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Eastchester Town Clerk
6062 Broadway
Bronx, NY 10471
(718) 524-2000

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

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

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

MR. GROSSFELD: That's all it is.

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

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

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

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

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

MS. NEMECEK: Yes.

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

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

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

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

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into the driveway area.

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

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

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

This elevation, again, we added a lot 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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driveway.

MR. GARCIA-BOU: Can I see the elevation without the quoins?

MR. BONGIOVANNI: Sure.

MR. GARCIA-BOU: I like what you did with the transom and all of that. I mean, my preference would be -- I feel that this is a cleaner look to me. It's more sharp looking than the quoins. That's my opinion, I guess.

THE CHAIRPERSON: Enda, I notice that you entered our meeting. Enda McIntyre, one of the board members who arrived recently. Enda, are there any comments that you want to make? If so, please un-mute. Can you un-mute yourself?

MR. MCINTYRE: Can we go back and look at the one with the quoins again? I hear what Carlos is saying. It kind of looks a little brutish. Maybe like on the --

THE CHAIRPERSON: I'm not sure when you entered, Enda, but both Jennifer and I --

MR. MCINTYRE: Like the quoins.

MS. NEMECEK: Yes.

MR. MCINTYRE: I think this doesn't

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necessarily do it full justice. I think if it's done subtly with, you know, a good brick worker, then I think it kind of blends in and gives it a little bit more textures. I think I'm probably -- is it -- are you changing the course of the brick, is that the way it's shown, or is it still like a stretch of course on the quoins?

MR. GROSSFELD: We could go either way. Right now it's the same coursing of the brick. We could rotate it.

MR. MCINTYRE: No, I wouldn't want to rotate it. It almost looks like you changed the course.

MR. GARCIA-BOU: That's what it looks like.

MR. GROSSFELD: It should be -- this is just the rendering -- it should be on the same coursing --

MR. MCINTYRE: I think it should be on the same course. It looks like they're vertical. It looks like they're stacked as opposed to -- header bond as opposed to stretcher bond. I think if it's done, you

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know, subtly, then I think it's only going to add some more texture to it and kind of give it the appearance that it's an older building that's been there as opposed to something new. So I think I have to agree with my female board members in terms of leaving the quoins.

MR. GROSSFELD: They protrude out about one inch, so that's why you're seeing a little bit of a shadow line on the bottom of each quoin.

MR. GARCIA-BOU: What's throwing me off is what you just mentioned, I thought the brick was going in a different direction.

THE CHAIRPERSON: I agree that they should probably all go in the same direction.

MR. MCINTYRE: Yes.

THE CHAIRPERSON: But still keep them there.

MR. MCINTYRE: It needs to be stretcher as opposed to a header bond.

MR. GROSSFELD: That's what it is.

THE CHAIRPERSON: Enda, I have a question to you; when did you come in? Did you see the beginning of the presentation or not?

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MR. MCINTYRE: I did see the slide show, so I think I kind of got in close to the beginning.

THE CHAIRPERSON: All right.

MS. UHLE: You did, yes.

THE CHAIRPERSON: Any other comments from the board members, or I'll open it for a public meeting at this point?

MS. NEMECEK: I have a few comments, actually. If we could go back to one of the slides that shows your neighbor, your residential neighbor. Not that one. Keep going. This one. This one here. Usually I would say between two residences not to have a soldier course of these huge Thuja between them, but in this case I think you should. I think it would be better not to have those gaps of shorter shrubbery. I think it should all be Thuja, and keep it perfectly separate. From this perspective, you're at the neighbor's house, and they could see bits and pieces of your building. I don't think they should.

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

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

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MS. SCHLAGBAUM: Yes.

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

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

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

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

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

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

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

MS. SCHLAGBAUM: I will modify that.

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

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

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

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

MS. SCHLAGBAUM: I will look at the sizing. I was looking at some wholesale nurseries in the area to see what stock they had and what size plants they have, and I have 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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1 would probably be showing within about 8 to
2 10 years.

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

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

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1 it would do better in the wooded areas.

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

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

15 MS. SCHLAGBAUM: You're welcome.

16 MS. UHLE: Laura, you're muted.

17 THE CHAIRPERSON: Sorry about that.
18 Is there anyone else with questions from the
19 audience?

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

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

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

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

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

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

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

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

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

23 MR. BONGIOVANNI: No, daily.

24 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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Finally, we're planning to add some culture stone in the front. I don't know what is the best diagram that you guys would like to see.

THE CHAIRPERSON: The front elevation. Thank you.

MR. ALEKSA: Sure.

MS. NEMECEK: I like that you're keeping it as a Dutch colonial because they're very specific. The only comment I have is that the eave trim on the front, it looks a little thin. I think if you could make that eave a little bit thicker, it will enhance the Dutch colonial style. It's pointed out as new aluminum veneer rake and eave trim.

MR. ALEKSA: Sure.

MS. NEMECEK: It's on the left pointed out. If that could be a little beefier, it would really look a little bit better, I think. The other comment that I have is about the dormer. It's a little tiny. It looks a little small. I know that's existing, isn't it?

MR. ALEKSA: Yes. Correct.

MS. NEMECEK: So I don't know if you

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could make that a little bit bigger or add that Dutch colonial roof line instead of having that traditional roof on the dormer.

THE CHAIRPERSON: Maybe, perhaps, something could be done without reconstructing it.

MS. NEMECEK: Just adjusting that roof.

MR. ALEKSA: Okay.

MS. NEMECEK: It just looks a little tiny next to everything else.

THE CHAIRPERSON: Now that the house itself is a little bit bigger.

MR. ALEKSA: Okay.

THE CHAIRPERSON: The stone looks very nice.

MS. NEMECEK: Yes, it does.

THE CHAIRPERSON: I know that you had already presented this to the Planning Board, but I don't think we saw that. We made that suggestion, but then it went to the Planning Board. So it's nice to see, and thank you for doing that.

MR. ALEKSA: Sure.

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THE CHAIRPERSON: Any other comments, board members?

MR. GARCIA-BOU: I'm good with it.

THE CHAIRPERSON: Okay.

MR. MCINTYRE: Likewise. I think beefing up the eaves and the fascia certainly will make a noticeable difference.

THE CHAIRPERSON: Sometimes it's nice to have a second look at something. I know that we already approved this, but improvements are always a good thing.

So then at this time, I'm going to open this application for a public hearing. I would like to make a motion to open Application 20-06 for the public hearing.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Margaret, is there anyone in the audience who would like to comment?

MS. UHLE: No, there is not.

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

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hearing for Application 20-06.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All favor.

(AYE)

THE CHAIRPERSON: Then I would like to make a motion to send along Application 20-06 to the Planning Board with a recommendation of approval with the aforementioned suggestions of -- Margaret, if you could.

MS. UHLE: Beefing up the trim, the eave trim, and also either enlarging the dormer or changing the roof line to a Dutch colonial roof line.

THE CHAIRPERSON: Somebody second please.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: All right. Thank you very much. Planning Board next.

MR. ALEKSA: Thank you.

THE CHAIRPERSON: Have a good evening.

MR. ALEKSA: You too. Thank you.

THE CHAIRPERSON: Our next item on the

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agenda this evening is Application 20-26, 10 Andrew Road.

MR. MAIORANO: Can you hear me?

THE CHAIRPERSON: Yes.

MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs.

MS. UHLE: Adamo?

MR. MAIORANO: Yes.

MS. UHLE: Did your client want to participate as well? Are they calling in or are they just watching?

MR. MAIORANO: They're just watching, yes. I could speak on their behalf. No problem.

MS. UHLE: Okay.

MR. MAIORANO: On behalf of the applicant and owner, Karn Santiku, we are proposing additions and alterations to 10 Andrew Road. The current residence is a small cape home. The second floor is basically two bedrooms and a bathroom. What the owner wishes to do is create additional living space on the second floor to maximize obviously that space,

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as well as some aesthetic updates with the overall home and front elevation. I'm going to share my screen. Do you see the elevation?

THE CHAIRPERSON: Yes.

MR. MAIORANO: Basically what we're ultimately doing is extending over the footprint of the first floor of the home to create an additional bedroom and bathroom upstairs. There will be a master bedroom and bathroom and then alteration will be an additional two bedrooms and bathroom, as well as the, as I mentioned, aesthetic update to the front, mainly is to create some sort of a covered portico platform which is that front roof over the existing platform. That will also help in function, and also aesthetics to try to keep the scale of the house down since the garage, as it exists now, is somewhat exposed on the lower level, as you can see in the front elevation picture.

So the house will receive all new finishes throughout the exterior. We're trying to limit the amount of extent of work since the first floor was somewhat renovated with the

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bathrooms and kitchens and whatnot. The windows will be replaced on the entire house. They'll be new Andersen black windows, 200 series with simulated divided light, the four over one grid pattern, and the siding will be a white aluminum siding throughout the residence with white AZEK trim around the windows, soffits, as well as the columns in the front, which are new, they will be wrapped in AZEK as well. One will sit over the existing front platform. They will be clad with some new thin stone veneer, as well as a little bit of the foundation exposed in the front will have some new stone, and a little stone pier on the proposed column to the left will have a little stone platform to gain that height of where the existing platform height is, and then that will hit the front roof as well. The actual roof of the house will be asphalt shingle roof in a charcoal color, and then we have an accent roof in the front, as you can see, the standing seam black metal roof. The railings are black PVC railings and composite black shutters as well, again, to accent that black and white theme as

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well. The current house sort of has that kind of condition going.

Other than that, you see some of the pictures of the front and back. The back of the residence sort of stays somewhat similar to what's going on. Obviously, the roof gets blown off and re-framed and what have you. The overall idea, the sides and the back somewhat stay the same. Mainly the front is what changes.

As you can see, the street-scape of the house, again, it's a small cape as it exists now, so it will come to a little better elevation wise to the right side of the home and the left side residence as well.

Other than that, any questions I'm happy to answer.

MR. GARCIA-BOU: I have a question. The shutters --

THE CHAIRPERSON: Can you go back to the front elevation?

MR. MAIORANO: Sure.

MR. GARCIA-BOU: The front elevation, the shutters, the second floor, are those new

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shutters or existing shutters?

MR. MAIORANO: Those are the new shutters.

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

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

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

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

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

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

MR. MAIORANO: Exactly.

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

MR. MAIORANO: Let me zoom out.

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

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

THE CHAIRPERSON: Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MR. MCINTYRE: They like that?

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

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

MR. MCINTYRE: That was a joke.

MS. NEMECEK: Those are going to be

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fully operational French doors, right, and not sliders?

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

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

MR. MAIORANO: Yes, exactly.

THE CHAIRPERSON: Anything else?

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

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

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

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doors all the time, stay open and whatnot.

Again, it would be the left side operational and then the right side is more stationary.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

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

MS. UHLE: No, there is not.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

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

MR. MAIORANO: No, not -- I'm trying

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

MR. MCINTYRE: Okay.

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

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

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1 points?

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

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

7 THE CHAIRPERSON: Now is the time.

8 MR. GARCIA-BOU: Second.

9 THE COURT: All in favor.

10 (AYE)

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

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

15 Margaret, I'm not seeing anything.

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

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

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

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1 available, either of you.

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

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

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

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

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

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

16 THE CHAIRPERSON: Welcome, Dan.

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

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1 enjoy their life.

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

4 MS. UHLE: Sure.

5 THE CHAIRPERSON: Yes, please.

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

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

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

15 THE CHAIRMAN: Yes. Thank you.

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

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

21 Before we talk about the
22 characteristics of the building and the design,
23 I just want to point out that the height -- I'm
24 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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bit more substantial because it's not that large. It's not even 30 foot wide.

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

The second floor is very clearly --

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

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

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

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

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

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

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

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

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

MR. PETRESCU: Okay.

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

MR. PETRESCU: Okay.

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

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bath, is that just a tub?

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

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

MR. PETRESCU: Actually, two showers.

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

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

THE CHAIRPERSON: It's very nice.

MR. PETRESCU: Thank you.

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

MR. PETRESCU: The rendering or the picture?

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

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

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

MR. PETRESCU: They're not here.

THE CHAIRPERSON: The plan looks better.

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

THE CHAIRPERSON: I'm asking the board members.

MR. GARCIA-BOU: I agree.

THE CHAIRPERSON: Enda?

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MR. PETRESCU: So no second floor shutters?

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

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

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

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

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

THE CHAIRPERSON: The two outer pairs?

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

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house.

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

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

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

MR. MCINTYRE: Okay.

MR. PETRESCU: Total agreement.

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

MR. PETRESCU: Thank you.

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

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

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

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

THE CHAIRPERSON: Margaret, will that work?

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

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

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

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

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MR. MCINTYRE: Blue stone.

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

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

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

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around.

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

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

MR. MCINTYRE: That's a nice feature.

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

MR. MCINTYRE: It shows slate; right?

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

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

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

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

THE CHAIRPERSON: Like a sky blue color?

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

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

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

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

MR. MCINTYRE: I agree.

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

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

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

MS. UHLE: The landscape plan, Laura.

MR. PETRESCU: Dan, are you still there?

DAN: Yes, I'm still here.

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

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

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

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

There really isn't much else. The

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

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

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

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

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

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

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

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

MR. PETRESCU: If there is room, maybe

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you could throw a little Maple in there.

MS. NEMECEK: I have one question.

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

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

MS. NEMECEK: Okay, great.

THE CHAIRPERSON: Any other landscaping questions, Jennifer?

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

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

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

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you know, any roof vents.

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

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

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

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(AYE)

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

MS. UHLE: No, there is not.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(AYE)

THE CHAIRPERSON: Very good.

Margaret, board members, any more questions before we move on?

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

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

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

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

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

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

MR. PETRESCU: Snow guard and vents.

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

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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(AYE)

THE CHAIRPERSON: Thank you very much.

MR. MCINTYRE: Good luck.

MR. PETRESCU: Thank you.

THE CHAIRPERSON: Next on our agenda this evening, we have Application 20-28, 4 Hathaway Road. Are the applicants here?

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

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

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

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

MS. UHLE: There he is.

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

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

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

MS. UHLE: There you go. Good.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MS. MARRONE: Okay.

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

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

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

MS. MARRONE: Natural stain, yes.

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

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

MR. MCGUIRE: It depends on the

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

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

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

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

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

THE CHAIRPERSON: The standing seam roof --

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

MR. MCGUIRE: Pewter.

MS. MARRONE: Pewter color.

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

MS. MARRONE: Kyle has some samples.

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

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

MR. MCGUIRE: You're not seeing me?

THE CHAIRPERSON: We see you.

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

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

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

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shingle gray.

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

MR. MCGUIRE: Not yet.

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

MR. MCGUIRE: Yes.

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

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

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

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

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

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here to this home?

MS. MARRONE: No, that's it.

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

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

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

MR. MCGUIRE: We'll make them bigger.

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

MS. UHLE: A cut of what?

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

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

MS. MARRONE: Okay.

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MR. MCGUIRE: Okay.

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

MS. MARRONE: It's actually brick.

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

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

MS. MARRONE: Especially the front, yes.

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

MR. MCGUIRE: Yes.

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

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

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

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

MS. MARRONE: Do you have that, Kyle?

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

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

THE CHAIRPERSON: 11 Hewitt?

MR. MCGUIRE: 11 Hewitt, yes.

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

MS. MARRONE: That's on Northway.

THE CHAIRPERSON: There's a couple

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here on Northway.

MR. MCGUIRE: 34 Northway.

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

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

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

MR. GARCIA-BOU: I'm good.

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

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.
(AYE)

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

MS. UHLE: No, there is not.

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

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MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Any other comments before we send this on over to the Planning Board?

MS. NEMECEK: It's a vast improvement.

MR. MCGUIRE: Yes.

MS. NEMECEK: You got your work cut out for you.

THE CHAIRPERSON: It is. It's true.

So then, Margaret, were there any --

MS. UHLE: I just have two. One was to show the locations of the HVAC condenser units on the site plan, and provide cut sheets of the sconces that are proposed on either side of the garage.

MS. NEMECEK: We just asked that the lights be a little bit larger.

MR. MCGUIRE: Yes.

THE CHAIRPERSON: Okay, so I would like to make a motion to send Application 20-28, 4 Hathaway Road, along to the Planning Board with a recommendation for approval.

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MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Thank you very much, folks.

MS. MARRONE: Thank you so much.

MR. MCGUIRE: Thank you very much.

THE CHAIRPERSON: Thank you for improving the neighborhood one by one.

I guess that's it for the evening.

That was our last application. So I would like to make a motion to close the Architectural Review Board meeting of October 1, 2020.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Very good. Thank you all and good night.

MR. MCINTYRE: Goodnight. Bye.

MS. UHLE: Bye.

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CERTIFICATION

STATE OF NEW YORK)
) Ss.
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the Zoom hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of December, 2020.

Dina M. Morgan
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Court Reporter

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CORRECTION SHEET

PAGE

CORRECTION

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