings and a lengthy presentation.  
10 I'll gage my timing. We'll see how many  
11 comments we have.

12 THE CHAIRPERSON: Can you do full  
13 screen so we can see it at maximum size?

14 MR. PETRESCU: Okay, we can do that.  
15 Better now?

16 THE CHAIRMAN: Yes. Thank you.

17 MR. PETRESCU: I just want to mention,  
18 you're looking at the existing house, but the  
19 old house is encouraging 12 feet into the front  
20 here. So you're on a hill. I'm going to show  
21 you a little bit of the final product, and I'll  
22 go back and forth to it. This house is, again,  
23 12 feet further in than the existing one. So  
24 what we've done, we looked at obviously  
25 generate a comparative tutorial and comparison

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2 we need to help the board, the members, and  
3 everybody else understand better evaluate the  
4 bulk and the height as the main parameters in  
5 setting this house on the site. So you're  
6 looking at the existing one. It's a little  
7 taller. Again, you're seeing it closer to the  
8 front, and a building to the left. It's way  
9 smaller than the building on the right side,  
10 which is also up the hill. The site has a  
11 slope in the front about 9 feet or so. It may  
12 not appear to be so, but it's quite flat in the  
13 back, and I will show you photographs. What  
14 we're doing is, we're adding a smaller building  
15 with same dimensions. So you're going from  
16 existing to proposed, and you're looking at a  
17 building which is only a couple of feet wider  
18 than the existing one. We actually respected  
19 the zoning setbacks. I could talk about zoning  
20 as much as you want me to. I have all the data  
21 and all the data is noted on the project.

22 Before we talk about the  
23 characteristics of the building and the design,  
24 I just want to point out that the height -- I'm  
25 sorry -- the height is only 6 feet taller and

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1 the ridge than the existing building. The cape  
 2 there today, which is very charming and only  
 3 about 8, 900 square feet, obviously doesn't  
 4 account for any current lifestyle needs. So  
 5 we're making this building probably over 20,  
 6 23, 2400 square feet, whatever is allowed by  
 7 the book, a little under, and we managed to, by  
 8 the combinations, the proportions, and keeping  
 9 it as narrow as we can, to be still way under  
 10 the height, and again, only the ridge is 16  
 11 taller. However, if you think of this being  
 12 projected another 12 feet back, it really  
 13 reveals totally the side of the two buildings  
 14 that were somehow hidden, and we think we're  
 15 accomplishing this very well. I can show you a  
 16 section through the site.

17 Next, let's talk about the size of the  
 18 building. The dash line represents the  
 19 existing building, which is closer to the  
 20 front. We're going back 12 feet and we're only  
 21 going up actually under 6 feet, 5 foot and 10  
 22 inches. The second floor is smaller than the  
 23 first floor, so that accomplishes both. First  
 24 of all, it gives us what we need on the first

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1 floor, especially for people who have some  
 2 accessibility needs, and I'll talk about it in  
 3 a second, but also, the second floor, which  
 4 most of us see and project, you know, as you  
 5 drive by, it's quite small, okay. We found  
 6 that by maintaining the existing floor  
 7 elevation of the existing building by making  
 8 the building longer, we are actually meeting  
 9 within inches the rear grade. So we provide  
 10 perfect accessible and comfortable and  
 11 functional access so the person can go in the  
 12 back and enter the house through a mud room.

13 THE CHAIRPERSON: On grade?

14 MR. PETRESCU: Excuse me.

15 THE CHAIRPERSON: On grade?

16 MR. PETRESCU: Yes, on grade. Yes,  
 17 correct, on grade. Thank you.

18 I produced some 3D models around to  
 19 further explain the project. You're seeing the  
 20 main building. You're seeing the bird's eye  
 21 from the front with the access to the garage in  
 22 the back at level, at grade as you're saying.  
 23 You're seeing the front drive elevation.  
 24 You're seeing -- we're looking at a very, I

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1 think, comprehensive 3D rendering of what's  
 2 happening in a rear yard. Again, we want a  
 3 light lot of light, and I'll talk about that  
 4 more when we describe the elevations. They're  
 5 used to the California sun, so we had to  
 6 balance their desire for additional  
 7 fenestration to our normal desire of  
 8 integrating this into the neighborhood and the  
 9 proportion of house. So the living room -- I'm  
 10 sorry -- the family room is open as much as  
 11 possible to a deck and to a backyard, and  
 12 there's an upper deck with several bedrooms.

13 To talk about the design a little bit,  
 14 I'm going to perhaps go quickly to, again, the  
 15 first elevation. The computer was three and a  
 16 half hours to render so we could blow it up  
 17 this much. They do like tall windows or window  
 18 doors, so the entire front, the first level, is  
 19 totally open with views of the neighborhood  
 20 with a portion we couldn't make larger because  
 21 of zoning regulations. They would have loved  
 22 it across the entire house. They like  
 23 shutters. The shutters would actually be wood  
 24 panel, not plastic. They would be wood panel

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1 real shutters to go with all these doors. The  
 2 same element is then found and repeated in the  
 3 back. So there is a lot of consistency. I  
 4 managed to put this house on a 7 and a half  
 5 foot grade. It's 30 foot wide. Everything is  
 6 symmetrically and pretty well balanced on a 7  
 7 and a half foot grade that helps the structure.  
 8 There are more shutters on this rendering than  
 9 there on the plans because the owners do love  
 10 them. They're dark gray. On the material  
 11 board that we can look at later on, you can see  
 12 that. We're use a clapboard, 6 inches wide, or  
 13 even wider if we could find it, with a simple  
 14 trim. In order to balance all of this of more  
 15 contemporary life, if you want to, we call this  
 16 contemporary colonial nowadays, that's what we  
 17 call them. The entire roof is dark slate metal  
 18 with a standing seam. First of all, that's  
 19 what they wanted. They love that. We are  
 20 keeping it very simple. I didn't want to add  
 21 dormers to make the building taller, you know,  
 22 because it's a little bit up on the hill. We  
 23 didn't feel any need for gables in the front.  
 24 We wanted to make this building appear a little

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1 bit more substantial because it's not that  
2 large. It's not even 30 foot wide.

3 The plans, if I can talk about the  
4 plans if you're interesting. Let me just make  
5 this larger. I'll make it larger. Those are  
6 the doors in the front that we mentioned, and  
7 when managed to have actually space open all  
8 across with access into the living room, dining  
9 room, and a kitchen toward the back with a  
10 family room. We work hard to achieve a decent  
11 size master bedroom for the occupants with a  
12 master bath with almost A.D.A. pass through and  
13 capabilities. The stair being to the sides  
14 exposed this nice gallery in the front. You  
15 have sun coming through. It's wide enough to  
16 put some furniture in there. You're looking at  
17 the porch. We're connecting actually to some  
18 existing steps in there. Why should everything  
19 go straight down to the street? So we're  
20 maintaining the access from the street on to  
21 call it a transition platform that will bring  
22 the house closer to the ground, break up the  
23 little hill, and then go up to the porch.

24 The second floor is very clearly --

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1 I'm sorry. There are two bedrooms with access  
2 to a nice deck. Again, the deck is wide enough  
3 to have shade in there and have a life, and  
4 it's actually that way because we couldn't make  
5 it smaller because of the area constraints. A  
6 simple corridor in the middle, bedrooms front  
7 and back, but again, we work in a very clearly  
8 defined architectural balance. We're already  
9 doing the structural and everything for this  
10 building.

11 If you want to see more of the  
12 neighborhood around before I go to the  
13 materials. I'm sure you're familiar with the  
14 site, but anyway, coming from Scarsdale Avenue,  
15 you're seeing the small little houses by  
16 comparison in the back. We're keeping the  
17 garage and the drive. We're mitigating this  
18 here by trying to break it up with hard-scape,  
19 and, of course, Dan is going to talk about the  
20 landscape. The back is extremely flat. It  
21 basically pitches from front to back.

22 Remember, this is a 7500 square foot lot in an  
23 R-5 zoning. So we're only 50 feet in the  
24 front, we're 150 feet long. This is the back

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1 of the house, not substantial of the current  
2 one. By adding another level and then a roof  
3 line, you're still lower than the house to the  
4 left. Of course I want to mention that the  
5 further away from the street barely be  
6 perceptible. It does not have this incline.  
7 It's only 2 and 3. This is 45 degrees there.

8 This is another view of the site. You  
9 see the house to the right full view. We have  
10 seen this entire comparison up front. I even  
11 took a couple of houses uphill. Everybody is  
12 two levels. We have access in our house, the  
13 light is coming in the attic from the top for  
14 storage and air conditioning, etcetera. Across  
15 the street, you see, again, the typical  
16 architecture in the area. We are really  
17 integrating very well and enhancing all the  
18 features.

19 Before the materials, I would like to  
20 see that -- we want to point out that there are  
21 no grade modifications. I think that's very  
22 important. Again, as everybody noticed, you  
23 know, you make a longer house, you push it  
24 back, and it meets the grade. There is no

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1 movement of any substantial amount as far as  
2 the excavation is going to fill in the hole  
3 that we're doing in the front. There is very  
4 little soil. There will be a net increased  
5 probably, but that's going to be moved. To be  
6 honest, parking is going to be safer. We're  
7 doing a little turnaround, a little port in the  
8 back for an extra car to park or for any kind  
9 of access or nowadays for Covid deliveries,  
10 especially for these people. I believe it's  
11 safer and better for the town as well because  
12 there will be less traffic in the street.

13 We can have Daniel talk about the  
14 landscape, he's ready, I have his plan, or I  
15 can answer some questions. Just guide me as to  
16 how you want me to proceed, please.

17 THE CHAIRPERSON: I think we can go to  
18 some questions for you.

19 MR. PETRESCU: Okay.

20 THE CHAIRPERSON: If you could just go  
21 back to the main floor plan.

22 MR. PETRESCU: Okay.

23 THE CHAIRPERSON: I know you were  
24 talking about accessibility. In the master

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 2 bath, is that just a tub?  
 3 MR. PETRESCU: No. There's a shower  
 4 right and left. This is a very specific design  
 5 for newer -- let me see if I could make this  
 6 bigger. Somehow I should be. The showers are  
 7 here and here. There is a tub. The entire  
 8 room is accessible. This toilet will have --  
 9 my computer just missed that layer. I  
 10 apologize.

11 THE CHAIRPERSON: No problem. I saw  
 12 only a tub, and I thought that's not very  
 13 efficient.

14 MR. PETRESCU: Actually, two showers.

15 THE CHAIRPERSON: It's a wet room, I  
 16 got it.

17 MR. PETRESCU: A wet room, yes. With  
 18 a master closet. We made room for powder.  
 19 Actually, they want all these spaces open  
 20 because most of the time they'll try to be in  
 21 the open space. These doors will slide right  
 22 and left straight and you could see straight  
 23 into the family room and into the garden.

24 THE CHAIRPERSON: It's very nice.

25 MR. PETRESCU: Thank you.

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2 THE CHAIRPERSON: Now back to the main  
 3 elevation, the front elevation.

4 MR. PETRESCU: The rendering or the  
 5 picture?

6 THE CHAIRPERSON: I guess the  
 7 rendering. The addition of those shutters on  
 8 the top just look strange to me. I know they  
 9 like shutters, but for the two center groupings  
 10 to have shutters and the two outer ones not --

11 MR. PETRESCU: I do appreciate the  
 12 comment. It's not on the materials you got. I  
 13 added them and they can go. Let me show you  
 14 the rendering because they're not there.

15 MR. GARCIA-BOU: The plan doesn't show  
 16 shutters.

17 MR. PETRESCU: They're not here.

18 THE CHAIRPERSON: The plan looks  
 19 better.

20 MR. PETRESCU: We agree, and I think I  
 21 can sell that.

22 THE CHAIRPERSON: I'm asking the board  
 23 members.

24 MR. GARCIA-BOU: I agree.

25 THE CHAIRPERSON: Enda?

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2 MR. PETRESCU: So no second floor  
 3 shutters?

4 MR. MCINTYRE: They do look a little  
 5 odd in their current configuration on that  
 6 rendering.

7 MR. PETRESCU: I'm aware of that.  
 8 We're on the same page.

9 MR. MCINTYRE: Every other window you  
 10 look at, and even the French doors, which I do  
 11 like, off on the front terrace, every other  
 12 window, included those French doors, has a  
 13 shutter. Can you go back and just look at the  
 14 rendering again?

15 MR. PETRESCU: Sure. They all have  
 16 shutters. So we're going to kill those too?

17 MR. MCINTYRE: Well, let's not do  
 18 anything rash. What if you tightened up those  
 19 two windows and kind of --

20 THE CHAIRPERSON: The two outer pairs?

21 MR. MCINTYRE: Yes. Would that look  
 22 like -- I think the first image that you had,  
 23 it almost looked like the entire front facade  
 24 was a sort of lineal band of glass. It was the  
 25 collage you had, the old house versus the new

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2 house.

3 MR. PETRESCU: Okay. Hold on. There  
 4 you go.

5 MR. MCINTYRE: Right. It almost  
 6 looked like the top had a band of windows and  
 7 shutters. So I'm trying to visualize if you  
 8 eliminated the top shutters, you know, I think  
 9 that would probably be the best result here and  
 10 kind of keep the windows just as windows  
 11 without the shutters. I think it almost looks  
 12 like keys on a piano if you're looking to try  
 13 and jamb too many shutters in that, you know,  
 14 condensed space.

15 MR. PETRESCU: I totally agree.  
 16 They're gone. We talked about it on and off,  
 17 and I cannot do anything to the windows because  
 18 they really have to bring light into the  
 19 bedrooms in the front. It's only a 30 foot  
 20 front. Two cars are longer than 30 feet. We  
 21 got to get windows, and then the bathroom is  
 22 there and the stairway. They will go. We'll  
 23 have the windows.

24 MR. MCINTYRE: Okay.

25 MR. PETRESCU: Total agreement.

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2 MR. MCINTYRE: I really like the  
3 simplicity and sort of clean design of this  
4 house. I think what you've done with the site  
5 in moving it back, and, you know, being  
6 cognisant of the fact that it needs to be  
7 A.D.A. accessible, as well as the layout inside  
8 and the choice of the materials and the  
9 simplicity, I think you've done a really,  
10 really nice job. It's an excellent  
11 presentation, very well put together, and very  
12 nicely drafted. So, well done.

13 MR. PETRESCU: Thank you.

14 THE CHAIRPERSON: Any other questions  
15 or comments from the board members?

16 MR. GARCIA-BOU: The question I have,  
17 is that a metal roof you're putting on there?

18 MR. PETRESCU: Yes. Actually, if  
19 there is an alternate you can approve -- one of  
20 the owners wanted blue, and I have done a with  
21 a blue metal roof. It looks very nice that  
22 color. We would hope that you can enter in the  
23 note in there that the first floor can go to 9  
24 feet instead of 8 and a half because the  
25 gentleman is very tall when he's able to stand

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2 up. They're allowed 9 feet without sacrificing  
3 the second floor. If I have to cut 6 inches  
4 from the second floor and get 6 inches to the  
5 first floor, I will end up with the same height  
6 at the eave. So we're prepared to do that, but  
7 we would like to have 9 and 8 and a half, if  
8 possible.

9 THE CHAIRPERSON: Margaret, will that  
10 work?

11 MS. UHLE: The Architectural Review  
12 Board rarely looks at the ceiling heights.  
13 They're really more concerned about the height  
14 to the ridge and the height to the eave.

15 MR. PETRESCU: So we're going to go up  
16 6 inches and we'll all be happy and I  
17 appreciate that.

18 THE CHAIRPERSON: Can you show us the  
19 material board so we can see the colors that  
20 you're referring to?

21 MR. PETRESCU: Okay. Basically, the  
22 Hardie is white/white. I have to tone it down  
23 a little bit so we'll see. All the pavers  
24 around the house and, you know, obviously  
25 either pavers or -- what is it called?

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2 MR. MCINTYRE: Blue stone.  
3 MR. PETRESCU: Blue stone. I'm sorry,  
4 I apologize. The roof is a dark slate. The  
5 entry door, as you see in the rendering, and  
6 the entry to the mudroom, we're kind of  
7 deciding between a cherry mahogany or a lighter  
8 natural color like oak. I prefer the oak. If  
9 that has to be decided tonight, then I'll pick  
10 one right now. All the hardware is standard  
11 steel. We're going to have 1 inch grills, nice  
12 Andersen windows series 400. They're all  
13 casement windows because we have those window  
14 doors, that's the paradigm of design, and all  
15 the trim is in AZEK. We find the material six,  
16 seven years ago, it's not real, we're using it  
17 all over the place, it's very stable. I'm not  
18 sure if you see it here. We have various  
19 shades of cream. The house in general is  
20 simple as can be. It's basically two colors.

21 MR. MCINTYRE: Is the trim scalloped  
22 or is it flat?

23 MR. PETRESCU: It will be flat, but,  
24 you know, you asked the right question. I  
25 wanted it to be simple and clean and flat all

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2 around.

3 MR. MCINTYRE: That kind of is  
4 somewhat -- I kind of got that from what you  
5 spoke about in terms of the design and the  
6 simplicity of the design. So that's kind of  
7 why I asked the question, because it looked  
8 like what you held up and what you're showing  
9 on your mood board here has got a scallop to  
10 it. I kind of think --

11 MR. PETRESCU: We're going to look at  
12 this part from the back. It's flat. I picked  
13 up, you know, from the internet, of course.  
14 Most people like island mist or tiki torch  
15 color for the deck upstairs.

16 MR. MCINTYRE: That's a nice feature.

17 THE CHAIRPERSON: The roof color you  
18 were referring to before, I didn't see --

19 MR. MCINTYRE: It shows slate; right?

20 MR. PETRESCU: It's a dark slate  
21 color. It's called slate in that manufacturer.

22 THE CHAIRPERSON: I thought I heard  
23 you say something about blue.

24 MR. PETRESCU: Oh. If it can be  
25 answered that I have a choice to make it blue,

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 2 fine. If not, gray slate it is. One of the  
 3 owners might have believed that a lighter  
 4 color, you know -- some people think it maybe  
 5 looks crazy, but I have done a house like that  
 6 and against the sky it makes the house smaller.

7 THE CHAIRPERSON: Like a sky blue  
 8 color?

9 MR. PETRESCU: Yes. Yes. I don't  
 10 have a sample right here. It's really almost  
 11 as blue as a -- for a bad choice of words --  
 12 you see some of the commercial buildings or the  
 13 Ford building on Central Avenue. It's really a  
 14 very -- it's like a BMW blue almost.

15 MS. UHLE: But, Laura, he was  
 16 proposing the darker. I would go with that.

17 MR. MCINTYRE: Yes, I think that's  
 18 safer.

19 THE CHAIRPERSON: There is no sample  
 20 of the other. I'm not inclined to go with  
 21 anything that I'm not seeing.

22 MR. MCINTYRE: I agree.

23 MR. PETRESCU: We'll stay with the  
 24 slate. If you want me to, I could bring a  
 25 sample to the next meeting. If not, slate it

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 2 is, and no shutters on the second floor in the  
 3 front.

4 THE CHAIRPERSON: Okay. Board  
 5 members, is there anything else that you want  
 6 to address before I open the public meeting?

7 MS. UHLE: The landscape plan, Laura.

8 MR. PETRESCU: Dan, are you still  
 9 there?

10 DAN: Yes, I'm still here.

11 MR. PETRESCU: Okay. Let me pull your  
 12 drawings. You take it from here.

13 DAN: This was done recently. I think  
 14 the principal thing is to maintain the large  
 15 oak tree out in the street right-of-way. It's  
 16 really spectacular in the neighborhood. So  
 17 that's probably the reason that we retained the  
 18 front walk with the sort of unusual  
 19 configuration that it had, to not be doing any  
 20 construction work around the roots of this big  
 21 Oak tree. Because of the plantation shutters  
 22 for the front windows, there can be no front  
 23 foundation plantings. So I put a pair of  
 24 Boxwoods flanking the front walk and little  
 25 beds of Myrtle, and then at the corners of the

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 2 house I put these upright Hicks Yews just to  
 3 give it -- I couldn't help myself to do some  
 4 foundation, so at the front I have two flanking  
 5 Hicks Yews, which are sort of chimney shaped  
 6 things, Yews, upright Evergreen shrubs about 5  
 7 feet high. Then up the walk, there's kind of a  
 8 promenade with Cap Yews that I put. Those are  
 9 more gum drop shape that will just create kind  
 10 of a fun formal feature to arrive at the front  
 11 door. The house goes up again, so they won't  
 12 appear that tall.

13 The backyard is nice as it is with big  
 14 trees and lawn. The neighbors have hedges,  
 15 which of course are staying. So there's  
 16 hedging the whole front all the way left and  
 17 right. I put in a row of Arborvitae because  
 18 with their deck and their porch, I just thought  
 19 that both homeowners would want privacy on both  
 20 sides. We put in narrow Emerald Green  
 21 Arborvitae, putting them in 8 to 9 feet, but  
 22 they could grow up to 18 feet high, and that  
 23 will give some privacy for the patio and deck  
 24 between neighbors.

25 There really isn't much else. The

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 2 back is really nice as it is and the front  
 3 lawn. So that's it.

4 THE CHAIRPERSON: The views on the  
 5 mock ups, are they realistic in terms of what  
 6 you have going on here or is this --

7 DAN: Cal can answer that, but the  
 8 views were done before I did this plan. I  
 9 think that's just rendering stuff; right?

10 MR. PETRESCU: Well, you have your  
 11 access -- you mention planting in there, you  
 12 come on, and then the row of --

13 DAN: Mine wouldn't look quite like  
 14 that, though.

15 MR. PETRESCU: The client, she wanted  
 16 some pots with some Geraniums there, so I  
 17 placed them in there.

18 THE CHAIRPERSON: That tree, where is  
 19 that? Maybe the existing photographs?

20 DAN: Yes, you should see it. It's  
 21 really a trophy of a tree. That's in the town  
 22 right-of-way, but the roots go quite far  
 23 around. I did my plan different from this, but  
 24 I don't have these puffs of purple.

25 MR. PETRESCU: If there is room, maybe

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2 you could throw a little Maple in there.

3 MS. NEMECEK: I have one question.

4 Everything inside is A.D.A., so the A.D.A.  
5 access to the house would be in the back; is  
6 that correct?

7 MR. PETRESCU: Yes. Yes. A.D.A. is a  
8 great gesture because we're growing smarter,  
9 all of us, from the point of view which is not  
10 yet implemented at a residential level. The  
11 doors are wider, there is easy turnaround  
12 spaces, etcetera, etcetera. That's why we had  
13 that wet room because sometimes you end up at  
14 with health people basically showering you.

15 MS. NEMECEK: Okay, great.

16 THE CHAIRPERSON: Any other  
17 landscaping questions, Jennifer?

18 MS. NEMECEK: No. It's a simple plan  
19 for a simply redesigned house. It looks really  
20 nice.

21 THE CHAIRPERSON: Thank you. Anybody  
22 else with any questions before I open the  
23 public meeting?

24 MR. MCINTYRE: Yes. I just think that  
25 you want to identify the condensers on there,

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2 you know, any roof vents.

3 MR. PETRESCU: I made the note in  
4 here, and, of course, we'll do that. I'll  
5 check if they can be in the setbacks or no. If  
6 they cannot, I can screen them very easily. We  
7 have plenty of room. I don't know right now,  
8 okay, I'm being honest. I forgot. I know in  
9 Mamaroneck they cannot, in Scarsdale they can.  
10 If they can not be on this side of the house in  
11 the setback and we're 10 feet away from the  
12 next neighbor, then they will go right back  
13 there.

14 MS. UHLE: They have to be for the  
15 setbacks for accessory units, so they can be  
16 within 5 feet of the property line.

17 MR. PETRESCU: Okay. So they'll be on  
18 the right side, and then we'll screen it.  
19 We'll have Dan put some more vegetation around  
20 it.

21 THE CHAIRPERSON: So then I would like  
22 to make a motion to open the public hearing for  
23 Application 20-27, 25 Grand Boulevard.

24 MR. GARCIA-BOU: Second.

25 THE CHAIRPERSON: All in favor.

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2 (AYE)

3 THE CHAIRPERSON: Margaret, is there  
4 anyone in the audience who has any questions or  
5 comments for this application?

6 MS. UHLE: No, there is not.

7 THE CHAIRPERSON: All right, then we  
8 can make a motion to close the public hearing  
9 for Application 20-27, 25 Grand Boulevard.

10 MR. GARCIA-BOU: Second.

11 THE CHAIRPERSON: All in favor.  
12 (AYE)

13 THE CHAIRPERSON: Very good.  
14 Margaret, board members, any more questions  
15 before we move on?

16 MS. UHLE: I just have a quick  
17 question because I think I didn't catch  
18 something that Enda said. So with regard to  
19 some modifications, no shutters on the second  
20 floor front elevation; flat trim not the  
21 scalloped trim; the slate colored roof; show  
22 the condenser units on the plan. Did I miss  
23 something that you said, Enda, about roof  
24 railing or something like that? I missed what  
25 you said. That's all I had.

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2 MR. MCINTYRE: No, I don't think so.  
3 I think that's everything.

4 MS. UHLE: Okay. So that's it then.

5 THE CHAIRPERSON: Margaret, when you  
6 mentioned that, I just thought of something.  
7 You do need to make sure that you do put up  
8 some sort of a system for the metal roof so  
9 that it doesn't all of a sudden crush the  
10 gutters.

11 MR. PETRESCU: Yes, of course. We  
12 have the snow guards. You have to.

13 MR. MCINTYRE: Actually, Margaret, you  
14 were correct, I did mention just if there are  
15 any sort of roof vents, that they be  
16 identified.

17 MR. PETRESCU: Snow guard and vents.

18 MS. UHLE: Okay, that's it then.

19 THE CHAIRPERSON: So I would like to  
20 make a motion to move Application 20-27, 25  
21 Grand Boulevard, along to the Planning Board  
22 with a recommendation for approval with the  
23 aforementioned comments.

24 MR. GARCIA-BOU: Second.

25 THE CHAIRPERSON: All in favor.

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2 (AYE)

3 THE CHAIRPERSON: Thank you very much.

4 MR. MCINTYRE: Good luck.

5 MR. PETRESCU: Thank you.

6 THE CHAIRPERSON: Next on our agenda

7 this evening, we have Application 20-28, 4

8 Hathaway Road. Are the applicants here?

9 MS. UHLE: It always takes a minute  
10 for people to kind of appear.

11 MS. MARRONE: Hi, I'm Maggie Marrone.  
12 Kyle McGuire, you have to press visual or  
13 video. Anyway, hopefully they'll be coming on  
14 soon.

15 MS. UHLE: It doesn't look like he has  
16 any audio. Kyle, can you say anything? He may  
17 be able to hear and see us, but we can't see  
18 him, and we may not be able to hear him.

19 MS. MARRONE: Okay. Kyle is a  
20 contractor who bought this house on Hathaway.

21 MS. UHLE: There he is.

22 MS. MARRONE: There you are. Can you  
23 hear? Un-mute.

24 MS. UHLE: It doesn't look like he has  
25 a microphone.

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2 MS. MARRONE: Okay. Anyway, he bought  
3 a house on Hathaway that had been under  
4 construction, the people walked away from it,  
5 and the house was just in complete shambles.  
6 So he's going to renovate. He's already got an  
7 approval for a large addition on the back of  
8 the house. So the front of the house -- hold  
9 on, let me get the shared screen here. I hope  
10 it works.

11 MS. UHLE: There you go. Good.

12 MS. MARRONE: So the front of the  
13 house, basically the size and the roof line is  
14 staying the same on the main part of the house.  
15 The side setbacks are all staying the same.  
16 There's a small addition where the garage is.  
17 It's coming out to line up with the house, and  
18 then there's a 1 foot overhang on the second  
19 floor over the garage to give it a little more  
20 space. Then there's also a new double bay  
21 window added on the right side of the entry,  
22 and a covered portico that would be standing  
23 seam metal roof.

24 The roof material is a gray Timberline  
25 40 year. On the bottom of the house, it's gray

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2 Hardie Board clapboard, and on the top it's a 6  
3 inch clear cedar siding with a clear stain.  
4 Then AZEK is around the windows and the windows  
5 are black 400 series Andersen windows.

6 The first floor, basically it's been  
7 opened up with a new entry. The living room is  
8 basically where it was, dining, and open to a  
9 new kitchen addition that is not really part of  
10 this. The garage was widened because the  
11 garage was too narrow to really get a car in  
12 before.

13 Then on the second floor in the front,  
14 we have the bay window and a bedroom, which  
15 comes out a little bit past the existing front  
16 of the house. There's a couple of dormers in  
17 the roof.

18 So the front elevation is -- at the  
19 side, there's a small covered portico here on  
20 the side of the house and the rear of the  
21 house, which is the addition that he's actually  
22 under construction already right now. This is  
23 the garage side of the house, which is pretty  
24 simple. He wanted really large windows to get  
25 a lot of light into the house and kind of

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2 modernize it. The garage door will be black --  
3 I mean not black -- stained dark wood flat  
4 panel garage doors and a stained dark wood  
5 front door as well.

6 I think that's about it. This roof  
7 line, the pitch doesn't change at all. This is  
8 a new pitch here.

9 THE CHAIRPERSON: The addition that  
10 you were describing before, is that something  
11 that's on the back?

12 MS. MARRONE: Yes, that's the back of  
13 the house. You can't see it from the front.  
14 It's a kitchen on the first floor with a master  
15 bedroom and bathroom above. I can go back to  
16 that.

17 THE CHAIRPERSON: So then was that  
18 before us, or it didn't need to be because of  
19 the fact that it's in the back?

20 MS. MARRONE: It didn't need to be.

21 MS. UHLE: They took out a permit for  
22 the back before they decided to make  
23 improvements to the front. Technically the  
24 threshold for coming before you is what's done  
25 to the front elevation. You often look at all

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2 four elevations when they're doing all four at  
3 the same time. They took out the permits to do  
4 the work in the back before they came with the  
5 application for what's going on in the front.

6 THE CHAIRPERSON: Okay. Maggie, would  
7 you please go back to the front elevation.

8 MS. MARRONE: Okay.

9 THE CHAIRPERSON: So the bottom half  
10 is HardiePlank in white you said?

11 MS. MARRONE: It's a gray HardiePlank,  
12 and then this is a clear cedar shingles. We're  
13 going to add stone to the base. There's  
14 actually stone on the site. There was some  
15 stone on the existing foundation. We're going  
16 to put stone across the whole base.

17 THE CHAIRPERSON: Okay. The cedar  
18 shake part, you said it would be stained  
19 natural?

20 MS. MARRONE: Natural stain, yes.

21 THE CHAIRPERSON: Is that something  
22 that you have to keep on doing? How does  
23 that --

24 MS. MARRONE: That's -- hold on.

25 MR. MCGUIRE: It depends on the

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2 clients, how gray they want it to go, how dark  
3 they want it to go. Usually you get 7 to 10  
4 years out of it before you have to re-stain it  
5 again, refinish it again.

6 THE CHAIRPERSON: So it is kind of one  
7 of those things that changes, kind of like a  
8 lot of the beach homes?

9 MR. MCGUIRE: Not necessarily the  
10 beach homes. The color of the shingle will  
11 maintain its color for quite a long time.

12 THE CHAIRPERSON: Maggie, the windows,  
13 what are they?

14 MS. MARRONE: They're Andersen 400  
15 series. They're black casements, by the way.

16 THE CHAIRPERSON: The standing seam  
17 roof --

18 MS. MARRONE: The standing seam roofs  
19 are over this here and this here. Those are a  
20 gray metal.

21 MR. MCGUIRE: Pewter.

22 MS. MARRONE: Pewter color.

23 THE CHAIRPERSON: So do you have like  
24 a material board?

25 MS. MARRONE: Kyle has some samples.

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2 MR. MCGUIRE: I have a picture of  
3 house it's going to look from a previous home  
4 that I've done. I'll show you the stone right  
5 here.

6 MS. MARRONE: But we're not seeing it.

7 MR. MCGUIRE: You're not seeing me?

8 THE CHAIRPERSON: We see you.

9 MR. MCGUIRE: The stone here is on the  
10 bottom. It's on site at the moment. It's a  
11 natural stone. It's going to go where it's  
12 shown on the plans. I will be reusing that  
13 from around the site. There's tons of it on  
14 the site. That will go on the bottom. It's a  
15 gray clapboard, as you've seen on the previous  
16 illustration from your last architect actually,  
17 and then the shingle itself is pretty self --  
18 you can see it actually on most houses around  
19 the area. I do have some samples of how it's  
20 going to be. I don't know if you could see  
21 that.

22 THE CHAIRPERSON: Yes, thank you.  
23 That looks good.

24 MR. MCGUIRE: I do not have a sample  
25 of the roof. It's a typical architectural

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2 shingle gray.

3 THE CHAIRPERSON: Okay. Board  
4 members, any other questions or comments? Do  
5 you have places for the HVAC, you know, the  
6 units and such?

7 MR. MCGUIRE: Not yet.

8 MS. MARRONE: It's going to probably  
9 be on the left-hand side and towards the back  
10 of the addition, the addition area.

11 MR. MCGUIRE: Yes.

12 MS. MARRONE: Hold on a second. If  
13 you see a site plan here, this is the addition  
14 back here, it will be over on this area here.  
15 It's just past the required setback.

16 THE CHAIRPERSON: Okay. Margaret,  
17 does that look correct to you in terms of  
18 what's permissible?

19 MS. UHLE: Yes. You could come within  
20 5 feet of the property line.

21 MS. MARRONE: That's 16 feet to the  
22 building, so it will be probably about 10 feet.

23 THE CHAIRPERSON: Okay. Are there any  
24 other additions that will have to appear  
25 because there are so many changes being made

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2 here to this home?

3 MS. MARRONE: No, that's it.

4 THE CHAIRPERSON: What about lighting  
5 in the front, is it just going to be kind of  
6 down lighting in that portico area?

7 MS. MARRONE: The portico is going to  
8 have a recessed light, and then there will be  
9 two sconces by the garage door.

10 MS. NEMECEK: The sconces on the  
11 garage door look a little tiny. If you could  
12 make them a little bit bigger. There's a lot  
13 going on and they're going to get lost.

14 MR. MCGUIRE: We'll make them bigger.

15 THE CHAIRPERSON: I suggest bringing a  
16 cut to the Planning Board for that.

17 MS. UHLE: A cut of what?

18 THE CHAIRPERSON: The sconces near the  
19 garage, hopefully larger than what's there now.

20 MS. UHLE: I misspoke. Within an R-10  
21 district -- I was thinking this was still in an  
22 R-5 -- the HVAC units can come within 8 feet of  
23 the property line. You still have plenty of  
24 room.

25 MS. MARRONE: Okay.

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2 MR. MCGUIRE: Okay.

3 MS. NEMECEK: The chimney is going to  
4 be all stone too or brick?

5 MS. MARRONE: It's actually brick.

6 MR. MCGUIRE: Existing brick. We're  
7 going to strip the paint.

8 MR. GARCIA-BOU: You're basically  
9 stripping this whole house and leaving just the  
10 wood to do what you want to do to the house;  
11 right?

12 MS. MARRONE: Especially the front,  
13 yes.

14 MR. GARCIA-BOU: It looks like you're  
15 stripping the entire house, the way it looks,  
16 even the roof.

17 MR. MCGUIRE: Yes.

18 THE CHAIRPERSON: I guess the  
19 neighboring houses are quite different than  
20 what that house was; right? That's kind of  
21 like the last house on the block that got  
22 renovated?

23 MS. MARRONE: Yes. This house has  
24 been an eyesore for 15, 20 years. It's been  
25 there kind of deserted for a long time. The

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2 house on the right of this is very far down the  
3 street, it's probably 200 yards away, and then  
4 the house right next door on the left, there's  
5 very large evergreens dividing the houses, so  
6 there's nothing really to compare it with  
7 directly.

8 THE CHAIRPERSON: The one to the  
9 right, what address is that one? If you look  
10 on your pictures here.

11 MS. MARRONE: Do you have that, Kyle?

12 MR. MCGUIRE: It's Hewitt. It is the  
13 Embassy house. It is, I believe, on Hewitt, the  
14 one to the left as you're looking at the house  
15 from the front. The one to the left or to the  
16 right?

17 MS. MARRONE: That's it. The one to  
18 the right of the house if you're looking at the  
19 house is the Embassy. That's on Hewitt, right.

20 THE CHAIRPERSON: 11 Hewitt?

21 MR. MCGUIRE: 11 Hewitt, yes.

22 THE CHAIRPERSON: To the other side is  
23 on which street?

24 MS. MARRONE: That's on Northway.

25 THE CHAIRPERSON: There's a couple

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2 here on Northway.

3 MR. MCGUIRE: 34 Northway.

4 THE CHAIRPERSON: Also very, very big.  
5 So it's not going to overshadow, that's for  
6 sure.

7 MS. MARRONE: The height of the  
8 building is staying the same. It's just some  
9 additions.

10 THE CHAIRPERSON: Any other questions  
11 or comments from the board members? Anybody?

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

13 THE CHAIRPERSON: Okay. So then I  
14 like a make a motion to open up Application  
15 20-28 to a public hearing.

16 MR. GARCIA-BOU: Second.

17 THE CHAIRPERSON: All in favor.

18 (AYE)

19 THE CHAIRPERSON: Margaret, is there  
20 anyone in the audience that is here for this  
21 application?

22 MS. UHLE: No, there is not.

23 THE CHAIRPERSON: So then we can close  
24 the public hearing for Application 20-28, 4  
25 Hathaway Road.

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1 EASTCHESTER ARB - 10/1/2020  
 2 MR. GARCIA-BOU: Second.  
 3 THE CHAIRPERSON: All in favor.  
 4 (AYE)  
 5 THE CHAIRPERSON: Any other comments  
 6 before we send this on over to the Planning  
 7 Board?  
 8 MS. NEMECEK: It's a vast improvement.  
 9 MR. MCGUIRE: Yes.  
 10 MS. NEMECEK: You got your work cut  
 11 out for you.  
 12 THE CHAIRPERSON: It is. It's true.  
 13 So then, Margaret, were there any --  
 14 MS. UHLE: I just have two. One was  
 15 to show the locations of the HVAC condenser  
 16 units on the site plan, and provide cut sheets  
 17 of the sconces that are proposed on either side  
 18 of the garage.  
 19 MS. NEMECEK: We just asked that the  
 20 lights be a little bit larger.  
 21 MR. MCGUIRE: Yes.  
 22 THE CHAIRPERSON: Okay, so I would  
 23 like to make a motion to send Application  
 24 20-28, 4 Hathaway Road, along to the Planning  
 25 Board with a recommendation for approval.

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 2 MR. MCINTYRE: Second.  
 3 THE CHAIRPERSON: All in favor.  
 4 (AYE)  
 5 THE CHAIRPERSON: Thank you very much,  
 6 folks.  
 7 MS. MARRONE: Thank you so much.  
 8 MR. MCGUIRE: Thank you very much.  
 9 THE CHAIRPERSON: Thank you for  
 10 improving the neighborhood one by one.  
 11 I guess that's it for the evening.  
 12 That was our last application. So I would like  
 13 to make a motion to close the Architectural  
 14 Review Board meeting of October 1, 2020.  
 15 MR. GARCIA-BOU: Second.  
 16 THE CHAIRPERSON: All in favor.  
 17 (AYE)  
 18 THE CHAIRPERSON: Very good. Thank  
 19 you all and good night.  
 20 MR. MCINTYRE: Goodnight. Bye.  
 21 MS. UHLE: Bye.

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 2 CERTIFICATION  
 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 videotape of the Zoom hearing. I was not  
 13 present for such hearing. The videotape was  
 14 taken 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 14th day of December, 2020.

22  
23  
24  
25

*Dina M. Morgan*  
 DINA M. MORGAN  
 Court Reporter

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 2  
 3 CORRECTION SHEET  
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DINA M. MORGAN, REPORTER