

TOWN OF EASTCHESTER
Building and Planning Department

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ARCHITECTURAL REVIEW BOARD MEETING

OCTOBER 3, 2019

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
CAROL PINTO, SECRETARY

Dina M. Morgan, Reporter
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EASTCHESTER ARB - 10/3/19

THE CHAIRPERSON: The mic, please.
You can remove the mic from the podium if you need so that you could go the plans later on, but to start let's start there.

MR. KNOETGEN: Hi. My name is John Knoetgen, Marcella & Knoetgen Architects. I'm the architect for Mike and Samantha. They couldn't make it tonight because they both work evenings and nights, so they can't make it.

We're looking to do a second story addition. The existing house is 1800 square feet, we're adding 530 square feet, for a total of 2330 square feet.

The scope of work on the first floor is rearranging the first floor to make a bigger kitchen, open things up, powder room, mud room, and then take the existing three season room and turn it into a family room connected to the kitchen. That's about a hundred square feet of work.

The second floor is a new master suite. Most of that work is in the center and over the garage. We're also taking a bedroom that is down on the first floor and moving it

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THE CHAIRPERSON: Good evening, everyone, and welcome to the October 3rd, 2019 Architectural Review Board meeting. If you would all please rise for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you call the roll, please.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Present.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Enda McIntyre is not able to make the meeting tonight.

THE CHAIRPERSON: Our first application on the agenda this evening is Application 19-29, 472 Nelson Road.

MR. KNOETGEN: My name is John Knoetgen.

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upstairs, so there will be three bedrooms upstairs.

The materials are, the roof is going to be an architectural style Timberline in a weathered wood color. The siding is going to be CertainTeed shingle style in a green gray. The trim is an AZEK or a Versatex, you know, PCV painted white. The windows are Andersen 400 Series with simulated divided lights in white. I actually have picture, a couple of examples, if you would like, of the color scheme to help you guy visualize it. Could I bring it up?

THE CHAIRPERSON: Come right up with that and give that to us. We really would appreciate samples.

MR. KNOETGEN: I have them.

THE CHAIRPERSON: You do have them with you.

Know no I have them. The CertainTeed shingle. They only give you a little tiny little color sample if you would like to see it, but this is the style shingle. The roof is architectural style weathered wood.

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 2 THE CHAIRPERSON: Asphalt, okay.
 3 MR. KNOETGEN: Asphalt. We do have a
 4 small standing seam roof over the front entry,
 5 and that's going to be in the color of an
 6 oxidized -- like a two-year old copper. It's a
 7 certain tone. The PVC in the trim is white.
 8 I'm sure you guys have seen AZEK. It's a plain
 9 white.

10 THE CHAIRPERSON: If you would, maybe
 11 bring the mic up to the elevations and the
 12 plans. That doesn't show the existing, that's
 13 just the new; right?

14 MR. KNOETGEN: That's correct. There
 15 is some dash lines here that show the outline
 16 of the old structure.

17 THE CHAIRPERSON: But you are
 18 definitely going up?

19 MR. KNOETGEN: We are going up, that's
 20 correct.

21 THE CHAIRPERSON: And out a bit as
 22 well in the garage area was that?

23 MR. KNOETGEN: No. When it comes to
 24 the footprint, there's 10 square feet that's
 25 new, and that's this corner right here. The

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 2 additional 90 something square feet is between
 3 the garage and the main house. There's a long
 4 walkway back to the back door, and we're going
 5 to put a powder room, mud room in that area.

6 THE CHAIRPERSON: So that little
 7 powder room there on the first floor, that's
 8 not an existing like plumbing or anything, the
 9 reason why it was put there?

10 MR. KNOETGEN: We needed to create --

11 THE CHAIRPERSON: The way it juts out
 12 into the garage.

13 MR. KNOETGEN: It's the only way I
 14 could make it work. They wanted a mud room on
 15 the secondary entrance, and it makes sense to
 16 put it there. I needed to bump into the garage
 17 a tiny bit.

18 THE CHAIRPERSON: So that's the front
 19 entrance there as well, right, goes into the
 20 mud room?

21 MR. KNOETGEN: That is the secondary
 22 entrance. The primary is further left.

23 THE CHAIRPERSON: Okay. It's just
 24 kind of a shame because it cuts into the
 25 garage. It almost looks like you can't get

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 2 another car in there because of that.

3 MR. KNOETGEN: The garage is very big.

4 THE CHAIRPERSON: There was just no
 5 way to --

6 MR. KNOETGEN: I looked at three
 7 different versions of it and each one effected
 8 the kitchen layout, and I lost lines in the
 9 kitchen. It was easier for me to bump along
 10 there than to have a funny jog in the kitchen.
 11 That was the sacrifice.

12 THE CHAIRPERSON: It's nothing killing
 13 the design but --

14 MR. KNOETGEN: I know, I don't like it
 15 either.

16 THE CHAIRPERSON: It just kind of
 17 stuck out.

18 MR. KNOETGEN: I agree.

19 THE CHAIRPERSON: I figured there's
 20 got to be a reason for that thing.

21 I think that the new design is quite
 22 nice. I think it's an improvement.

23 MR. KNOETGEN: Thank you.

24 THE CHAIRPERSON: It looks pretty good
 25 from inside.

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 2 Are there any questions from you guys?

3 MS. NEMECEK: Yes. The two doors, the
 4 main entrance and the secondary, are those all
 5 panels or is that glass?

6 MR. KNOETGEN: Glass on this one,
 7 solid on this one.

8 MS. NEMECEK: Solid on the main one?

9 MR. KNOETGEN: On the main door,
 10 that's correct. This door is actually set back
 11 5 feet. It's tucked underneath the existing
 12 overhang, so a little extra light into the mud
 13 room would be a good thing. There's no light
 14 there.

15 MR. GARCIA-BOU: Is that the existing
 16 door you're keeping?

17 MR. KNOETGEN: No, that would be a new
 18 door.

19 MR. GARCIA-BOU: That's a new door?

20 MR. KNOETGEN: Yes.

21 THE CHAIRPERSON: It's in the same
 22 place as the previous door or no?

23 MR. KNOETGEN: It's shifted a little
 24 bit.

25 MR. GARCIA-BOU: The trim around the
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 2 door, how wide is that trim?
 3 MR. KNOETGEN: So the trim on the
 4 doors is three and a half on the sides, five
 5 and a half on the top with a little white drip.
 6 It's not going to be a copper drip so it
 7 blends. The windows similarly will be the
 8 same, actually, and then we're going to have a
 9 historic sill, which is, you know, pre-made by
 10 AZEK or Versatex, and that will be the bottom
 11 trim of the window.
 12 MR. GARCIA-BOU: What kind of window
 13 is that?
 14 MR. KNOETGEN: Andersen. Andersen 400
 15 Series with simulated divided lights.
 16 MR. GARCIA-BOU: True divided light?
 17 MR. KNOETGEN: I'm sorry.
 18 MR. GARCIA-BOU: True divided light?
 19 MR. KNOETGEN: Yes -- well, true --
 20 are they individual panes of glass? No. They
 21 are single panes of glass with a grill stuck on
 22 the outside, grill stuck on the inside, and a
 23 space bar in between. That's what they call
 24 SDL's. Andersen I think calls them authentic
 25 divided lights, but Marvin actually has
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 2 individual.
 3 MR. LUCA: I have a question regarding
 4 the front entryway.
 5 MR. KNOETGEN: Yes.
 6 MR. LUCA: Did you think about
 7 defining it more?
 8 MR. KNOETGEN: I'm on the setback
 9 line. When it comes to the portico, I only
 10 projected the metal sanding seam roof across
 11 the front to actually give some cover, so that
 12 will be a different color and it will look
 13 nice. There wasn't -- I'm stuck where it is.
 14 MR. GARCIA-BOU: You could define it
 15 more with making the trim around the door stand
 16 out more.
 17 MR. KNOETGEN: We also have the
 18 platform and stairs up to the platform that
 19 centers that. There's something three
 20 dimensional there, and then when you add the
 21 overhang across the top, that's a standing
 22 seam, nice texture, I think there's actually
 23 enough texture and color contrast there.
 24 THE CHAIRPERSON: These images that
 25 you gave us here for color and texture, are
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 2 they projects of yours?
 3 MR. KNOETGEN: No. It's for the color
 4 of the siding, color of the roof, and color of
 5 the trim.
 6 THE CHAIRPERSON: Because this type of
 7 a rendering sometimes really helps in
 8 presenting, especially for things like the
 9 setbacks and how things look.
 10 MR. KNOETGEN: I will bring one next
 11 time.
 12 THE CHAIRPERSON: To the Planning
 13 Board?
 14 MR. KNOETGEN: I'll try, yes.
 15 THE CHAIRPERSON: They're really
 16 helpful, and I think that helps to illustrate
 17 what you're trying to get across.
 18 MS. UHLE: I just have one comment. I
 19 didn't know if you were aware, in response to
 20 Silvio's comment, you could have a cornice, a
 21 canopy, an eave, a covered porch or similar
 22 extend 4 feet within that front yard.
 23 MR. KNOETGEN: This is 18 inches.
 24 MS. UHLE: Okay. I'm just saying if
 25 you wanted to go more, you could go up to 4
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 2 feet. I wasn't sure if you were aware of that.
 3 MR. KNOETGEN: No, I was not aware.
 4 MR. LUCA: It's not really providing
 5 cover with 18 inches. Aesthetically, I think
 6 it should project further or maybe just over
 7 the door or maybe a bracket detail.
 8 MR. KNOETGEN: You may as well do that
 9 4 foot portico if you're going to go for it.
 10 MS. UHLE: With a portico you could
 11 extend 4 feet within the front yard.
 12 THE CHAIRPERSON: I make a motion to
 13 open Application 19-29 for a public hearing.
 14 MR. GARCIA-BOU: Second.
 15 THE CHAIRPERSON: All in favor.
 16 (All aye.)
 17 THE CHAIRPERSON: Is there anyone here
 18 that has any questions or comments regarding
 19 this application? Please come forward. Your
 20 name and your address, please.
 21 MS. GEORGIO: Good evening. My name
 22 is Cheryl Georgio. I'm here with my family
 23 tonight. We are the neighbors of 72 Nelson.
 24 We really have no objections to their home
 25 improvements, we just have like some questions.
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2 We wanted to know if there was a time
3 line of when this construction project was
4 going to start and end.

5 THE CHAIRPERSON: Good question.
6 MR. KNOETGEN: I don't see it starting
7 before three months.

8 MS. GEORGIO: So probably after the
9 holidays and the new year?

10 MR. KNOETGEN: Yes, that's my guess.

11 MS. GEORGIO: I was looking at the
12 presentation and noticing that a lot of the
13 construction seems to be taking place -- or the
14 elevation seems to be taking place with the
15 garage, which is parallel with our property,
16 our driveways are pretty close. I was
17 wondering if you think a construction fence
18 would be prudent because we do have children,
19 small children, and some pets, you know, kind
20 of thing. I don't know if that would be
21 applicable.

22 MR. KNOETGEN: Your property is very
23 close. I could certainly ask the owner to do
24 that. It's a temporary thing.

25 MS. GEORGIO: He did take down --
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2 there was a privacy hedge that was between our
3 properties, but because that's now taken down
4 it seems that much closer. Everything seems so
5 close now. I appreciate him taking that down
6 because it was very hard to maintain that hedge
7 and it was old. I was also wondering, does he
8 plan on putting up a new privacy fence when
9 it's all done kind of thing? When do you think
10 that would happen; after all the construction?

11 MR. KNOETGEN: When everything is
12 done.

13 MS. GEORGIO: When everything is done.
14 So we don't even know if he has that in the
15 plan yet.

16 MR. KNOETGEN: It has been mentioned,
17 but it's not set. He has mentioned that he
18 wants to put up a fence.

19 MS. GEORGIO: As you mentioned also in
20 your presentation about the siding, what the
21 siding would look like, I'm a little concerned
22 about are you taking the existing siding off
23 the building because, you know, I don't want to
24 say the bad word, but a lot of that older home
25 tile is asbestos tile, so I was wondering if

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2 you were going to have it tested before you
3 start ripping that stuff off the building.

4 MR. KNOETGEN: We could.

5 MS. GEORGIO: It looks similar to the
6 tile we used to have, and I kind of know what
7 it looks like.

8 THE CHAIRPERSON: Is that normal,
9 Margaret?

10 MS. UHLE: Yes. If somebody has
11 asbestos siding, then the contractor has to be
12 licensed to remove that siding. The Building
13 Department does check that.

14 MS. GEORGIO: I didn't know if they
15 were going remove it or they were going to wrap
16 it, you know, put the siding over what was
17 already there.

18 MS. UHLE: Even if they put siding
19 over asbestos siding, it still has to be done
20 by a licensed contractor, somebody who is a
21 certified dealing with asbestos, even if it
22 remains.

23 MR. KNOETGEN: Yes, we will.

24 MS. GEORGIO: That was all the
25 questions we had.

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2 THE CHAIRPERSON: Thank you very much.
3 Anyone else have questions on that application?
4 (No comments.)

5 THE CHAIRPERSON: Any more comments
6 from the Board?
7 (No comments.)

8 THE CHAIRPERSON: I would like to make
9 a motion to close the public hearing for
10 Application 19-29.

11 MR. GARCIA-BOU: Second.

12 THE CHAIRPERSON: All in favor.
13 (All aye.)

14 THE CHAIRPERSON: I believe we can
15 make a motion to send Application 19-29 along
16 to the Planning Board with the recommendation
17 of approval with the aforementioned additions
18 and comments. Margaret, could you list those,
19 please.

20 MS. UHLE: I'm not sure that the Board
21 had any others. I did take down the comments
22 that the resident made and those will be
23 forwarded to the Planning Board. Did you want
24 the applicant to look at extending that roof or
25 adding the portico? That was a suggestion by

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one of the members that you might want to consider doing that.

MR. KNOETGEN: Phase 2 was discussed that we would come out 5 or 6 feet and get a variance for a porch across the whole front. So I kind of don't want to go ahead with a portico that would later become ripped down and become a porch.

THE CHAIRPERSON: But they wouldn't be able to come out 5 or 6 feet.

MS. UHLE: They would have to get a variance. That's what he just mentioned. So that's one of the reasons it sounds like they're thinking of doing that as a second phase.

THE CHAIRPERSON: All right. Very good. You may want to just mount those samples for the Planning Board. It would just make your life easier. If possible, present them with this kind of a rendering. I think it makes it a lot easier for them to see what's going on.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

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1,360 square feet, which basically consists of removing the second floor, which is inside of -- it's a cape style home, so all the square footage on the second floor is right down the middle. So we're going to remove the second floor and add more space to the second floor. So all the square footage is literally going on the existing footprint.

The house basically is going to take on a colonial look. It's basically two stories, a story and a half garage on the right-hand side. I think I should point that out. The house at 195 has a story and a half garage, so just to align the eaves and have it be more keeping in line with the neighborhood and the neighbor directly to the right in specific, we raised the garage slightly so that way the eave line does line up with that house to the right. If you actually look at my elevation drawings, I placed a profile of the house to the left right next to our proposed home to show you the height differential, which is approximately 3 feet or so from the home to the left, and then the home to the right, which

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(All aye.)

THE CHAIRPERSON: Very good.

MR. KNOETGEN: Thank you.

THE CHAIRPERSON: Thank you, sir. Next up is Application 19-35 for 191 Oakland Avenue.

MR. FINELLI: Good evening, Madam Chairwoman, members of the board. My name is Michael Finelli. I'm the architect for the project. The owners couldn't be here this evening, Nicholas and Josephine DeMarzo. They are actually buying the house to the left of their current house. They just sold their home at 195 Oakland and they bought the home at 191 Oakland. They purchased this property because it was a bigger property, there's a pool that exists that they plan on renovating, and the house is slightly larger than the last one but not that much larger. If you are familiar with the house at 195, then you will know the detailing that we plan on putting in at 191.

The project, the footprint of the house does not change. It's currently 1,937 square feet. We're going to be adding

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was also a home that I had designed back in 2009, we took a lot of the same styling and parts and basically just kind of brought it across to the addition to the house on the left. In the scheme here, you're actually looking at the garage when it was one story. We popped it up a little bit because once I did this drawing, it just didn't look like it was relating properly. So I wanted to show that relation and explain why we actually popped that garage up slightly. To break up the scale of the height of the garage, we threw in a full roof with some timbers, non-structural timbers that we're going to be putting to the side of that roof line just to make it look like it's got some weight and some heft, and again, to tie it more in with what's going on in Eastchester these days. We're going to be doing standing seam roof, metal roof throughout the whole house. The owner wants zero maintenance. He doesn't want to come back and do a roof again in 30 years. He wants one roof. He wants to be done. He's not moving again. He wants a metal standing seam roof.

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2 We're going to be doing Andersen simulated
3 divided light windows. They're all going to be
4 white. The trim will be AZEK in white.

5 MR. LUCA: Do you realize the noise on
6 the metal standing seam roof when it rains?

7 MR. FINELLI: It's going to ping a
8 little. I guess we'll have to discuss that.

9 MR. LUCA: It's a beautiful detail,
10 but --

11 MR. FINELLI: That's what the owner is
12 asking for.

13 THE CHAIRPERSON: As long as you have
14 the insulation underneath, that's okay. The
15 rain is fine. You don't hear rain. You do
16 hear acorns. I can vouch for that. Very
17 strongly.

18 MR. FINELLI: I guess the blessing is
19 that there aren't any Oak trees around the
20 house.

21 We are proposing a portico at the
22 front, some board and batten siding across the
23 front. It will all be AZEK, again, zero
24 maintenance. We're doing an arched portico
25 just for a little character. We are going to

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2 add a little bit of stone. I just wanted to
3 dress it up a little bit more and give it a
4 little bit more character. So the columns will
5 have some stone on them at 3 feet high, and
6 then as you come around the porch that wraps
7 around the side, we'll have some stone on the
8 column as well. The porch is specific to a
9 need that the homeowner has for one of his
10 children, so he added the porch on. It looks
11 kind of on the side. It's really not. It's
12 for a specific need. We can go into that more
13 later on if you would like.

14 As far as the materials go, as I said,
15 AZEK siding, Hardie Board trim, it's going to
16 be a pearl gray. I have samples of all of
17 this. The standing seam roof is going to be
18 charcoal, so it won't be a dark black but it
19 won't be a very dark gray as well. We have a
20 sample of that as well. The stone is going to
21 be in a gray granite. Again, everything has a
22 very gray tone to it, very simple, tying it all
23 together. The garage door is going to be
24 Clopay, an aluminum Clopay door, it will be
25 white. Front door is going to be white. The

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2 windows are white. Basically everything is
3 just going to be trimmed out really simply in
4 white. There are window lights at the front
5 door, so that will break up that, you know,
6 big, heavy feeling. It won't be very white.

7 I did bring a rendering, which I have
8 here. There's a bay at the second floor at one
9 of the bedrooms that we jugged out just a
10 little bit, again, to add a little bit of
11 character to tie in with that rhythm from the
12 house next door and to start bringing it down
13 the street. We are at the end of the street,
14 so the building to the right-hand side of 195
15 is the water department, so it's basically an
16 empty lot, then you see 195, then us, then
17 there's the other home to the left. Again, the
18 colors I think and the scheme and the heights
19 and horizontal lines I think ties it all
20 together. You could see that in the rendering.
21 We're going to do an asphalt driveway. Any
22 hard-scaping that gets added to the property
23 will be blue stone. Just a rectangular, square
24 cut rectangular stone. That's the same pattern
25 we'll be using on all of the stone columns,

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2 they'll just be a rectangular square cut stone,
3 very simple.

4 Beyond that, I'm happy to answer any
5 questions. I could keep going, but I probably
6 shouldn't.

7 THE CHAIRPERSON: Is there a sample
8 board there?

9 MR. FINELLI: I have the samples with
10 me. This project got thrown together rather
11 quickly, so I didn't have a chance to mount
12 everything, but I have samples for you. The
13 actual stone. The siding is going to be
14 HardiePlank in pearl gray. Standing seam roof.

15 MR. LUCA: What color roof?

16 MR. FINELLI: It's going to be
17 charcoal gray.

18 MS. NEMECEK: Do you have light
19 fixtures planned for this?

20 MR. FINELLI: Any light fixtures that
21 are planned are all going to be under mount and
22 concealed. I like doing that so it doesn't
23 shine out onto the neighbors.

24 MS. NEMECEK: Under mount only?

25 MR. FINELLI: Yes.

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2 THE CHAIRPERSON: This home is quite
3 large and it could use a few pops of -- a
4 little decoration, little earrings, a little
5 jewelry.

6 MR. FINELLI: I didn't want to go too
7 over the top. If you look at the house to the
8 right, they did add a bunch of their own
9 touches as they were putting it together, so I
10 believe they're going to do the same here.

11 MR. LUCA: Above the garage is there a
12 space?

13 MR. FINELLI: Right now it's only a 4
14 foot knee wall and it goes up to a 6 foot
15 collar tie, so it's for storage. There's not
16 enough room up there to --

17 MR. LUCA: It that just aesthetics
18 that vent, that round vent?

19 MR. FINELLI: It is just for
20 aesthetics.

21 MR. LUCA: I think you need to get rid
22 of that. Maybe an actual window.

23 MR. FINELLI: I was actually asked
24 specifically to put a vent there. I'm happy to
25 put a window in.

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2 MR. LUCA: A real window.

3 MR. FINELLI: Yes. I will make the
4 suggestion to the owner.

5 MR. LUCA: Did you ever think about
6 beside plank any other detail like shake?

7 MR. FINELLI: I did, but we're going
8 to do a 7 inch reveal on the siding itself.

9 MR. LUCA: I like all the detail you
10 have to the right of the entryway with the
11 HardiePlank skirt, the bay, but you lose it on
12 the left side of the house. I was thinking if
13 you bring a skirt across separating the first
14 and second floor, and then maybe from that
15 above it maybe shake.

16 MR. FINELLI: I could ask the owner if
17 he would be open something like that.

18 MR. LUCA: Or maybe an AZEK panel
19 detail between the sill and the head of those
20 two windows.

21 MR. FINELLI: I like that better
22 actually.

23 MS. UHLE: Could you go over that
24 again so I know what you just said?

25 MR. LUCA: This detail. Instead of
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2 having just siding all the way across, maybe
3 that becomes shake and there's like a skirt
4 detail that separates the two, and this window
5 an actual window.

6 MS. UHLE: That one I got.

7 MR. LUCA: Lastly, I think the columns
8 on your portico should be bigger. It looks too
9 top heavy. Even though it doesn't need it
10 structurally, you might want to make the stone
11 base a little bit bigger and the columns
12 bigger, like 10 inch columns.

13 MR. FINELLI: I could look into that,
14 absolutely.

15 THE CHAIRPERSON: Any other comments?

16 MR. FINELLI: All good comments, by
17 the way. I like it. Not opposed to any of
18 them.

19 THE CHAIRPERSON: I would like to make
20 a motion to open Application 19-35 to the
21 public hearing.

22 MR. GARCIA-BOU: Second.

23 THE CHAIRPERSON: All in favor.
24 (All aye.)

25 THE CHAIRPERSON: Anyone here? Good
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1 EASTCHESTER ARB - 10/3/19

2 evening.

3 MS. PETRUCELLI: Good evening. My
4 name is Dorothy Petrucelli. I live at 192
5 Oakland Avenue. I've lived there for 46 years,
6 so I knew the prior owner of 195. If the
7 DeMarzos do one half of a job as they did at
8 195, this house will be magnificent. They did
9 a great job. It was beautiful. It's improved
10 the whole block. So I hope you approve it
11 because it's just going to be great. I have
12 great faith in them, and they are very good
13 neighbors. Thank you.

14 THE CHAIRPERSON: Thank you. Thank
15 you for coming out.

16 Anyone else?

17 (No comments.)

18 THE CHAIRPERSON: I would like to make
19 a motion to close the public hearing for
20 Application 19-35.

21 MR. GARCIA-BOU: Second.

22 THE CHAIRPERSON: All in favor.
23 (All aye.)

24 THE CHAIRPERSON: Any other comments
25 before we send this along?

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(No comments.)

THE CHAIRPERSON: I would like to make a motion to send Application 19-35 along to the Planning Board subject to Silvio's comments and suggestions. Anybody second that?

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Very good. Thank you very much and have a good evening.

Next up on our agenda is 19-22 for 5 Brassie Road.

MR. MAIORANO: Good evening, board members. My name is Adamo Maiorano from Community Designs and Engineering. On behalf the owner and applicant, Nicholas Campanella (Ph.), we are proposing 5 Brassie Road.

The existing dwelling is located in an R-7.5 zoning district. It's just a one and a half story cape home, so the bedrooms are split amongst the first floor and second floor. What the owner intends to do is create more of that modern day living with an open floor plan and living space on the first floor with all of the

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bedrooms on the second floor. So what we're essentially doing is creating a full two story home.

Also, there is a one story addition that was done to the existing dwelling, that will actually be removed as part of this project. It also covers an area way in the rear yard. By removing that structure, we'll be able to utilize that area way going back down into the basement. The other existing one story will remain a small one story in the rear.

So basically throughout the elevation there's going to be completely new finishes all throughout. What we're doing is creating a portico in the front and switching the door. Right now the door faces the side yard. We're going to bring that to the front yard, create some more of a composition in the front. We are going to do new stone veneer along the bottom portion of the house and underneath the newly proposed portico and front porch area. The rest of the house will be clad with Hardie Board siding, it's a pearl gray color. The

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roof is an asphalt shingle charcoal Timberline roof. The older trim on the soffits and fascia board is white AZEK. The new windows throughout, they're Andersen 400 Series simulated divided light windows with black trim. To match the accent with the black trim of the windows, the gutters will also be aluminum black gutters, and the garage door and front door.

This is sort of what the house would look like. Right now this is a picture of what the existing house is here, and that's what it would look like sort of mixed in. This house faces more of Crosshill, so it's almost to the corner of where Crosshill is and the house to the right, which is 7 Brassie Road. This is a rendering of what the composition of the new front would sort of look like with all the additions and accents.

I think that sums it up. Also, another thing is the difference in ridge heights. The existing is around 24 feet and the new ridge height would be 30 feet. We're basically just adding about 6 feet to it, but

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we're still under that required 33 feet max.

THE CHAIRPERSON: On the right side in the roof, the triangle and the shape next to it, I know there's a lot of shadow there but how deep is that space? Right there on the rendering.

MR. MAIORANO: This is about 5 feet.

MS. UHLE: The gables.

THE CHAIRPERSON: The gables up top, the triangle.

MR. MAIORANO: They're all 1 foot gables. The rendering might throw that off a bit. The elevations are all 1 foot.

MR. LUCA: It's the rendering.

MR. MAIORANO: The rendering makes it look much larger.

THE CHAIRPERSON: They look like cubby holes in the rendering.

MR. MAIORANO: Yes. It gives you an idea of the massing and everything. The rendering sort of distorted that soffit. It's a 1 foot soffit all the way around the house.

MR. GARCIA-BOU: On your front elevation on the left side over the garage, I

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1 EASTCHESTER ARB - 10/3/19
 2 notice that that window above looks like it's
 3 sticking out and on the plan it doesn't show
 4 that.
 5 MR. MAIORANO: It's just an accent.
 6 We're not actually bumping the window out.
 7 That's a master bathroom window, so I don't
 8 want that separation from the garage to that
 9 window.
 10 MR. GARCIA-BOU: The rendering shows
 11 it like it's sticking out.
 12 MR. MAIORANO: It sticks out like 6
 13 inches. The window stays there but this
 14 actually bumps out.
 15 MR. GARCIA-BOU: The whole thing is
 16 one plain?
 17 MR. MAIORANO: This does stick out,
 18 this piece right here. There's little Corbels
 19 on the bottom. If you see on the side
 20 elevation, you see just a little stick out to
 21 kind of take up more of that space. It's a
 22 smaller window, so it creates --
 23 MR. GARCIA-BOU: How much does it
 24 stick out?
 25 MR. MAIORANO: Just like 6 inches.
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1 EASTCHESTER ARB - 10/3/19
 2 MR. GARCIA-BOU: The plan doesn't show
 3 that.
 4 MR. MAIORANO: I apologize for the
 5 prints, I think some of lines sort of get a
 6 little distorted. It's a little more clear
 7 when I print it, but the print shop didn't do
 8 the greatest job. All the window dividing is 4
 9 over 4 on the windows. The owner wanted to
 10 create that sort of almost casement feel.
 11 THE CHAIRPERSON: Again, the colors
 12 are on the board?
 13 MR. MAIORANO: Yes.
 14 THE CHAIRPERSON: It's all that and
 15 then the black trim; right?
 16 MR. LUCA: Do you have any metal roof
 17 details?
 18 MR. MAIORANO: No.
 19 MR. LUCA: Why not?
 20 MR. MAIORANO: They did have it in the
 21 front door part but --
 22 MR. LUCA: I was just about to say
 23 that. Over the garage it would look nice.
 24 Black to match.
 25 MS. UHLE: I'm sorry, what was that
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1 EASTCHESTER ARB - 10/3/19
 2 again?
 3 MR. LUCA: It's really up to them.
 4 MR. MAIORANO: It's a charcoal color
 5 asphalt roof right now.
 6 MS. UHLE: Just for my notes, are you
 7 recommending that these two roofs be metal
 8 roofs rather than asphalt?
 9 MR. LUCA: I think it would look nice.
 10 MS. UHLE: What was the other
 11 recommendation? I thought you said something
 12 about black.
 13 THE CHAIRPERSON: They are quite a bit
 14 away from each other, so it may just look nice.
 15 It's funny that they came up with the idea
 16 separately, you know, that same idea. You may
 17 want to reconsider it.
 18 MR. GARCIA-BOU: Are you going to have
 19 any lights in front of the garage area?
 20 MR. MAIORANO: Yes. There are soffit
 21 lights above this roof over the garage and
 22 front porch, and then a hanging kind of bird
 23 nest light above this front door here, and then
 24 the rear sconce lighting, the rear door soffit
 25 lighting.
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1 EASTCHESTER ARB - 10/3/19
 2 THE CHAIRPERSON: So the front door is
 3 black also?
 4 MR. MAIORANO: Yes. Well, it will
 5 have glass in it.
 6 THE CHAIRPERSON: Nice.
 7 MR. GARCIA-BOU: I like the design.
 8 Really nice.
 9 MR. MAIORANO: Thank you.
 10 THE CHAIRPERSON: Any other comments?
 11 (No comments.)
 12 THE CHAIRPERSON: I would like to make
 13 a motion to open up Application 19-22 for a
 14 public hearing. Anyone here want to come up
 15 and comment; questions; anything?
 16 (No comments.)
 17 THE CHAIRPERSON: I would like to make
 18 a motion to close the public hearing for
 19 Application 19-22.
 20 MR. GARCIA-BOU: Second.
 21 THE CHAIRPERSON: All in favor.
 22 (All aye.)
 23 MS. UHLE: Just a recommendation that
 24 they reconsider the roofs be black metal.
 25 THE CHAIRPERSON: On those two
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1 EASTCHESTER ARB - 10/3/19
 2 portions. Give it a thought.
 3 MR. MAIORANO: We'll look into it.
 4 THE CHAIRPERSON: With that noted, I
 5 would like to make a motion to move Application
 6 19-22 along to the Planning Board with a
 7 recommendation for approval.
 8 MR. GARCIA-BOU: Second.
 9 THE CHAIRPERSON: All in favor.
 10 (All aye.)
 11 MR. MAIORANO: Thank you.
 12 THE CHAIRPERSON: Thank you very much.
 13 Next up is Application 19-36 for 16
 14 Crawford Street.
 15 MR. MAIORANO: Hello again. Adamo
 16 Maiorano from Community Designs and
 17 Engineering. On behalf of the owner and
 18 applicant, Greg Holcombe, we are proposing a
 19 new single family dwelling at 16 Crawford
 20 Street.
 21 The existing dwelling as it exists
 22 today, all of the impervious areas related to
 23 it and the structure will be removed entirely
 24 and we are proposing a new dwelling. Along
 25 with that, we are doing storm water management

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1 EASTCHESTER ARB - 10/3/19
 2 with the newly proposed impervious areas. The
 3 house is really located similarly to where the
 4 existing one sits. We're shifting it over a
 5 little bit to the left to create more use of
 6 the side yards. The main thing that we're
 7 doing is sort of switching the garage and the
 8 driveway that's located on the right side of
 9 the property to the left side. For one, the
 10 existing driveway goes off of the property and
 11 it abuts the neighboring curb cut as well, so
 12 to create a little more consistency on the
 13 street-scape, it allows for, you know, a curb
 14 cut, and then space between the curb cut, then
 15 our driveway and then more space there. It
 16 utilizes more of the side yards instead of that
 17 big kind of driveway access. Other than that,
 18 you have patio in the rear and obviously the
 19 driveway is now located on the left side of the
 20 dwelling.
 21 As far as the layout, it's a typical
 22 center hall design. What we're doing is the
 23 owner is trying to keep it sort of
 24 straightforward, sort of symmetric home. This
 25 is the street-scape.

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1 EASTCHESTER ARB - 10/3/19
 2 I'll go to the elevations. So this
 3 home we're doing a white HardiePlank siding
 4 throughout, white AZEK fascia and trim
 5 throughout the windows and the soffits, the
 6 garage and front door as shown in the
 7 elevations. All the windows are sort of
 8 colonial grid. Some of them are six and some
 9 of them are four over one depending on the
 10 window size. Composite wood shutters that are
 11 black, black charcoal roof, and we are doing a
 12 charcoal standing seam metal roof over the
 13 front portico, and just a little bit of stone
 14 veneer around the front door where it sets in,
 15 and then the bases to the columns and a little
 16 bit of water table by the garage as well. Then
 17 the little roof above the garage is a standing
 18 seam metal roof. Lighting throughout the house
 19 is typical lighting and soffit lighting on the
 20 front portico. You can't really see it because
 21 the columns block it, but sconce lighting along
 22 the front door and rear door, a little roof
 23 over the rear door as well.
 24 As far as the street-scape goes, just
 25 a little clarity on it. The house to the

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1 EASTCHESTER ARB - 10/3/19
 2 right, it's not really right next to it, it's
 3 sort of behind it because it's an odd shape
 4 lot. So sort of what it looks like, but if you
 5 look at the pictures from the street, you
 6 really can't see this home to the right because
 7 it's sort of mixed behind it and screened by a
 8 lot of the landscaping. We did have Tony
 9 Acocella Landscape Architect do the landscaping
 10 design for the drawing as well. We're trying
 11 to keep a lot of that existing landscaping
 12 along this portion of the property and then
 13 integrate a new landscaping throughout. No
 14 existing trees will be removed as part of this
 15 project as well. I think that's it.
 16 MR. LUCA: I have a question. Is
 17 there an attic?
 18 MR. MAIORANO: Yes.
 19 MR. LUCA: How do you access the
 20 attic?
 21 MR. MAIORANO: There's a walk up --
 22 MR. LUCA: A real staircase?
 23 MR. MAIORANO: Yes, a staircase going
 24 up to the attic.
 25 MR. LUCA: It's unfinished space?

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1 EASTCHESTER ARB - 10/3/19
2 MR. MAIORANO: Unfinished space, yes.
3 THE CHAIRPERSON: The total to the
4 ridge?

5 MR. MAIORANO: I think it's 32 and a
6 half feet. We're also trying to get the
7 house -- you know, it's still sort of low to
8 the ground but there is a high water table
9 there so we're trying to -- our basement would
10 be like about a foot higher than the existing
11 basement because we're trying to get out of
12 that -- when we did we percolation tests and
13 deep tests, you know, we see that obviously in
14 the front and rear once you go down a certain
15 amounts of feet we're hitting water, so we're
16 trying to get the house --

17 THE CHAIRPERSON: Lift it up.

18 MR. MAIORANO: Exactly. A lot of the
19 drainage systems are very shallow units so
20 they're a lot higher up so that we get out of
21 that water condition. We are actually
22 decreasing the amount of impervious surfaces by
23 about 500 square feet from what's existing.

24 MS. UHLE: I want to just clarify
25 something that Silvio was asking. He was

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1 EASTCHESTER ARB - 10/3/19
2 asking about whether it was unfinished attic
3 space or the space over the garage was
4 unfinished. With regard to gross floor area,
5 it doesn't matter whether it's finished or not.
6 It has more to do with ceiling heights,
7 etcetera. When you're considering gross floor
8 area, we're concerned about what the massing of
9 the house looks like from the outside, not
10 necessarily how people are using it. There are
11 different criteria that we use in determining
12 whether that floor area is counted or not,
13 whether it's finished or not. For example, if
14 you have a fully finished basement, if it's
15 below grade, it doesn't matter whether it's
16 finished or not. For attics there's certain
17 other criteria and Mr. King checks all of that.

18 MR. LUCA: I think a finished attic
19 might need to be sprinklered as well.

20 MS. UHLE: Again, that would be
21 required because New York State Building Code
22 requires it. There's nothing to say if
23 somebody has unfinished space now, that they
24 couldn't finish it.

25 MR. MAIORANO: For the dormers, the
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1 EASTCHESTER ARB - 10/3/19
2 owner is more or less doing it for aesthetics
3 for curb appeal of the house.

4 MS. UHLE: Actually, years ago we
5 revised the zoning law because it used to be
6 you were sort of penalized for having finished
7 space even if your house looked exactly the
8 same from the outside.

9 THE CHAIRPERSON: The attic is not
10 here, the floor plan; am I right?

11 MR. MAIORANO: It's just an empty
12 space.

13 THE CHAIRPERSON: Is this a mistake;
14 it says, master bedroom two, bedroom three,
15 bedroom five?

16 MR. MAIORANO: Sorry, four bedrooms.

17 THE CHAIRPERSON: I would like to make
18 a motion to open up Application 19-36, 16
19 Crawford Street, for a public hearing.

20 MR. GARCIA-BOU: Second.

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

23 THE CHAIRPERSON: Anyone here?
24 Welcome.

25 MR. CARNEY: Yes, Bill Carney, 101
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1 EASTCHESTER ARB - 10/3/19
2 Middleton Place. I live across the street.
3 I'm happy that something is going up there
4 because that house has been kind of a blight on
5 the neighborhood for as long as I've lived
6 there.

7 My question -- you addressed it a
8 little bit -- is about drainage. I've lived
9 there for 14 years and we get a tremendous
10 amount of water in that area. We have a really
11 high water table, and it's also kind of the
12 lowest lying area in Bronxville Manor. So I
13 know that house in particular every time they
14 got a heavy rain, it would flood. He would
15 jerry rig some kind of contraption to get the
16 water out. I never really suffered. I put an
17 addition on my house. We did dry wells and
18 multiple sump pumps. My architect is here, he
19 can attest to it. So I just want to make sure
20 that there is some kind of drainage system
21 going in or some dry wells to kind of alleviate
22 some of that, that we've had over the last
23 couple of years. More particularly, the
24 neighbors to the left and right, I know they
25 had a lot of runoff from that property. I know

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1 EASTCHESTER ARB - 10/3/19
2 that was kind of one of the major issues with
3 that property.

4 THE CHAIRPERSON: I know that in new
5 construction there is so much more required now
6 for, you know, doing that. You're definitely
7 starting off on a much higher level of standard
8 just with new construction.

9 MS. UHLE: We have an engineering
10 consultant that reviews -- the applicant has an
11 engineer prepare a storm water management plan
12 for the site, and the town uses an engineering
13 consultant to review that. As Ms. Raffiani
14 said, if they were doing additions and
15 alterations, they would design for a 50 year
16 stormy event and only for those additions and
17 alterations. For new construction, they design
18 for a hundred year storm event as though
19 there's no impervious surfaces on site now. So
20 you're starting with a much kind of higher
21 standard. That's something we take very
22 seriously because we know a lot of areas in
23 town have issues, so that will be looked at
24 very closely.

25 MR. CARNEY: Okay.

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1 EASTCHESTER ARB - 10/3/19
2 THE CHAIRPERSON: Essentially, when
3 you the have opportunity to care of a situation
4 like that in a neighborhood, it's taken care of
5 as best as it can be within that property.
6 Obviously, they can't solve everybody in the
7 neighborhood's problem, but they're not going
8 to add to it for sure.

9 MR. CARNEY: Perfect. Thank you.

10 THE CHAIRPERSON: Anyone else for this
11 application?

12 (No comments.)

13 THE CHAIRPERSON: I would like to make
14 a motion to close Application 19-36 for a
15 public hearing.

16 MR. GARCIA-BOU: Second.

17 THE CHAIRPERSON: All in favor.

18 (All aye.)

19 THE CHAIRPERSON: Any other comments
20 or questions on this application? Did we have
21 any --

22 MS. UHLE: No.

23 THE CHAIRPERSON: As is?

24 MR. LUCA: As is.

25 THE CHAIRPERSON: Okay. I would like

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1 EASTCHESTER ARB - 10/3/19
2 to make a motion to move Application 19-36
3 along to the Planning Board with a
4 recommendation for approval as is.

5 MR. MAIORANO: Thank you.

6 MR. GARCIA-BOU: Second.

7 THE CHAIRPERSON: All in favor.

8 (All aye.)

9 THE CHAIRPERSON: Last but not least,
10 Application 19-37, 16 Pasadena Road.

11 MR. IANNACITO: Good evening. My name
12 is John Iannacito, I'm an architect, and I'm
13 representing Mr. and Mrs. Gangemi, the owners
14 of the subject property.

15 The proposed scope of work will
16 include a second story addition over the
17 existing footprint at the front of the house,
18 which is highlighted here; a one story addition
19 at the rear of the existing residence,
20 highlighted here; and the addition of a new
21 entry portico, highlighted in red. We're also
22 proposing some minor site alterations including
23 removal of the existing walkway and
24 construction of a new walkway, and then the
25 removal of an existing side stair and entry

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2 here.

3 I'll go through the floor plans. On
4 the first floor, the scope of work will include
5 interior alterations, the reconfiguration of
6 the existing kitchen and powder room area, and
7 creating a more open floor plan into the
8 existing family room. The addition will
9 include a new mud room and powder room, which
10 will be accessible from the garage, and also a
11 new entrance off the street side of the
12 property.

13 On the second floor, the interior
14 alterations and additions include a
15 reconfiguration of the two existing bedrooms
16 and two existing bathrooms, so the bathrooms
17 will get slightly larger than the existing, and
18 then the creation of a third bedroom over the
19 addition here.

20 The elevations. Here's the existing
21 front elevation and the proposed second story
22 addition. So basically it's just taking the
23 existing shed dormer that exists along the back
24 facade and doing the same exact shed dormer on
25 the front, and then creating this new gable

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2 with new portico over this front portion that
3 actually sits forward of the rest of the
4 facade. We're also proposing to continue to
5 have this existing roof over this bay window,
6 and then the garage is basically staying
7 exactly as is.

8 Side elevation. This is the existing
9 one story today, which we're extending that
10 closer to the street and then tying the roof
11 back into the existing ridge. This will be the
12 new entrance to the mud room.

13 On the rear, here is the existing rear
14 elevation with the existing shed dormer. We're
15 going to continue the roof across the whole
16 back, put in a new French door into the dining
17 area in the kitchen, and this is the extension
18 of the one story space with the roof going back
19 up to the existing ridge, and the existing and
20 proposed side elevations.

21 Here is a rendering showing the
22 exterior materials. The wall surfaces will be
23 new HardiePlank siding in an arctic white
24 finish. The existing brick will remain on the
25 garage, and on the front facade here it will be

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1 EASTCHESTER ARB - 10/3/19

2 lower to the window sill and all be painted
3 white. The existing stone veneer where the bay
4 window is will remain. The new roof shingles
5 will asphalt in a charcoal black finish. The
6 new windows on the second floor will be white
7 to match the existing on the first floor. The
8 trim boards will be AZEK painted white. The
9 columns at the front porch will be AZEK painted
10 white. The gutters will be aluminum in a white
11 finish and the shutters will be composite in a
12 black finish. The new entry door will be
13 fiberglass in a black finish.

14 Thank you for your time, and I'm happy
15 to answer any questions.

16 THE CHAIRPERSON: On the right side
17 elevation where you're looking at I guess
18 that's a bedroom there, there's no fenestration
19 on the second floor. I see there's some
20 windows --

21 MR. IANNACITO: The right side here?

22 THE CHAIRPERSON: Yes. So on the
23 second floor up there, it's kind of blank.
24 That is visible from the street, right, because
25 they're on the corner?

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1 EASTCHESTER ARB - 10/3/19

2 MR. IANNACITO: I believe it's a
3 closet. We could add more windows. The only
4 problem is that --

5 THE CHAIRPERSON: It's where the bed
6 goes?

7 MR. IANNACITO: Yes. There's no place
8 for a bed.

9 THE CHAIRPERSON: Maybe a higher
10 window, like a transom kind of a thing. I just
11 think it will look nicer being that you are
12 seeing that from the street. It looks a little
13 naked up there.

14 Any other questions or comments?
15 (No comments.)

16 MS. NEMECEK: It's a good integration
17 of the old and the new.

18 MR. IANNACITO: The budget was a
19 concern, so we're trying to keep it as simple
20 as possible. It definitely changes the look of
21 the facade.

22 THE CHAIRPERSON: Neutral color
23 pallet. It looks nice.

24 MR. IANNACITO: Thanks.

25 THE CHAIRPERSON: Any questions or
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1 EASTCHESTER ARB - 10/3/19

2 comments?

3 (No comments.)

4 THE CHAIRPERSON: I would like to make
5 a motion to open up Application 19-37, 16
6 Pasadena Road, for the public hearing.

7 MR. GARCIA-BOU: Second.

8 THE CHAIRPERSON: All in favor.
9 (All aye.)

10 THE CHAIRPERSON: Welcome.

11 MR. CAMPANA: Good evening, Madam
12 Chair, members of the Board, Louis Campana, 8
13 Pasadena. My wife and I moved to Pasadena Road
14 about three years ago, and it's been a pleasure
15 having Sal and Andrea as neighbors. As an
16 architect, I can say that John did a tremendous
17 job. He was able to not only enhance the
18 character of the existing dwelling, but in
19 doing so enhance the character of the
20 neighborhood.

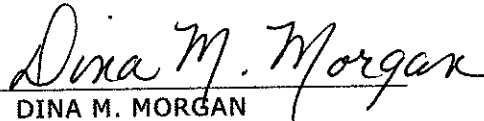
21 With that being said, I'm in full
22 support of the application.

23 THE CHAIRPERSON: Thank you. Thank
24 you for coming and waiting until the end. We
25 appreciate that.

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1 EASTCHESTER ARB - 10/3/19
 2 There's nobody else, so I would like
 3 to make a motion to close the public hearing
 4 for Application 19-37.
 5 MR. GARCIA-BOU: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)
 8 THE CHAIRPERSON: Any other comments
 9 other than the window perhaps being put there?
 10 (No comments.)
 11 THE CHAIRPERSON: I would like to make
 12 a motion to pass along Application 19-37 to the
 13 Planning Board with a recommendation for
 14 approval with the aforementioned fenestration
 15 adjustment.
 16 MR. GARCIA-BOU: Second.
 17 THE CHAIRPERSON: All in favor.
 18 (All aye.)
 19 THE CHAIRPERSON: Thank you very much.
 20 I would like to make a motion to close the ARB
 21 meeting of October 3rd.
 22 MS. NEMECEK: Are we going to do the
 23 minutes?
 24 MS. UHLE: You could do minutes for
 25 one of the meetings.
DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 10/3/19
 2 THE CHAIRPERSON: Which minutes?
 3 MS. NEMECEK: June 6th?
 4 MS. UHLE: Those were already done.
 5 You could do the minutes for the May 2nd, and
 6 that's everyone except for Jennifer.
 7 THE CHAIRPERSON: I would like to make
 8 a motion to approve the May 2nd, 2019 minutes.
 9 MR. GARCIA-BOU: Second.
 10 THE CHAIRPERSON: All in favor.
 11 MR. GARCIA-BOU: Aye.
 12 THE CHAIRPERSON: Aye.
 13 MR. LUCA: Aye.
 14 THE CHAIRPERSON: Very good. Then to
 15 close the meeting. Thank you very much. Have
 16 a good night.
 17 (MEETING ADJOURNED.)
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DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 10/3/19
 2 CERTIFICATION
 3
 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a videotape of the actual hearing. I was not
 13 present for such hearing. The videotape was
 14 taken and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 30th day of October, 2019.
 22
 23
 24
 25

 DINA M. MORGAN
 Court Reporter
DINA M. MORGAN, REPORTER

1 EASTCHESTER ARB - 10/3/19
 2
 3 CORRECTION SHEET
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 6 PAGE CORRECTION
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 DINA M. MORGAN, REPORTER