

TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
OCTOBER 4, 2018

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR

OCT 31 2018

Dina M. Morgan, Reporter
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MS. UHLE: Yes, because that was the
three of you.

THE CHAIRPERSON: Okay. So I'll make
a motion then to approve the minutes of
April 5th, 2018.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Okay. At least we
got that one out of the way.

First up today is Application 18-20,
Siwanoy Country Club. If you would please come
to the mic, introduce yourself.

MR. ROGERS: My name is Jim Rogers,
I'm the architect representing Siwanoy Country
Club, and I'm here with my colleague, Luke
Ericson, who will be giving this presentation
with me.

THE CHAIRPERSON: Okay.

MR. ROGERS: I assume you're all
generally familiar with the Siwanoy campus.
This is a site plan. I'll explain it in just
one second, but wanted to give you just a very
brief overview of the project goals. This has

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THE CHAIRPERSON: Good evening,

everyone. Welcome to the ARB meeting for
October 4th, 2018. If you would all please
stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRPERSON: Begin with the roll
call, Margaret.

MS. UHLE: Sure. Laura Raffiani.

THE CHAIRPERSON: Present.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Present.

MS. UHLE: Silvio Luca.

MR. LUCA: Present.

MS. UHLE: Carlos Garcia-Bou and Enda
McIntyre are not able to make it this evening.

THE CHAIRPERSON: Thank you, Margaret.
We can't approve the minutes either, right,
because the last one -- I know all the other
ones we weren't able to do.

MS. UHLE: You could actually do the
April 5th.

THE CHAIRPERSON: Approve those
minutes?

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essentially two key parts:

One is a renovation and minor
expansion of the clubhouse. Programmatically
the purpose of that work is really just to
upgrade facilities, increase member dining, and
bring a higher level of service and
satisfaction for members.

The other is a golf services building,
and maybe, Luke, you could point out the golf
services building. That building exists as a
cart barn. It will be demolished and replaced
with a building which has a programmatic
purpose of storing carts, being a golf pro shop
and training center for indoor golf practice,
and on the upper level -- it's two stories with
a basement -- the upper level will be a fitness
center with lockers and restrooms and so on.

So we'll go through -- is the mic
essential?

MS. UHLE: Yes. You can remove it and
carry it.

MR. ROGERS: Okay. It may be hard for
you to see, but this is the clubhouse. This is
the existing grill room. As you can see,

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1 there's a red line here -- I'm not sure if you
 2 could see it -- that represents the area of
 3 building footprint expansion on that side of
 4 the building. On the other side, this red line
 5 represents the building footprint, expansion.
 6 The blue lines in each case represent patio
 7 expansion. So the actual increase in square
 8 footage of the building is not significant,
 9 that's not the main goal. The cart barn almost
 10 duplicates the footprint of the -- the golf
 11 services building almost duplicates the
 12 footprint of the existing building.

14 I'll just keep going. If you have
 15 questions, obviously I'll stop. I'll go
 16 through this very quickly. This is not the
 17 main focus of our being here. This is the main
 18 floor of the clubhouse, main enhancements,
 19 primary enhancements are in the member ala
 20 carte dining area and the creation of a new
 21 terrace bar on this side. The interior of the
 22 rest of the space is being reconfigured and
 23 upgraded, but essentially the program areas are
 24 remaining the same.

25 On the basement level, this really is

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1 completely a service level. There will be
 2 expanded basement space under new construction,
 3 but it remains completely as a service level.

5 On the second floor -- so I started on
 6 the main floor, went down, and I'm up now to
 7 the second floor. Locker rooms remain in
 8 place, men and women. There is a roof deck,
 9 which will be -- there's a roof there now which
 10 will be used as a roof deck over the expanded
 11 bar terrace room, and this is a new men's
 12 lounge space that is being built over the roof
 13 of the grill room. That is new space.

14 Finally, third floor is housing,
 15 bedrooms. The footprint of that space is
 16 remaining unchanged, but the interior layout is
 17 being changed to yield more gracious rooms.
 18 The rooms are tiny and they're under low roofs
 19 with dormers, so we're moving the corridor and
 20 creating fewer rooms but larger rooms.

21 Quickly, if you're familiar with the
 22 style of this building, these are elevations.
 23 Our overall goal here is to try to take
 24 advantage of what we think is best about the
 25 architecture of this building. It's not a

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1 statement of pure architectural history. It's
 2 got three or four generations of architectural
 3 style that have been kind of jammed together
 4 over the years. We're trying to take advantage
 5 of what we think is best, correct, and enhance
 6 what we think is a weakness architecturally,
 7 but we're not trying to invent another language
 8 to be added to the ones that are already there.

10 So this is the north elevation with
 11 the existing grill room, which will be
 12 expanded, and then kitchen, and the end of the
 13 ball room here, and this is the elevation which
 14 shows a men's terrace, grill room from a
 15 different angle, and the long side of the
 16 banquet room. You could see how dramatically
 17 the architectural style changes from this side
 18 of the building to this sort of colonial
 19 imagery of the locker room wing.

20 THE CHAIRPERSON: Is that all existing
 21 right now, those two elevations?

22 MR. ROGERS: I'm sorry.

23 THE CHAIRPERSON: Are those two
 24 elevations all existing, both existing?

25 MR. ROGERS: Those are proposed. This

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1 will be -- that's a photograph of the existing.

3 THE CHAIRPERSON: Okay.

4 MR. ROGERS: So this is being
 5 expanded, this room is being removed and
 6 replaced with one which we think is much more
 7 architecturally compatible with this.
 8 Actually, we have renderings which I think will
 9 do even better. This is a rendering of the
 10 proposed building. So we've replaced what we
 11 think is kind of an oddball space here, with
 12 one which refers back to the imagery of the
 13 rest of the building on this side, and then the
 14 expanded grill room here which comes out toward
 15 this very, very large putting green. This is
 16 the new men's lounge, which I mentioned, on the
 17 second floor. It's way back from the edge of
 18 the roof, and we're trying to really understate
 19 that building. We don't want this to suddenly
 20 look like a two story building in this part.
 21 We want the grill room facade to be the point
 22 of emphasis at this side. I think that's
 23 probably the best one, Luke. This is a
 24 photograph of the other side of the building,
 25 which is where we're expanding this room to

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1 become a bar terrace, we're expanding the
 2 patios, and we will now use this space as a
 3 roof deck. Now it's just an unoccupied, unused
 4 roof. This is now the proposed rendering of
 5 that elevation, that facade. See, we're sort
 6 of recreating the imagery of the grill room but
 7 it's a little more formal on this side. You
 8 could see these two sort of towers here that
 9 are the same as in the original building, then
 10 obviously we had to create a railing here to
 11 protect that roof deck and a stair down. So
 12 this isn't just unrelieved stucco, we're making
 13 these patio walls fieldstone.

14 I think that's a quick walk through
 15 the clubhouse. I'll pause before we go to the
 16 golf services building for questions.

17 THE CHAIRPERSON: Any questions on
 18 that so far?

19 (No questions.)

20 THE CHAIRPERSON: Okay. You can go
 21 ahead.

22 MR. ROGERS: As I mentioned, this
 23 building is new out of the ground. This is the
 24 footprint of the existing cart barn, so the
 25

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1 building is getting somewhat bigger but is
 2 essentially occupying the same space. This is
 3 the main floor, the entry level. Pro shop
 4 facing the putting green, which then, in turn,
 5 is opposite the grill room and the rest of the
 6 clubhouse. Pro shop here connected to three
 7 golf training bays and a small indoor putting
 8 green. We do a lot of work for golf and
 9 country clubs, and year round golf training
 10 facilities are now something that clubs are
 11 routinely trying to create for more year round
 12 use of their facilities. So this is the main
 13 level.

14 We go down, this is the cart storage
 15 area, a ramp up here and here, elevator in the
 16 building, and the rest of this is really
 17 service. We have a rock issue at that end of
 18 the building, so it's unexcavated there, and
 19 that's under the pro shop.

20 Top level, fitness. This view out
 21 this side is over the golf practice facility.
 22 This is toward the parking lot, so we've loaded
 23 all the support services of the building on
 24 this side looking out of over parking. This
 25

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1 side gets a view of the practice area and the
 2 view that way. A large window from the studio
 3 looks out toward the putting green.

4 THE CHAIRPERSON: Is that something
 5 new, that fitness area, or is there a fitness
 6 area currently?

7 MR. ROGERS: There is no fitness area
 8 currently. I would say that even more than
 9 golf training area, fitness areas are now being
 10 either incorporated, introduced, or expanded in
 11 clubs. It's, I think, the fastest growing area
 12 of club facility use that there is.

13 Here you have the four elevations. I
 14 won't belabor them again. We have renderings.
 15 The two main elevations to be concerned about
 16 are the entry elevation from the parking lot
 17 here. This leads into the golf training
 18 facility. So you have a separate entrance for
 19 those and for fitness, which can be accessed if
 20 the pro shop is secured. This is the elevation
 21 that faces the putting green that you see
 22 opposite the clubhouse looking out of the
 23 clubhouse windows. Here are a couple of
 24 renderings of this building. The putting green
 25

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1 here, this will be bag storage and this is
 2 today the pro shop. That's really not changing
 3 on the exterior. I'll show you a plan of that.
 4 This is the new building, the new golf services
 5 building, upper level fitness with a balustrade
 6 here, and the entrance to the pro shop. This
 7 is the ramp down to cart storage. A little bit
 8 anticlimactic. This is the bag storage
 9 building. As I said, its footprint is not
 10 changing at all. We're changing its plan. The
 11 pro shop is moving out, so we've created room
 12 for two staff housing rooms with restrooms.

13 So that's the full scope of the two
 14 components of the project. Luke is going to
 15 explain materials, we have a materials' board,
 16 but I'll stop before he does that to see if
 17 there are questions about this before he does
 18 that.

19 THE CHAIRPERSON: Do you have
 20 questions?

21 (No questions.)

22 THE CHAIRPERSON: No, go ahead,
 23 materials.

24 MR. ROGERS: I'm sorry.

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THE CHAIRPERSON: Go ahead, materials. We're interested.

MR. ROGERS: Okay.

MR. ERICSON: Hi.

THE CHAIRPERSON: Hello.

MR. ERICSON: So the materials of the

exterior of the building remain generally the same. They get upgraded in quality, though. Right now there's vinyl siding, which we're replacing with a fiber cement product. This one is shown kind of with some faux wood grain. We would actually use one that would be unfinished, would not have the grain on it. I do have a sample of that but it's not finished, so we would want that to be finished white, that's why I'm showing you this version. We do have some existing stucco on the older portion of the building. It would be a typical stucco application, not an EIFS or something like that. The roofing would be asphalt shingles, typical 40 year product, and it would match the same as the existing, although we're replacing all of it. The lighting on the project, both post lights and sconces, would be of the same

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quality that exists today but upgraded, LED's and three candelabra. The trim will be a composite trim, AZEK or something like that, but we would keep the same historical profiles around the entire building. In some of the renderings you saw, there were some very deep profiles, and we tried to match them the best we can. At the top of the parapet, we would have metal coping in gray as it is today, just replacing that. Our windows would be upgraded. They would be an aluminum clad wood interior, and they would be green, similar to how they're painted today, but again, would be clad on the exterior. There is one awning, so we would replace it with a similar type of awning system, a little bit easier to use and maintain but similar color fabric and same kind of quality. We are looking to replace existing wood railing with a composite railing system over at the men's lounge area, again, higher quality, easier maintenance. We do have some rooftop enclosures where we're putting the new roof deck to enclose some rooftop units, so that would be a composite type system with a

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gate and everything else, but the gates would be kept to areas that you wouldn't see from the ground or the golf course or the street. We have some wrought iron railings, so we would replace them with some nice details on them, rounded spindles and balustrades.

As mentioned, we have some areas of stucco that are being replaced on the lower terraces, terrace walls, but then we would also introduce some fieldstone. I do have a sample of it if you would like to see. I provided a picture of the existing. It's mostly granite, small blocks, and we tried to replicate that as well to blend with the current style.

THE CHAIRPERSON: On the lighting I noticed that you said LED, do you know what kind of lumens?

MR. ERICSON: We do have a lumen calculation that I believe was included in the submission.

THE CHAIRPERSON: All right. In general, are you going for like a warm kind of a light?

MR. ERICSON: Yes.

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THE CHAIRPERSON: I mean, something that doesn't something look obviously blue LED kind of.

MR. ERICSON: I know they're only 11 watts. I know it's a warmer watt.

THE CHAIRPERSON: Also, on the awning, in Eastchester it's required that it be fire resist. I don't know if that's indicated here or not, I didn't look, but just make sure you know that.

MR. ERICSON: Absolutely.

THE CHAIRPERSON: I don't know if there was any other question. On the roofs, since you are replacing the whole thing anyway, but I know it's really big, did you consider perhaps a simulated slate roof?

MR. ERICSON: Yes. There is one area of slate, and we did talk about it a bit. We even looked into replacing the slate at one point, but so much of it is really deteriorated that we would have to replace the whole thing. We would still look into a faux slate. I don't know, Jim, if you want to --

MR. ROGERS: I know a lot of people

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1 don't agree with me, my personal preference is
2 for a heavy asphalt shingle with some profile.
3 Not something that's meant to look like wood or
4 anything.

5 The other thing is, these roofs are,
6 A, so steep, and, B, they're three floors up
7 that they're really not a feature visually of
8 the building I would say. They're very sort of
9 out of view.

10 THE CHAIRPERSON: Out of sight.

11 MR. ROGERS: Yes.

12 THE CHAIRPERSON: Okay. That's fair.
13 Any other questions?

14 (No questions.)

15 THE CHAIRPERSON: I think in general
16 it does look good, and it does kind of seem to
17 do what you're trying to do, which is make it a
18 little bit more cohesive as a whole building.

19 MS. NEMECEK: I think it looks good.

20 THE CHAIRPERSON: I don't think it
21 impinges on anything in the neighborhood in any
22 way. I'm sure whatever you're doing is what's
23 being asked from the board, from the members
24 I'm sure.

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1 Any other comments or questions?

2 (No comments or questions.)

3 THE CHAIRPERSON: We should open it up
4 to the public hearing. I would like to open
5 Application 18-20 for the public hearing.

6 MS. NEMECEK: Second.

7 THE CHAIRPERSON: All in favor.

8 (All aye.)

9 THE CHAIRPERSON: Anyone here from the
10 audience that wants to get up and speak about
11 this application?

12 (No comments.)

13 THE CHAIRPERSON: No. I make a motion
14 to close the public hearing for Application
15 18-20.

16 MS. NEMECEK: Second.

17 THE CHAIRPERSON: All in favor.

18 (All aye.)

19 THE CHAIRPERSON: All right.

20 Margaret, I believe that we're --

21 MS. UHLE: You're going to make a
22 motion to refer it to the Planning Board with a
23 recommendation to approve as submitted.

24 THE CHAIRPERSON: Yes, what she said.

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1 All in favor.

2 (All aye.)

3 THE CHAIRPERSON: You're on to the
4 Planning Board.

5 MR. ROGERS: Thank you very much.

6 MR. ERICSON: Thank you very much.

7 THE CHAIRPERSON: Maybe the only thing
8 you could change is that one white sample if
9 you could get the right one. Other than that,
10 I think you're good.

11 Up next is Application 18-22, 11 Mill
12 Road. Good evening.

13 MR. FAUSTINI: Good evening. My name
14 is Nick Faustini, I'm an architect. We are
15 working on the building across the street.
16 It's 11 Mill Road. It's a four story, mixed
17 use building. It has two retail storefronts at
18 the ground level. The second floor currently
19 has two office spaces, which we propose to
20 convert to dwelling units, so there will be two
21 dwelling units on the second floor. The third
22 and fourth floors also have dwelling units. In
23 total, there are currently -- forgive me --
24 there's two offices, two retail spaces, and

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1 four units. We're proposing two retail spaces
2 and five units. The actual conversion of the
3 building actually results in a lower parking
4 demand, but at the same time we are proposing a
5 small addition to the rear of the building
6 while we're here tonight, and that required us
7 to go for a zoning variance just to demonstrate
8 that while we are reducing the amount of
9 parking requirement, we are expanding the
10 building and the code requires that we go for a
11 variance. We were granted the variance last
12 month.

13 So we're back here tonight to present
14 the application from an aesthetic point of
15 view. We are proposing 150 square foot
16 addition at the back. That addition is
17 highlighted in red on the drawing here. I'll
18 just point to it. There is also an ADA ramp
19 that's proposed to a rear lobby entrance that
20 will provide a rear exit for the building as
21 well as accessible entrances to both of the
22 retail storefronts. The retail storefronts
23 currently have a step up from the front. So
24 now with the ramp in the back, we'll be able to

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1 give them accessible access. This addition
2 will also -- I'm just going to flip the page so
3 you could see the floor plans. So this is the
4 150 square foot addition. There is an existing
5 one story addition on the back, which will
6 remain, and we're just going to add this small
7 area to it.

8 These are the existing floor plans,
9 first floor level and second floor. These are
10 the upper floors, existing building elevations,
11 and our proposed work here. So you'll see
12 there's a small ADA ramp that provides access
13 to a rear entrance. We'll create a rear
14 vestibule where the rear mailboxes will be, and
15 also an interior refuse storage area so all the
16 garage will be kept inside. We're also
17 creating a rear set of stairs to the basement.
18 There is one now, but it's very small and
19 delapidated so we're just going to give it a
20 new access point.

21 We're also going to repair the stairs
22 at the side of the building that provide access
23 to the retail storefront number 2. At the same
24 time, the building currently does not have

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1 HVAC. It's boiler system, so they do have heat
2 but no air conditioning. We are proposing
3 split system AC units, and we needed a place to
4 actually install the units, so we're proposing
5 the roof of this addition for those units to be
6 installed on. What we've done on the exterior
7 elevation is try to mimic the existing mansard
8 roof of the building. This is the existing
9 building with the mansard roof and what you'll
10 see, this is a side view from the parking lot,
11 we created a small mansard roof to hide the
12 units that are beyond the roof of the addition.
13 They'll be six units, small split system
14 compressors, and they'll be screened from view
15 by this roof. The roof will be finished with
16 slate similar to the rest of the building.
17 It's actually in process all the slate is being
18 replaced currently, so this new roof will have
19 the same slate to match and will be finished
20 also will brick to match the rest of the
21 building.

22 Then I'll just show you the other
23 view. This is the view -- it's a corner lot,
24 so this is the other side street view and this

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1 is where you'll see the new rear entrance,
2 mansard roof, and the existing addition roof
3 will remain. This is just the back.

4 THE CHAIRPERSON: So the apartments
5 are walk up; right?

6 MR. FAUSTINI: Yes, they're all walk
7 up.

8 THE CHAIRPERSON: The stair to the
9 back, that's access to storage for the
10 apartments or storage for the retail?

11 MR. FAUSTINI: It's storage for all of
12 the units, so both the retail and the
13 apartments. I'll just flip back to the
14 basement plan. They're just small storage
15 rooms. There are just several small storage
16 rooms, there's an existing mechanical room, and
17 just a larger unfinished basement area. This
18 is access from the rear stair from the parking
19 area down, and there is also another stair that
20 brings you to the front of the building.

21 THE CHAIRPERSON: So above the dormers
22 on the front, is that copper on those?

23 MR. FAUSTINI: The existing dormers?

24 THE CHAIRPERSON: Yes.

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1 MR. FAUSTINI: Yes. They actually
2 have replaced those already, so there are
3 copper roofing coverings over them now.

4 THE CHAIRPERSON: So they are
5 replacing it with --

6 MR. FAUSTINI: With copper.

7 THE CHAIRPERSON: It looked a little
8 different, the facade; is it the same or did
9 they alter it in some way?

10 MR. FAUSTINI: I believe they're
11 altering it currently now, but it will be
12 finished to match. It was previously siding, I
13 believe, at some point, and it will be
14 basically just a solid surface. It will be a
15 dark bronze color, as it was before. They're
16 actually altering it as part of the roof
17 project.

18 THE CHAIRPERSON: They're altering the
19 shape of them or?

20 MR. FAUSTINI: No, not the shape, just
21 the finish. It was a siding there before.

22 MR. LUCA: AZEK?

23 MR. FAUSTINI: Yes, it will be AZEK.

24 MS. NEMECEK: The purpose of the ADA

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access in the back, that's just to accommodate the retail at the bottom?

MR. FAUSTINI: Yes. Unfortunately, it won't give us access to the upper units, but it's also a building code requirement.

MS. UHLE: Do you have any details of the front entry feature, the steel awning?

MR. FAUSTINI: Yes. I wasn't sure if that fell under signage, canopy, or if that's part of this. There's a small awning over the front entrance. Currently, there's, I believe, a fabric awning that will be taken down, and we propose a wrought iron metal frame, ornamental frame that's secured to the building and finished with copper on top. It's small. It only projects 3 feet away from the building. It has buttresses on the side. You could see it in a little bit more detail on the side elevation. We also are trying to somewhat frame the residential entrance point by just creating like these two small pedestals and a little fence that just connects to it. I'll show you that on the first floor plan. It's really quite simple. This is the retail store

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entrance for number 1, number 2, and the residential entrance is right in the middle with small fencing and wrought iron pedestals.

THE CHAIRPERSON: Was that always the second floor entrance there -- I mean the apartment entrance there?

MR. FAUSTINI: Yes.

THE CHAIRPERSON: Residential entrance?

MR. FAUSTINI: All of these doors are existing. There's actually another door on the interior that allows you access for the retail store. There aren't any ramps today. We're proposing the ramps as part of this project. We were just trying to create a little bit of a different feeling just for the residents as opposed to the patrons that are visiting the retail stores. It's just painted black wrought iron ornamental.

THE CHAIRPERSON: You said that the roofs are being done in slate?

MR. FAUSTINI: Yes. The entire mansard roof of the building is being replaced in slate.

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THE CHAIRPERSON: Thank you. Any other comments or questions?

MS. NEMECEK: The filigree ornamental steel canopy, I don't know if it's the line wait on your CAD, it just looks very airy compared to the weight of the building.

MR. FAUSTINI: So this here?

MS. NEMECEK: Uh-huh. Do you have anything more detailed for that?

MR. FAUSTINI: No. I have a photo of it, something that it was inspired. I wish I brought that but I didn't.

MS. UHLE: I think he was assuming this would be reviewed more by the sign committee even though it's part of your review as well. I also think that some of it could definitely be the line wait.

MS. NEMECEK: It might be the line weight.

MS. UHLE: But I see what you're saying.

MS. NEMECEK: It gets lost. The building is so heavy, and then you have this dainty filigree around the door and it kind of

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gets lost. Also, the scale of the gooseneck lights, I don't know if maybe you need an additional one on each side. They just don't seem to fit the building weight and scale.

MR. FAUSTINI: I was anticipating the actual goosenecks would be done as part of the signage application by the retail storefront, but, I mean, it could also be scaled as part of this application.

MS. NEMECEK: I guess even when you have a sign involved too, that will add to that weight. But the filigree in the front maybe it is the line weight, but it just looks very weak compared to the rest of the building.

MR. FAUSTINI: If it's painted black and it is quite close together in terms of the detailing, it will appear --

MS. NEMECEK: Beefier?

MR. FAUSTINI: Beefier. Right now I'm trying to convey the thickness by leaving that basically a little bit -- like the line weight a little bit, I guess, less dark. But at the same time when you look at the front of this building, there's a huge tree right in front of

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the building here, so that really detracts from the front view when you're on the street.

MS. NEMECEK: So it might detract from that a little bit too.

MR. FAUSTINI: Yes.

MS. NEMECEK: Is there going to be a light in that kind of portico area where the residential --

MR. FAUSTINI: Yes.

MS. NEMECEK: Okay. Do you know what kind of light you're going to use there?

MR. FAUSTINI: There would just be a light that's at the top here. It would just be like a surface like hanging pendant potentially. I haven't selected a light fixture yet.

THE CHAIRPERSON: Silvio, anything?

MR. LUCA: No.

THE CHAIRPERSON: I would like to make a motion to open Application 18-22, 11 Mill Road, for the public hearing.

MS. NEMECEK: Second.

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

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THE CHAIRPERSON: Anybody here?
(No comments.)

THE CHAIRPERSON: Again, no. I make a motion to close the public hearing for Application 18-22, 11 Mill Road.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: So are there any other comments or questions?

(No comments or questions.)

THE CHAIRPERSON: So it goes along to the Planning Board, yes?

MS. UHLE: Yes.

THE CHAIRPERSON: I would like to make a motion to send it along to the Planning Board with the stipulation that you could bring that photo of the filigree so that that's a little bit more visible and understandable in context, and any light fixtures if they are going on the facade, include those, include cuts of them as well. Usually they come to the sign committee if they're being added to the building later for a sign, but being that this is building and

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you're coming for the facade, you should include the lighting that's going to be there.

MR. FAUSTINI: Okay.

THE CHAIRPERSON: That's it then.

MS. UHLE: Yes. Depending on what happens at the Planning Board, you may still want them to come to the Sign Committee, I think, especially for the front awning and the lighting. Maybe have a little more specifics for the Planning Board, but you'll still go to the sign committee as well.

MR. FAUSTINI: Okay.

MS. UHLE: I will have to say because the work is being done on the building right now to repoint the brick and replace the roof, we have a lot of interest in what's going on. People are very excited something is happening to that building.

THE CHAIRPERSON: It is a beautiful building.

MS. UHLE: I think everyone appreciates that you're replacing the slate roof and simply re-pointing the brick, and getting rid of the AC units. It will be a big

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improvement there.

MR. FAUSTINI: Thank you.

THE CHAIRPERSON: Thank you very much.

MS. UHLE: I think you referred it?

THE CHAIRPERSON: I don't know. Did we second and all in favor?

MS. UHLE: Maybe do it again.

THE CHAIRPERSON: I make a motion to pass Application 18-22 along to the Planning Board with the aforementioned stipulations.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Very good. Thank you.

Next application is Application 18-38, 5 Lieb Place. Good evening.

MR. NAKOS: Good evening, members of the board. My name is Niko Nakos. I'm the architect. I'm also here with Mr. and Mrs. Jimenez, the clients and owners of the property.

What we're looking to do is create a addition to the second story of this existing

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1 structure, staying within the original
2 footprint of the home. Not expanding outside,
3 not disturbing any of the topography or the
4 landscaping. Can you hear me alright or should
5 I take the microphone?

6 THE CHAIRPERSON: If you move over,
7 definitely grab the mic.

8 MR. NAKOS: I think as we looked at
9 this project, we really approached it from a
10 standpoint of integrating as much of the
11 original house with the dormer appeal and a
12 look and not creating just a second volume on
13 top of a volume so that it looked like a
14 stacked cake. We wanted to integrate the
15 dormers within the roof lines. We used the
16 existing roof line of the garage, extended it
17 up only 2 feet to the minimum that we needed,
18 and then created these dormers to replicate the
19 existing style dormer as well. If you look at
20 page 7 of the booklet, you could see some
21 project existing images. The existing house
22 had three dormers and a covered porch. We've
23 retained the covered porch. We're rebuilding
24 the landing of that porch in the same size.

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1 It's actually pulling away from the building
2 currently. We'll be using the same materials,
3 the blue stone and slate to do that, and then
4 we created an element of a soft brow over the
5 entranceway to emphasize the entrance.
6 Previously, they had a flat triangle gable in
7 that area.

8 I'll just kind of flip through the
9 plans and talk you through them.

10 MS. UHLE: Actually, the reason we
11 need the microphone is because we have a
12 stenographer, so you have to keep that with
13 you. Thank you.

14 MR. NAKOS: So here we have our
15 existing first floor plan. Again, no expansion
16 in footprint. This is the existing terrace
17 area that we'll be rebuilding in the same
18 footprint as well with the same materials. Our
19 new first floor plan, we're replacing the entry
20 door and doing some interior cosmetics to
21 remodel the powder room on the first floor and
22 create more of a mudroom entry off of the
23 existing garage.

24 The big movement is obviously the
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1 second floor in this remodel. As you can see,
2 we also kept some of the initial metal work.
3 There's a little bit of metal roof over this
4 element, which we would like to pull into the
5 addition, and we created this larger dormer on
6 the front that's situated within the garage.
7 The front of the house is actually over the
8 existing setback, but we pulled our addition
9 within the setback to be respectful of the new
10 setbacks and the regulations. We created four
11 bedrooms upstairs with a shared bathroom and an
12 on-suite and a laundry area centralized here.

13 We kept our roof lines low to keep in
14 character with the neighborhood. There's a lot
15 of renovation and a lot of additions going on
16 in the neighborhood currently. We saw a lot of
17 steeper roofs, a lot of kind of boxes on top of
18 boxes, like I had mentioned. We really wanted
19 to keep the charm and warmth of the home,
20 especially as it wraps around the corner of the
21 property, there's a certain scale to that
22 element that we were trying to preserve as
23 well.

24 This is our front and garage side.

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1 The garage side is probably the most protected
2 as it's set back into the driveway. Even the
3 front of the house we played off some of the
4 existing stone and extended it over to this
5 element so that there's a stronger
6 communication. This component here is our
7 second floor addition. This is our dormer.
8 There were three dormers initially. We scaled
9 it down to two to simplify the aesthetic as
10 well.

11 From a rear elevation, kind of cleaned
12 up -- if you look at page 9 -- there's an old
13 trellis in that area, there's some old
14 architectural siding, we cleaned that element
15 up, we wrapped that composite and kept the
16 clean lines and some of the original
17 architecture that was to the right of the house
18 as well.

19 In terms of materials, we wanted to
20 keep the existing home as a yellowish beige.
21 So we kept, again, with those warm colors.
22 We're going to keep the slate. Initially, we
23 were looking at doing a composite asphalt, but
24 now we're pushing to do an actual replica of

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the slate, and the siding will be -- we have some samples. The siding will be a shingle, and then the trim will be a white composite. The stone work that we're adding to the left side in this element, will match the existing stone work that's there to keep it that architecture. Like I mentioned, the front terrace, which is slate and bluestone, will again be slate and bluestone to keep with the existing character of the home.

THE CHAIRPERSON: And the windows?

MR. NAKOS: The windows are going to be wood and clad, as they are currently, wood interior with clad exterior. They'll be Andersen A Series, the architectural series, which match the thinner profiles that's historic to that property.

MR. LUCA: An SDL?

MR. NAKOS: I'm sorry.

MR. LUCA: An SDL?

MR. NAKOS: An SDL, yes, sir.

MR. LUCA: What color?

MR. NAKOS: We haven't decided. Right now, we're looking at some creams and some

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light grays.

THE CHAIRPERSON: The configuration, is it six over one?

MR. NAKOS: It's six over one. The house has a mixture of configurations. There's some six over one, there's some six over six, you could see some elements have no light cuts at all. So we wanted to go through and kind of get a consistency of language with the six over one that we're using.

THE CHAIRPERSON: And you're replacing all the windows?

MR. NAKOS: Correct, and they'll all be traditional double-hung.

MR. LUCA: And the existing slate roof is remaining?

MR. NAKOS: The existing slate roof in this element will be remaining, and then we're going to continue that same genre in the addition as well.

MR. LUCA: Isn't the roof line where the three dormers are remaining, just two dormers are getting added and three are being removed?

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MR. NAKOS: Correct.

MR. LUCA: That roof is not changing; correct?

MR. NAKOS: Correct.

MR. LUCA: You're just extending the roof of the garage?

MR. NAKOS: Correct, and adding that dormer element over the garage.

MR. LUCA: It would be in your best interest to try to save all of that slate.

MR. NAKOS: Of course. Absolutely.

MR. LUCA: Maybe just take it off the back to extend --

MR. NAKOS: I was going to say --

MR. LUCA: -- Because you will never match the slate.

MR. NAKOS: Right. The front all in as much reclaimed as we can, and then the backside that you see less, and then there's one continuous roof in the newer slate.

THE CHAIRPERSON: It seems like there may be some air conditioning units or something; are you going to a central air?

MR. NAKOS: It's a central air system,

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yes.

THE CHAIRPERSON: Is it currently central air?

MR. NAKOS: No. Currently there are window units.

THE CHAIRPERSON: So they'll all be gone?

MR. NAKOS: Correct.

THE CHAIRPERSON: And where are you putting the air --

MR. NAKOS: Handlers? They'll be in the back of the property. There's a walkout and to the right there's actually a great situated area. Right in this area there's a fenced in gate, and they'll go on the inside of that fence.

THE CHAIRPERSON: Is that indicated anywhere here, like in the site plan or anything?

MR. NAKOS: I don't believe they indicated it on the site plan, but I could put it on.

THE CHAIRPERSON: The Planning Board is especially interested in that.

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1
2 MR. NAKOS: Absolutely. Not a
3 problem.
4 MR. LUCA: I have a question.
5 MR. NAKOS: Yes.
6 MR. LUCA: The element that links the
7 family room to the house, it looks like you
8 have some kind of chimney in your drawings?
9 MR. NAKOS: Yes.
10 MR. LUCA: What is that?
11 MR. NAKOS: It's an existing chimney.
12 MR. LUCA: It is? On the left-hand
13 side?
14 MR. NAKOS: Yes.
15 MR. LUCA: Is that correct to scale?
16 MR. NAKOS: Yes. It's a gas unit that
17 was retrofitted in afterwards.
18 MR. LUCA: That's stucco?
19 MR. NAKOS: No. It's metal.
20 MR. LUCA: That's going to remain?
21 MR. NAKOS: Correct. We could look at
22 trimming it out.
23 MR. LUCA: Just scale wise it doesn't
24 look correct.
25 MR. NAKOS: A little dainty on that

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1 side.
2
3 MR. LUCA: I think you should try to
4 make it whatever you can.
5 MR. NAKOS: Yes. I think we could
6 easily over frame a box on that element and
7 make it look more like an authentic chimney and
8 leave the gas element on the interior.
9 MS. NEMECEK: Any lighting at the
10 garage or at the entrance?
11 MR. NAKOS: The entrance will have
12 some recessed soft lighting in it. The garage
13 currently doesn't have any lighting, and we
14 weren't planning on adding any lighting in that
15 element. We haven't really discussed that
16 component. Currently, there's a flood light on
17 the upper portion of the property of that
18 gable, but we haven't kind of crossed that
19 bridge in terms of lighting that side.
20 MR. LUCA: For the exterior you
21 mentioned shingle; is it shingle or is it
22 clapboard?
23 MR. NAKOS: It's shingles, cedar
24 shingles.
25 MR. LUCA: And the roofs are metal

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1 over the dormers?
2
3 MR. NAKOS: Correct.
4 MR. LUCA: Painted metal, copper?
5 MR. NAKOS: A copper. It's an
6 interlocking copper system.
7 MR. LUCA: Not real copper?
8 MR. NAKOS: No, real copper.
9 MR. LUCA: Standing seam?
10 MR. NAKOS: Correct.
11 THE CHAIRPERSON: Well, we appreciate
12 you using the slate, the copper, and keeping
13 the character of that neighborhood. It's
14 important.
15 MR. NAKOS: It's slipping,
16 unfortunately.
17 MR. LUCA: I have to say, that's one
18 of the nicest houses in the neighbor the way it
19 exists right now. I drive past it every day.
20 MR. NAKOS: I think, unfortunately,
21 over time it's weathered a bit. Really what
22 we're looking to do is just bring some newer
23 materials that will hold better but still keep
24 a lot of the architecture. Like you said, I
25 think Jimenezes bought that property because of

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1 the character and how it's situated and how
2 it's landscaped as well. In fact, in the back
3 of the property I think -- what do you guys
4 have, like a 60 foot Maple tree?
5 MS. JIMENEZ: Beech tree.
6 MR. NAKOS: Beech tree, yes, that
7 literally shades and creates this beautiful
8 canopy on the rear of the property. We wanted
9 to be respectful of that and not extend the
10 footprint because it wasn't necessary.
11 THE CHAIRPERSON: Open it to the
12 public hearing? Any other comments or
13 questions?
14 (No comments or questions.)
15 THE CHAIRPERSON: I would like to make
16 a motion to open Application 18-38, 5 Lieb
17 Place, for a public hearing.
18 MS. NEMECEK: Second.
19 THE CHAIRPERSON: All in favor.
20 (All aye.)
21 THE CHAIRPERSON: Anybody here?
22 (No comments.)
23 THE CHAIRPERSON: No, again.
24 MR. NAKOS: Quite evening.

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THE CHAIRPERSON: I make a motion to close Application 18-38, 5 Lieb Place.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: Any other comments or questions?

(No comments or questions.)

MR. NAKOS: We also have the Affidavit of Mailing.

MS. UHLE: You could give it to Mr. King.

I think the only two comments were to add the AC units to the site plan and then consider boxing out the gas chimney.

THE CHAIRPERSON: Also, maybe the lighting on that all over, wherever you are proposing some lighting, and if there is a flood light over there, maybe that's not the answer. It doesn't sound like the rest of the house.

MR. NAKOS: I think we could definitely explore lighting.

THE CHAIRPERSON: Since you're doing
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work there.

MR. NAKOS: Doing so much, yes.

THE CHAIRPERSON: Exactly. I would like to make a motion to move Application 18-38, 5 Lieb Place, along to the Planning Board with a recommendation of approval with the aforementioned conditions.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: Thank you very much.

MR. NAKOS: Thank you.

THE CHAIRPERSON: Last but not least, Application 18-39, 663 White Plains Road.

MR. MAIORANO: Good evening, Board, Chair. My name is Adamo Maiorano from Community Designs and Engineering. On behalf of the applicant, Tim Dumaj, we are proposing a new residence at 663 White Plains Road.

Currently, the site is undeveloped. There are two trees in the rear of the property that will be removed for the proposed development. The owner does have very specific desires on the overall aesthetics and spaces

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created within the dwelling that we are proposing. Overall, it will, in fact, you know, share characteristics with neighboring homes on that strip. Sort of mixed emotions going on, so we're trying to capture his desires, as well trying to fit it into the strip as well.

Overall in our design for the materials, the front elevation will consist of a real thin stone veneer, stucco around parts of the front and the side and rear elevation. All of the trim and accent is a white AZEK. The roofing is architectural shingle lifetime roof; it's a charcoal color, so sort of the darker black. The garage and front door are depicted as well.

As far as the site goes, the condensers are located in the rear of the dwelling. The -- what else is there? The lighting consistent basic throughout the residence. The garage has two sconce lighting on either side. The front door, there's a soffit lighting under the front portico and on the sides of the door, you just can't seem them

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with the columns, the rear and side door as well. There are a mixture of different balconies in the house as well and in the design that's kind of specific intentions of the owner. There is also an attached landscape design by the landscape architect, which is in the pamphlet. Again, the two trees in the rear that will be removed and the proposed landscaping around the residence.

This is the street-scape of the home with the neighboring house to the right, and to the left is the side view of the home that's on the corner.

THE CHAIRPERSON: The garage door is?

MR. MAIORANO: The garage doors are Clopay multilayered with a composite overlay that has a dark wood grain finish to it. It will have that arch as well to accent some of the arches going on within the home, sort of that Mediterranean flare it has going.

THE CHAIRPERSON: I had a hard time figuring out those stairs downstairs, those side stairs; do they come from outside?

MR. MAIORANO: So over that covering

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1 piece they just go -- this portion is covered,
2 so they go down to the basement. But they're
3 covered, so they're not like jogging out of the
4 house or anything. They're covered by the roof
5 and there's a covered porch and it goes down
6 into the basement.

7 THE CHAIRPERSON: Is there a door at
8 the bottom of the stairs?

9 MR. MAIORANO: So right here
10 underneath this roof. The rear elevation you
11 could see that portion coming down. I should
12 add it into the elevation to get an idea.

13 THE CHAIRPERSON: But it comes from
14 outside in; right? I'm sorry, I'm looking at
15 the first floor plan.

16 MR. MAIORANO: So from outside you
17 walk down the stairs, but they are covered by a
18 roof that's over this covered porch.

19 THE CHAIRPERSON: But this has a
20 separate entrance to the bottom floor from the
21 outside?

22 MR. MAIORANO: Yes.

23 MR. LUCA: There will be a finished
24 basement, I assume?

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1 MR. MAIORANO: Yes, opened finished
2 basement.

3 MR. LUCA: Second means of egress?

4 MR. MAIORANO: Exactly.

5 MR. LUCA: I have a couple of
6 questions.

7 THE CHAIRPERSON: Is it like a
8 mother/daughter or something?

9 MR. MAIORANO: No. By code you need
10 egress out of the basement. Instead of an area
11 way on the side of the house, it's sort of
12 built into it.

13 MS. UHLE: A separate apartment would
14 not be permitted. A mother/daughter would not
15 be permitted.

16 MR. MAIORANO: It looks funny because
17 it's not like a separate side areaway with a
18 retaining wall going down to the basement, it's
19 kind of built into the plan so it's not
20 sticking out. It also helps with, you know,
21 covering the drainage and everything where the
22 areaway is kind of covered from the elements.

23 THE CHAIRPERSON: Silvio.

24 MR. LUCA: The brackets, those are all

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1 like Fypon, something like that?

2 MR. MAIORANO: Yes. They're right
3 here. They're built into the soffits.

4 MR. LUCA: But they're individual?

5 MR. MAIORANO: Yes.

6 MR. LUCA: The circle windows, are
7 those functional; are they lighting the attic
8 or those rooms have a vaulted ceiling?

9 MR. MAIORANO: Cathedral ceiling.

10 MR. LUCA: So you'll see them in those
11 rooms.

12 MR. MAIORANO: In the master bedroom
13 and those two bedrooms.

14 MR. LUCA: Lastly, the detail of that
15 outdoor deck --

16 MR. MAIORANO: Yes. It's like a
17 mansard roof on it.

18 MR. LUCA: When you step out, do you
19 step down one step?

20 MR. MAIORANO: You'll step down onto
21 that roof because the garage is lower.

22 MR. LUCA: So the railing that I see,
23 that railing goes down even further?

24 MR. MAIORANO: Yes, exactly, but it's

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1 behind the roof.

2 MR. LUCA: That roof acts as a
3 parapet?

4 MR. MAIORANO: Exactly. So you're not
5 going to see a big railing right out front. It
6 kind of hides it.

7 MR. LUCA: I think -- this is my
8 thought -- personally, I don't mind the
9 brackets, but I don't like them over the
10 garage. I think it's too much there. I would
11 lose the brackets over the garage doors. I
12 would also, if you can somehow, lower that roof
13 line so you don't see as much, let's say,
14 stucco above the doors and maybe then you see
15 more railing. I think seeing more railing
16 would look nicer, and maybe also having the
17 railing look a little bit more beefier too.

18 You see how you have the pilasters on the end
19 and one in the middle? Maybe have a set of
20 three, maybe have five so the railing reads a
21 little bit heavier. Do you understand what I
22 mean? Maybe another one center line under each
23 window.

24 MR. MAIORANO: With the windows, or it

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1 would be somewhat offset from the windows, say
2 maybe four.

3 MR. LUCA: I think 10 feet doesn't
4 look right.

5 MR. MAIORANO: Trying to mimic with
6 the garage doors.

7 MR. LUCA: If there is a way of
8 lowering the roof line down and seeing more
9 railing, I think that might look --

10 MR. MAIORANO: The railing posts.

11 MR. LUCA: Maybe line up the fascia
12 with the head of window, like just drop it a
13 foot let's say.

14 THE CHAIRPERSON: Right now the pitch
15 on that little roof, is that the same or
16 different from the --

17 MR. MAIORANO: It's steeper than the
18 main roof, yes, to give it the height.

19 MR. LUCA: It's the same angles as the
20 gables.

21 MR. MAIORANO: Oh, yes, the gables,
22 yes. The main roof is 7 on 12 but the gables
23 are 9 on 12. So the mansard roof is similar to
24 the gables, exactly.

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1 MS. NEMECEK: The Juliette balcony, do
2 you have to have the wrought iron there? Why
3 can't you match the railing that you have --

4 MR. MAIORANO: We could, but we're
5 trying to keep it thin on there, not have a
6 bulky PVC railing everywhere. It would just be
7 a black metal railing. The front little piece
8 that has that door opening with the little
9 balcony kind of into their outdoor area with
10 the balcony, so we're trying to keep it not as
11 like a big component to it.

12 MS. NEMECEK: Okay.

13 MR. MAIORANO: It's on the rear.

14 MR. LUCA: That's just applied to the
15 house. It's floating.

16 MS. NEMECEK: Over here it kind of
17 actually looks like you could step on it. So
18 this one is floating, but the one you're going
19 to have here is going to have a platform?

20 MR. MAIORANO: Yes. That picture
21 would be more the one in the rear of the house,
22 the master bedroom.

23 MR. LUCA: That's for aesthetics or
24 for code because it looks too low for code;

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1 right?

2 MR. MAIORANO: No, it's for code for
3 that door, 36 inches.

4 MR. LUCA: 36?

5 MR. MAIORANO: 34.

6 THE CHAIRPERSON: I agree with you,
7 Silvio, on those brackets.

8 MR. MAIORANO: We're trying to create
9 a healthy medium. We're trying to juggle
10 between the owner's desires and ours as well.

11 MS. UHLE: Anything else?

12 MR. MAIORANO: Those modifications
13 with the garage could definitely work with
14 playing with the height of it, the railing
15 posts and corbels as well.

16 MR. LUCA: I think that railing
17 should read -- you know how your railing reads
18 below the palladium window? It reads not nice.
19 I think that railing needs to read as well.

20 You see it, you see the height, you see the --

21 MR. MAIORANO: Yes. Just sometimes
22 you see too much railing; is that a house; is
23 that a building? Yes, I get it.

24 THE CHAIRPERSON: Railing is better

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1 than brackets.

2 MS. UHLE: Do you want to open the
3 public hearing?

4 THE CHAIRPERSON: Do you want to
5 summarize, Margaret, for us?

6 MS. UHLE: Okay. I think there were
7 two, potentially three comments. One is to
8 lose the brackets over the garage doors, and
9 then also to lower the roof line over the
10 garage doors so that you see less stucco over
11 the doors and more railing, and to beef up
12 the -- make the railing beefier and heavier.
13 The only other comment was, I didn't know
14 whether you wanted a different type of railing
15 here at the Juliette balcony?

16 MS. NEMECEK: No.

17 MS. UHLE: That's okay the way it is.
18 Alright, so that was it.

19 THE CHAIRPERSON: I would like to make
20 a motion to send along Application --

21 MS. UHLE: Did you open the public
22 hearing?

23 THE CHAIRPERSON: No, I did not for
24 this one.

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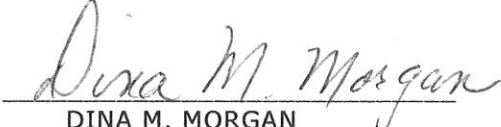
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2 MS. UHLE: Just for the record.
3 THE CHAIRPERSON: For the record, I'll
4 open the public hearing for Application 18-39,
5 633 White Plains Road.
6 MS. NEMECEK: Second.
7 THE CHAIRPERSON: All in favor.
8 (All aye.)
9 (No comments.)
10 THE CHAIRPERSON: Since there's nobody
11 here, I make a motion to close Application
12 18-39, 663 White Plains Road.
13 MS. NEMECEK: Second.
14 THE CHAIRPERSON: All in favor.
15 (All aye.)
16 THE CHAIRPERSON: I make a motion to
17 send along Application 18-39, 633 White Plains
18 Road, to the Planning Board with the
19 aforementioned suggestions.
20 MR. MAIORANO: Thank you.
21 THE CHAIRPERSON: That is it for this
22 evening. I would like to make a motion to
23 close the ARB meeting for October 4th, 2018.
24 MS. NEMECEK: Second.
25 THE CHAIRPERSON: All in favor.
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2 (All aye.)
3 THE CHAIRPERSON: Thank you very much.
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1 EASTCHESTER ARB - 10/4/18
2 C E R T I F I C A T I O N
3
4 STATE OF NEW YORK)
5) Ss.
6 COUNTY OF WESTCHESTER)
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, 2018.
22
23 
24 DINA M. MORGAN
25 Court Reporter
DINA M. MORGAN, REPORTER

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1 EASTCHESTER ARB - 10/4/18
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3 CORRECTION SHEET
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6 PAGE CORRECTION
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