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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
OCTOBER 5, 2017

X
TOWN OF EASTCHESTER
HELD AT: Eastchester Town Hall
40 Mill Road
Eastchester, New York 10709
7:00 p.m.
BUILDING AND PLANNING DEPARTMENT

BOARD MEMBERS IN ATTENDANCE:

OCT 27 2017

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING
JAY KING, BUILDING INSPECTOR
MICHAEL VERNON, ASSISTANT PLANNER

RECEIVED

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

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EASTCHESTER ARB - 10/5/17

THE CHAIRPERSON: Good evening,
everyone, and welcome to the ARB meeting for
October 5th, 2017.

If you would all please rise for the
Pledge of Allegiance.

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRPERSON: Margaret, could you
do the roll call?

MS. UHLE: Sure. Everyone is here.
Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: And Silvio Luca.

MR. LUCA: Here.

THE CHAIRPERSON: The minutes that we
need to approve are from June. Everyone except
Silvio was here for that. Are there any
comments on the June minutes?

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(No comments.)

THE CHAIRPERSON: I would like to make
a motion to approve the minutes for June 1st,
2017.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

MR. MCINTYRE: Aye.

MS. NEMECEK: Aye.

THE CHAIRPERSON: Aye.

MR. GARCIA-BOU: Aye.

THE CHAIRPERSON: Since I wasn't here
for the September 7th meeting --

MR. MCINTYRE: So as Madam Chairman
stated, I would like to make a motion -- first
of all, do any of the board members have any
comments regarding the September 7th meeting
minutes?

(No comments.)

THE CHAIRPERSON: I would like to
motion that we approve the September 7th, 2017
ARB Board meeting minutes.

MS. NEMECEK: Second.

MR. MCINTYRE: All in favor.

MS. NEMECEK: Aye.

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MR. GARCIA-BOU: Aye.

MR. MCINTYRE: Aye.

MR. LUCA: Aye.

MR. MCINTYRE: Okay, so September's
meeting minutes are approved.

THE CHAIRPERSON: Okay, great. So the
first application up tonight, new business,
Application 17-25 for 44 Water Street.
Welcome.

MR. SCAVELLI: Good evening, guys. My
name is John Scavelli. I'm a professional
engineer. I'm consulting with the owners and
the contractor on the proposed construction of
a single family dwelling.

Right now, the center picture here is
the existing single family dwelling that's
proposed to be demolished and then replaced
with a new construction single family dwelling.
It's a three bedroom, three bathroom
approximately 2100 square foot house.

If there's any questions. We did have
to apply for a variance for a side setback
adjustment. The current house is very close to
the road. In order to comply with the setbacks

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2 of the current zoning, we actually had to push

3 the house slightly back so it's more in line

4 with the neighbors. So there is a variance

5 that was applied for and granted as part of

6 this application as well.

7 THE CHAIRPERSON: And that variance

8 was in particular which side?

9 MR. SCAVELLI: If you're looking at

10 it, it's the right side. It was just a one

11 foot setback. It's a pretty narrow lot.

12 THE CHAIRPERSON: So the new home

13 is --

14 MS. UHLE: Maybe if you could go over

15 just the proposed materials and the design

16 which you're proposing.

17 MR. SCAVELLI: Sure. I have some

18 samples. Is it alright if I pass it up to you

19 guys?

20 THE CHAIRPERSON: Absolutely.

21 MR. SCAVELLI: So the siding proposed

22 is on this. This is the trim. It's a flat

23 stock trim. The roofing is an asphalt shingle,

24 it's quarry gray, light blue texture into the

25 asphalt.

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2 MR. MCINTYRE: So this is all like

3 AZEK?

4 MR. SCAVELLI: Yes.

5 MR. MCINTYRE: What about the doors

6 and the windows and the garage door?

7 MR. SCAVELLI: It's all going to be

8 the white vinyl. The one thing that was going

9 to be kept exposed as wood was the front

10 entrance, essentially like a flat porch, which

11 was basically going to be a pressure treated

12 wood.

13 MR. MCINTYRE: Aside from that, the

14 columns; right?

15 MR. SCAVELLI: Just the columns, yes.

16 MR. MCINTYRE: It looks like the steps

17 too; is that wood?

18 MR. SCAVELLI: Yes. So basically just

19 this front entrance, that local area.

20 That's pretty much it in terms of the

21 site. Under this application, there's no plans

22 for, you know, patios, other than the driveway

23 and a front walkway under this application.

24 MS. UHLE: I did explain to both

25 applicants on the agenda, that neither of them

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2 submitted landscape plans. As a said in my

3 meeting notes, that's more my fault because it

4 really has not been an official requirement,

5 but from now on I have informed applicants that

6 they must have it for the Architectural Review

7 Board. So I did inform the engineer that that

8 will be required for the Planning Board.

9 MS. NEMECEK: I'm having trouble

10 identifying what architectural style this house

11 fits into because it's neither here nor there.

12 Right now the way it reads, it's lacking a lot

13 of curb appeal. There's traditional elements,

14 there's modern elements. I'm not quite sure in

15 this example that it works. I mean, how would

16 you define it? What architectural style do you

17 think this falls under?

18 MR. SCAVELLI: It's a very simplified

19 design. I don't know if there is additional,

20 you know, aesthetics that we could add in. I

21 know cost is a consideration for the client.

22 It is a modular construction as well, so in

23 terms of that and in terms of -- and that

24 relates to the cost as well. So, you know, I

25 think window arrangements and things like that,

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2 you know, there's more flexibility, but, you

3 know, part of the structure to how it gets

4 built in the modular aspect --

5 MR. MCINTYRE: So it is a modular

6 home?

7 MR. SCAVELLI: Yes. It's proposed as

8 a modular home.

9 MR. MCINTYRE: This ResReal Designs,

10 is that a modular company?

11 MR. SCAVELLI: No. I'm consulting

12 with Westchester Modular.

13 MR. MCINTYRE: Okay.

14 MR. SCAVELLI: So I've been helping

15 them through the approval process making sure

16 it's compliant with Eastchester zoning.

17 MR. MCINTYRE: How would we know that

18 from looking at this application? Not that

19 that has any major relevance. Is there any

20 record that this is a modular home?

21 MR. SCAVELLI: Not on this particular

22 application.

23 MS. UHLE: But if I could just say

24 that nowadays the modular homes there is so

25 much flexibility that they often --

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MR. MCINTYRE: No, I got you.

MR. LUCA: I have a couple of questions.

MR. SCAVELLI: Sure.

MR. LUCA: Most people are concerned about obviously the elevation of the house. I'm not sure, you know, this might be a CAD program per se, but like, for example, the garage door, the front door reads like 1970's. I don't know if that's the look you're looking for. The windows on the second level shouldn't be as tall as the first level, the sill should be a little bit higher. I also think maybe this massive bedroom should be reworked that those windows shift over more so they align with the windows below and maybe it's two sets of windows and not a bank of three. I'm not sure what the soffit is doing, if it's a flush soffit, but it would definitely add a lot more character if it has a depth to it because it looks one dimensional. Maybe adding an attic vent aesthetically, it looks like there is something at the top. Again, with the pressure treated columns and deck, I'm not understanding

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why. Is that something the owner actually wants? Really, pressure treated is going to be an issue of maintenance. It could be a different material like a Trek floor. Again, you have very white details on a gray house and that really stands out. If that's what they want, it's fine. Maybe the columns should be white as well, AZEK for example. I think the windows need to be definitely thought about, the fenestration. The front door and the garage door, I know it might just be a template, for example, but we really want to know that that's the garage door that you're really choosing and that's the door that you're choosing.

MR. SCAVELLI: Okay.

MS. NEMECEK: Yes, because your rendering shows a white, totally different, which actually goes better than what you have here on this CAD plan.

MR. LUCA: Regarding what, the garage door?

MS. NEMECEK: The garage door is white, it's all white. It looks like it has

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this framing.

MR. LUCA: The panels? That's just probably paneling, like panels.

THE CHAIRPERSON: I think that you're right, Silvio, about the fenestration, they kind of don't make sense. Even if you look at the floor plan, those two windows, one short and one tall go into the master bath area and then the one short one goes into the wet room; am I right?

MR. SCAVELLI: Are you talking about the front elevation here?

THE CHAIRPERSON: Yes.

MR. SCAVELLI: There's actually a shower here.

THE CHAIRPERSON: Right, there's like a wet room with the tub and the tower?

MR. SCAVELLI: Yes.

THE CHAIRPERSON: One short one falls there and one --

MR. MCINTYRE: It's a big one here over the bathtub, and then there's another one outside the glass partition, and then there's another big one right behind the door.

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MR. SCAVELLI: Would it be more acceptable if we, you know, essentially made it two big casement that match this side and got rid of the third one?

MR. MCINTYRE: I think that's hopefully what you're hearing from this board. You know, I don't think anybody on this board is looking to say, you can't do this, you can't do that, this doesn't look good, we want it to look like that. That's certainly not what I'm looking to tell any applicant. However, the charge of this board, it's an Architectural Review Board, so it's our job to offer our opinion so that your presentation and your client's project at the end of the day will look as good as it can be.

I think the comment was made here about curb appeal. We all live in this town, so obviously we take great pride in living in this town and making sure that our homes look as good as they can be, because I think that elevates the reputation of this town, the value of our homes, and the people that want to come and live here and all of us who absolutely live

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1 here and you and your clients are no different.
2 This is a big investment for them. I recognize
3 that form follows function. I understand, you
4 know, budget is applicable in everybody's life
5 so we're respectful of that, but we want to
6 make sure that at the end of the day this house
7 goes through the same level of review that
8 every project that presents to our board does.

9 Again, all we can offer and impart on
10 you and your client is just offering some
11 opinions in the hope that at the end of the day
12 this project can be as good as it can be. I
13 think with some sort of subtle revisions to the
14 facade, primarily the front facade, I think you
15 could embellish this and bring this up to a
16 more sort of cohesive elevation where some of
17 the issues and concerns that have been shared
18 with you tonight by members of this board, that
19 some of those are more aligned so that we feel
20 that those issues have been addressed, and that
21 at the end of the day you and your client, you
22 know, get the best project that you can deliver
23 as the design professional, you know, without
24 compromising the modular construction or

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1 creating any sort of major, you know, cost over
2 as a result of what we're looking to share with
3 you.

4 I think some simple refinements with
5 regard to windows, with regard to some of the
6 choice selections specific to the garage door,
7 possibly the front entry door, the windows
8 possibly repositioning some of those, and kind
9 of giving it either one style or another so
10 that the elevation, you know, speaks for
11 itself. Right now, you know, I think that's
12 what everybody is sort of drawn to, that it's a
13 little, you know, a little all over the place.

14 Do you understand what you're hearing
15 from the board?

16 MR. SCAVELLI: Yes. I think there is
17 some opportunity to adjust some items I think,
18 not really taking a stab at what the overall
19 cost is going to be.

20 MR. MCINTYRE: Because I think at the
21 end of the day, you know, we all want to drive
22 by the house and say, wow, you know what, this
23 looks great. This is well thought out, it's
24 sort of been reviewed, and everybody feels well

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1 about, you know, what they've done. Not to
2 mention, you know, the owners, they want to be
3 proud of your work and their investment.

4 MR. LUCA: Maybe put a hip roof on it,
5 you know, so you don't see so much siding above
6 the windows. It needs something above.

7 MR. SCAVELLI: In this area?

8 MR. LUCA: Yes. A big window. I
9 think, again, with the -- it might not be drawn
10 accurately, but the soffit should have an
11 overhang so it creates a shadow. Again, with
12 the structure, you could put a hip roof on it,
13 but I don't know how the modular company does
14 that. Normally, they frame the roof.

15 MR. SCAVELLI: It usually comes in two
16 pieces and they actually fold out so the gable
17 lends itself -- I could talk with the
18 contractor on that, but I think the gable roof
19 is going to lend more to what their pricing was
20 for their budget.

21 MR. LUCA: The ridge has to be
22 supported further back and then they just put
23 the two hips.

24 MR. MCINTYRE: Any other comments

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1 before we possibly open the public hearing?

2 MS. UHLE: No. Maybe after the public
3 hearing.

4 MR. LUCA: The homeowner wants to
5 speak.

6 MS. UHLE: Definitely, come on up,
7 yes.

8 THE CHAIRPERSON: Maybe before I
9 should open it?

10 MS. UHLE: No. This is the homeowner,
11 so I think he can represent himself. He's the
12 applicant.

13 MR. BARANOV: Good evening. My name
14 is Pavel Baranov. I'm hopefully the future
15 owner of this.

16 Just a quick background of where we
17 were coming from in terms of the design and all
18 that. Obviously we've been around the town,
19 we've seen the buildings, and we kind of
20 understood that we could not go overboard with
21 modernness. If you see the inside, the
22 sketches of inside, it's a very modern looking
23 thing we're building. However, knowing the
24 other buildings, we didn't want to go overboard

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1 the outside look of being modern. So we tried
2 to step back as much as we could, but, like I
3 said, from what I just heard from you guys,
4 it's neither there or there. It will be nice
5 to know how modern can I go or if I cannot
6 maybe go that far. That's really my concern.

7 We're very flexible. The company, if
8 we change the windows, they give us the
9 different layout sketches in a day. So, like I
10 said, if you tell us the changes, we could make
11 them right now and be done with it. It's a
12 very flexible sort of approach.

13 For what it's worth, we didn't know
14 that you guys were going to have the vacation,
15 so that set us back quite awhile. Right now,
16 we're in one bedroom with two kids and a nanny.
17 So we were hoping to get something built by
18 September, but we got pushed back three months.
19 I know it has nothing to do with this, but just
20 want to sort of --

21 MR. LUCA: I'm not really sure,
22 honestly, because I'm the newest one on the
23 board, how -- with the modern statement. I
24 mean, I love modern architecture. Actually,

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1 one of our board members has an ultra modern
2 house. So if it's done correctly, I mean, I
3 don't think they'll be any objection.

4 Again, the fenestration with the
5 windows, they should mean something. They look
6 arbitrary. I know like the master bedroom, the
7 closets on that one side maybe shouldn't be
8 there. Maybe the closet should be in a
9 different area or split so you could have
10 windows align. You have the outside wall in
11 the closet, maybe you don't want that as well.
12 Changing the roof line to a hip, depending on
13 cost, you could, for example, make the roof or
14 at least the front elevation a standing seam
15 roof, which is very modern, which a lot of
16 people do and it looks really nice.

17 I kind of see what you're going at
18 with the gray and white, it kind of looks
19 beachy, like Hampton-ish. It just that, you
20 know, certain things -- again like the windows
21 on the second floor, they shouldn't be, you
22 know, five and a half foot tall windows.

23 MR. BARANOV: Originally, I was going
24 from floor to the ceiling.

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1 MR. LUCA: Always on a home normally
2 the second floor windows are shorter just for
3 functionally and aesthetically. In an
4 ultramodern house they don't have to be, but
5 then again, an ultramodern house would have a
6 flat roof, for example, things of that nature.

7 MR. BARANOV: That makes sense.

8 MR. MCINTYRE: Is that something you
9 explored with the builder?

10 MR. BARANOV: Yes.

11 MR. MCINTYRE: Is that something they
12 can accommodate because --

13 MR. BARANOV: Different windows or --

14 MR. MCINTYRE: No. Just the fact that
15 you said that inside is modern, and again, I
16 guess form follows functions, but really it's
17 more of a traditional home, you know, just
18 looking at the sort of gabled and the pitched
19 roof. Did you look at possibly having either a
20 flat roof or sloped roof?

21 MR. BARANOV: If it's a possibility --
22 actually, we wanted the flat roof, but they
23 said it might be a problem with like snow and
24 all that stuff.

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1 MR. MCINTYRE: Who said that, the
2 builder?

3 MR. BARANOV: The builder did. And I
4 get it, it's a totally different -- I assume
5 it's a totally different technology. When it's
6 a flat roof, you know, how would you clean the
7 snow?

8 MR. MCINTYRE: Right.

9 MR. BARANOV: Originally, the pitch
10 was a lot steeper, and because we wanted a flat
11 roof we were like, can you go as low as
12 possible. So, like I said, it's a matter of us
13 telling them, look, raise it up and that's it.
14 Like I said, it's very flexible. They return
15 new designs within 24 hours.

16 MR. MCINTYRE: Right. Well, again,
17 we're cognisant of your situation and obviously
18 the timing of this. We're not looking to
19 protract that even longer. But I think, you
20 know --

21 MR. BARANOV: I totally agree with the
22 changes. I think we can make them. It's very
23 possible.

24 MR. MCINTYRE: If you feel strongly

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1 about design, which obviously you do, then I
 2 think, you know, you agree with some of the
 3 comments that this board has sort of shared
 4 with you, I think, you know, you need to
 5 challenge your designer and the person who's
 6 building this home, whether it's the modular
 7 company, to say, hey, you know what, this
 8 really is not something that, you know, we're
 9 madly in love with and, you know, the board has
 10 sort of shared some similar comments. If they
 11 could address something more in the
 12 contemporary or the modern design, then you
 13 come to this board and say, hey, this is what
 14 we want. Again, we're going to look at it, and
 15 again it's form and function and aesthetics and
 16 architectural review, that's what this board
 17 does. We're not going to say, you can't build
 18 a modern house because its got a traditional
 19 home, you know, on either side of you. If it
 20 looks good and, you know, there's no reason why
 21 you can't do that, then that's what you're
 22 going to get approved on.

24 MR. BARANOV: Got it.

25 MS. NEMECEK: The great thing is this

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1 isn't a refurbishment, this is brand new, so it
 2 should be what you want.
 3 MR. MCINTYRE: At the end of the day,
 4 because we all live here and have for many,
 5 many years and you're going to do the same with
 6 the hope of God, you want this to appreciate in
 7 value and you want people to look at this, I'm
 8 sure, and say, wow, that's a nice house. So,
 9 you know, you wouldn't want it to be anything
 10 but the best it can be. That's what we're
 11 trying to impart.

13 So, you know, again, we're not looking
 14 to sort of delay this. I think, Margaret, you
 15 need to talk about, you know, the timing and
 16 possible logistics of trying to accommodate
 17 this applicant.

18 MS. UHLE: I think that it's not a
 19 matter of us trying to accommodate, it's really
 20 what you think the next steps are. What I was
 21 going to say to the applicant was -- and I will
 22 say either this board will ask you to come back
 23 next month, which is November already, and then
 24 the Planning Board meets at the end of
 25 November, so if you were to come back to this

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1 board, you would be able to be on the Planning
 2 Board's agenda at the end of November and get
 3 your approvals.

5 Usually for a new construction of a
 6 single family home as long as you have the
 7 landscape plans and the engineering plans
 8 prepared, which there should be plenty time to
 9 do those, the Planning Board typically defers
 10 to the Architectural Review Board with regard
 11 to the review of new single family homes. So
 12 this is going to be the tougher board than the
 13 Planning Board. So if you do need to come back
 14 in November, it's likely that you would get
 15 your approvals by the end of November.

16 Just a couple of other comments that I
 17 was going to make: I don't think the board
 18 could say do A, B, C and D. They can't really
 19 design it on the fly. It sounds like
 20 regardless of whether you go contemporary or
 21 more traditional, you know, ultimately it's
 22 just a more cohesive design where you've looked
 23 at the symmetry and the detailing and it's in
 24 more detail.

25 The only other thing I was going to

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1 say is, we have had some -- I have a very
 2 traditional 1960's ranch but the inside is
 3 ultramodern as well and I kind of like that
 4 kind of blend, but we have also had a number of
 5 homes that look more like traditional colonials
 6 but somehow with the types of materials with
 7 the garage doors and the windows, etcetera,
 8 they still have a much more contemporary feel
 9 than you usually can see. So I think you could
 10 still have the gable roof and still make it
 11 look very contemporary, you could have a flat
 12 roof and have it look very contemporary, but I
 13 think it's just a matter of sort of the
 14 consistency and the cohesiveness of the design.
 15 I think if you did what you want and don't
 16 worry too much about what the rest of us think
 17 about it, that might be the most successful way
 18 to do it.

20 MR. BARANOV: Honestly, that was sort
 21 of our design. Like I said, because we wanted
 22 like full blown height windows, we figured what
 23 are our other options. That's what they said,
 24 look, you take the biggest windows possible and
 25 slap them together, that's what you're going to

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1 EASTCHESTER ARB - 10/5/17
 2 get.
 3 THE CHAIRPERSON: It just doesn't seem
 4 like it works with the house the way it was
 5 kind of pieced together.
 6 MR. BARANOV: The windows are not
 7 aligned, right, obviously, and then this space
 8 is sort of like empty; right?
 9 THE CHAIRPERSON: Yes. I think what
 10 you have to start with, instead of like trying
 11 to just keep on fixing what you have here piece
 12 by piece, is just to go from an image. Even if
 13 it's not that house or that shaped house, you
 14 know, like that big house, that little,
 15 whatever, but like an image of like, okay, I
 16 really like this modern farmhouse, I really
 17 like this contemporary whatever. Work from
 18 that, something that you really like, and then
 19 make it work for that home. You need a jumping
 20 off point maybe, rather than going from pieces
 21 like a Lego block kind of approach to putting
 22 it together, and then maybe I think you'll come
 23 out with something that's more to your liking.
 24 I think it helps to give the designer some
 25 inspiration.

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 2 MR. BARANOV: Right. Got it.
 3 MS. UHLE: Also, as frustrating as it
 4 may be, a couple months delay in the long run
 5 ultimately you'll be happy about that down the
 6 road.
 7 MR. BARANOV: Sounds good. Thank you.
 8 THE CHAIRPERSON: You're welcome.
 9 MS. UHLE: Now would you like to open
 10 the public hearing?
 11 THE CHAIRPERSON: I would like to make
 12 a motion to open the public hearing for
 13 Application 17-25.
 14 MR. MCINTYRE: Second.
 15 THE CHAIRPERSON: All in favor.
 16 (All aye.)
 17 THE CHAIRPERSON: If there is anyone
 18 here from the neighborhood that would like to
 19 talk or -- doesn't have to be from the
 20 neighborhood -- has any questions about this
 21 application. No? Sir? If they do, please
 22 come up to the podium.
 23 MS. UHLE: We're not on the
 24 subdivision yet. You're here for the second
 25 one, okay.

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 2 THE CHAIRPERSON: That's another
 3 application.
 4 MS. UHLE: Same street though.
 5 THE CHAIRPERSON: So then I would like
 6 to make a motion to close the public hearing
 7 for application -- actually, you know what,
 8 we're going to leave it open until the
 9 following meeting.
 10 I make a recommendation that the
 11 applicant return to us at the November meeting.
 12 MS. UHLE: So you'll come back at the
 13 November meeting just with revised drawings
 14 trying to be responsive to everybody.
 15 MR. SCAVELLI: Okay. Thank you for
 16 your time.
 17 MR. MCINTYRE: Thank you very much.
 18 THE CHAIRPERSON: Next up is
 19 Applications 17-50, 51, 52, 53 located at 22,
 20 23, and 24 Water Street.
 21 MR. FINELLI: Good evening, Madam
 22 Chairwoman, members of the board. My name is
 23 Michael Finelli. I'm the architect for the
 24 project this evening.
 25 I guess I'll give you a little bit of

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 2 a background on the property before I go into
 3 the houses. This is a four lot subdivision
 4 which was recently approved at the June 22nd
 5 meeting by the Planning Board. So we're here
 6 this evening to start discussions on the
 7 architecture of the houses.
 8 Just a side bar, a side note, we have
 9 retained -- Margaret Uhle and I spoke earlier
 10 in the week about landscape plans and it was
 11 not a requirement for this evening's meeting.
 12 We did higher Anthony Zaino, who's a landscape
 13 architect, so we will have those prepared
 14 hopefully for the Planning Board. I'm kind of
 15 getting ahead of myself in hoping that we're
 16 going to Planning Board next, but they will be
 17 prepared. We also have retained Eliot Senor,
 18 who did the subdivision, who's our
 19 surveyor/engineer. He will be doing all the
 20 storm water management plans and drainage and
 21 all of that. I'm here this evening to speak
 22 about the architecture.
 23 So I just wanted to, I guess, put this
 24 first drawing up and just quickly show you the
 25 siting of the four houses on the four lots just

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1 situated. The top left-hand corner is lot 1,
 2 lot 2 is to the right, 3 bottom left, bottom
 3 right is lot 4. So basically it goes clockwise
 4 as you go through the circle. We're calling is
 5 the circle. Right now we have no name for the
 6 street yet. So Lot 1 is the first house you'll
 7 see as you're coming in on the new road on your
 8 left and that's what you'll see off of the
 9 Water Street elevation, and then it will kind
 10 of take you around to the right.

11 I'm just going to flip through some of
 12 these if you have questions. Just bear with
 13 me, I'm sorry, there's a lot to show you. Just
 14 very quickly, this is the site plan with some
 15 of the contouring on the top. It's kind of
 16 hard to read through contours, it's an
 17 engineering plan not an architectural plan, so
 18 I'm sorry about that. The architectural plan
 19 is a lot clearer. At the bottom just kind of
 20 giving you an idea, as you're coming off of
 21 Water Street it will be the north/south access,
 22 you would make the right into our new
 23 cul-de-sac and Lot 1 is on left and, as I said,
 24 it comes around to 2,3, and 4.

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1 I'm just going to walk you through the
 2 houses real quick. I'll start with Lot 1, and
 3 then I have just kind of a blow up of all four
 4 houses side by side to give you an idea of what
 5 they'll look like next to one another. Since
 6 we don't have to ton of space, I've got the
 7 floor plans for Lot 1 on this lower board down
 8 at the bottom of the easel and the
 9 elevations --

10 THE CHAIRPERSON: We can't see that at
 11 all. I'm sorry.

12 MR. FINELLI: I'll try to make it
 13 easier. So the first house, basically we end
 14 up with a lot that's just under 7,000 square
 15 feet. As I was designing the homes, I wanted
 16 the homes to have more of a colonial feel.
 17 Eastchester basically there are -- as you drive
 18 through the neighborhoods there's colonials,
 19 there's Mediterranean, there are Tudors. We
 20 have just about every style you can imagine.
 21 This a four lot subdivision, it's small, we
 22 wanted to appeal to the broadest possible
 23 audience, so we stuck more with more of a
 24 modern colonial look and more of -- I guess a

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1 more modern Tudor than a colonial look -- I
 2 apologize -- for the styling of the home.
 3 The first house we're actually going
 4 to have the driveway and the garage come off of
 5 Water Street and it's going to come in to the
 6 left of the house and enter underneath the
 7 house. The reason I wanted to show you the
 8 floor plans is just to have you I guess
 9 familiar with where the garage is in relation
 10 to the house. Two of the houses have garages
 11 underneath, two of them have garages that come
 12 right in off the street level. The reason for
 13 that is because of the sloped site and drainage
 14 issues and things of that nature. So we're
 15 trying to mitigate a lot of these issues before
 16 they become issues.

17 As for the architecture, the first
 18 house, so front elevation of Lot 1 you will
 19 actually be seeing from the new street side.
 20 It's going to be colonial in nature, will have
 21 simple portico, simple 8 inch rakes. All the
 22 houses are going to have 7 on 12 roof pitches
 23 except for this one. This one has an 8 on 12
 24 roof pitch. The reason is, it was the first

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1 one we designed and it just worked better
 2 proportionately than the 7 on 12. Very close.
 3 I could probably make it work with 7 on 12 but
 4 I said, it works with an 8, we'll leave it 8.
 5 That being said, the house is going to have
 6 traditional detailing. It will have 5 and half
 7 trim boards all the way around, 8 inch rakes,
 8 rake boards we'll have 12 inch rake extensions
 9 for all the roof eaves as far as offsets, we're
 10 going to have traditional 6 over 6 Andersen
 11 vinyl windows. This house will be stuccoed,
 12 and I believe we're actually going to have gray
 13 color stucco on this. I have samples of
 14 everything that I could show you in a minute.
 15 I'll get through it and then I'll show
 16 everything to you. So it will be a gray color
 17 stucco. We are going to have a traditional
 18 stone band at the foundation across the front
 19 of this house and that will be a gray stone as
 20 with well. The trim will all be white. The
 21 front door on this house will be black. All
 22 the railings will be wrought iron and they'll
 23 also be black. The idea is we want to make it
 24 look like it's been here awhile, traditional in

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just about every way.

Let me think of what else I could tell you about this particular house. On the Water Street side, we did bump out where the garage was going to be since it was going to be the tallest of the elevations. I did want that two story object where the garage door was to bump forward and have a roof over it to kind of break up the facade and play with the layering of it a little bit more so that as you're driving down Water Street it kind of blends in more with the rest of the neighborhood instead of just being this big, massive facade sitting in front of you. We are going to do Clopay Architectural Series garage doors on the house. These I wanted to stain. We're looking at a mahogany colored stain, and I think that will look really nice with the colors and the grays. I think it will give it a little richness to it rather than a big white 16 foot garage door on this one facade.

Beyond that, I really don't have much more for this one house. I can continue going through all the rest of them if you want and we

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can talk about them all at once or do you want to speak about them one at a time? Whatever is easiest.

THE CHAIRPERSON: Guys, do you want to look at them one by one?

MR. LUCA: I think it's better to go through all of them.

MR. FINELLI: Absolutely. You know what, rather than showing you the floor plans, I'll show you the elevations being that's what we're here for, okay?

THE CHAIRPERSON: Okay.

MR. FINELLI: Lot 2 is more of a traditional colonial farmhouse look as far as the design goes. It's a little more traditional as far as the pediment over the entryway. It has a roof that wraps around the front and comes all the way through, rather than just having this open facade at the top of the portico. That also brings the scale of the house down. There's a roof line across the garage and a bump out at the first floor. The reason for all of this is to layer the front facade and to continue breaking down the scale

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as you're standing at the street level looking at the house. The house kind of opens up to you the further back you go and it just adds scale and detailing to the house. Just additional layers of detail rather than one big flat facade.

The roof pitches on this are 8 on 12. I apologize, I thought they were all 7 on 12's but they're all 8 on 12's. My mistake. So again, 5 and a half inch casings on all the windows. I want to keep the detailing very similar, playing around with the styling more than the detailing, bringing the same materials all the way through. Wrought iron rails. This is actually going to have clapboard -- Hardie Board rather -- sorry -- siding in a Navaho beige. Again, I have all the samples and colors and bear with me, I'll show you everything in a second. We're going to have a white rake, which is AZEK, and we'll have a sub rake at the front facade gables -- at all the gables -- to, again, add another level of detail and bring it to more of a traditional farmhouse colonial type style. Traditional

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roof pitch, 8 on 12. This will have a black front door, a gray roof, wrought iron railings which will be black. This one will have a Clopay garage door that will be white, and again, I think because of the size I was going with white just to make it more cohesive and tie it together, and it will have Kischler Mount Vernon Series light fixtures, which I put cut sheets in the package I provided to you guys for all the light fixtures for this house as well.

I'll step up to number three. House number three I wanted to mix it up just a little bit going colonial, farmhouse colonial, I decided to throw in more of a Mediterranean style home. When I say Mediterranean, what I mean by that is basically more French Provincial I guess you could even call it if you had to put a style on it. Its got a hip roof. I just wanted to break up the roof patterning a little bit. You'll see that when you see all four next to one another, that it needed something. It was just a little too much coming across. So I wanted to break up

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1 the roof pitch. It's an 8 on 12 pitch, but I
 2 wanted to break up the gables all the way
 3 through, so instead I put a hip roof on this.
 4 I brought the stone up to the first floor to
 5 the second floor level, the actual floor level
 6 itself. I put more of a traditional
 7 Mediterranean style entryway surrounded in
 8 stone, arched, with a little hip on top, a
 9 couple of little square windows right over the
 10 top that will provide some light into the
 11 foyer, and also bumped that peak up about a
 12 foot above the ridge just to break that line so
 13 it's just not one continuous line all the way
 14 through. I did arch the garage doors here.
 15 They're going to be simple raised panel garage
 16 doors. The second floor is going to be
 17 stuccoed, while the first floor will be clad in
 18 stone across the front. As it comes around, it
 19 basically will die into appendages that bump
 20 out.

21 Beyond that, I guess I can telling you
 22 about the coloring on this house. The stucco
 23 will be beige. The stone will be a similar
 24 gray, although I am playing around -- we have

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1 two different grays. You'll see them. One's
 2 got a little bit of creams in them and
 3 different coloring, and I think I would like to
 4 keep that with this one as far as keeping it
 5 more beige and a little lighter. We're going
 6 to do white AZEK for trim. This one will have
 7 a weathered wood roof, which is more of a brown
 8 tone rather than a gray or a blackish which are
 9 the other two. This one will have a stain
 10 mahogany door. I think it will add the
 11 richness to the front facade. The difference
 12 here with the light fixtures, because they are
 13 more prominent, they're going to be rubbed
 14 bronze. So more of a patined bronze look
 15 rather than just a black flat look to the front
 16 facade.

17 THE CHAIRPERSON: The garage door on
 18 this one?

19 MR. FINELLI: These will be a stained
 20 mahogany. Not actual mahogany, but it will
 21 have a mahogany coloring.

22 House number four, we basically come
 23 full circle and I brought it back to a colonial
 24 styling. This one, very simple, just

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1 traditional I guess more of a federal detailing
 2 I guess you could say portico across the front
 3 with a flat roof and a little railing. Same
 4 size trim, same roof pitch, overhangs, rake
 5 boards, wrought iron railings. This one won't
 6 have any stone on it at all, it will have just
 7 a stuccoed base. It will be gray. The body of
 8 the house is Hardie Board, it's a Monterey
 9 taupe is the color that we're picking. Again,
 10 all very neutral pallets, neutral colors. We
 11 wanted to appeal to a wide variety of buyers
 12 and potential owners. The garage doors on this
 13 will be white. The idea for that was because
 14 it is set down low and the house is taupe, it
 15 will be darker, so we wanted to kind of root it
 16 a little bit more and just kind of have the
 17 garage door jump out at you a little bit so we
 18 made it white. There is a bay window at the
 19 front on this house that gives you a little bit
 20 more projection off that front bump, but all
 21 the houses I've designed in such a way so that
 22 they're layered, whether it's side to side or
 23 top to back, but they all kind of step back
 24 from the street. The idea was just to create

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1 scale and hopefully some visual interest.
 2 I have a drawing that basically shows
 3 all four houses side by side. I guess I'll put
 4 that up, and then I'll show you some of my
 5 samples.

6 So these houses on this drawing,
 7 they're actually set up to a same datum line.
 8 So basically the first house being lot 1, as
 9 you approach as you're coming into the new
 10 street, that's the lowest point and then it
 11 starts to climb. So the property will climb
 12 about 6 feet from the beginning of the street
 13 until you hit the second house. So you will
 14 climb, and then it starts to actually descend.
 15 So the idea, again, as you see the way the
 16 houses kind of step and the patterning all the
 17 way through, there is a constant roof line that
 18 carries through, but I broke it up with the
 19 larger gable ends. Rather than having just
 20 having one flat gable going left to right, we
 21 threw a big gable in on lot 2 to break up that
 22 long, you know, roof line, then lot 3 gives you
 23 the nice hip roof with that strong vertical
 24 element at the entrance, kind of pinning that

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1 as the central point as you spin around, and
2 then it ends lot 4 and the way the property
3 kind of slopes off to the garage coming out at
4 the base.

5 I can show you samples now, I could
6 take questions. I'm basically going to open it
7 up to you guys.

8 MR. MCINTYRE: Regarding the site, can
9 you just talk a little bit about the topography
10 and what has to happen to this site, you know,
11 how varied are the elevations currently on this
12 site and what needs to happen?

13 MR. FINELLI: For the most part, the
14 site pretty much exists the way it is. There
15 is going to be some movement of dirt, but for
16 the most part you're talking somewhere between
17 2 and 4 feet at the most. The property starts
18 in this lower left-hand corner here and
19 basically slopes up this way. So the idea for
20 the architecture was to be able to drive in to
21 the basement here. I used that topography
22 being the low point as an access into this
23 house so I didn't have to do any fill, cutting,
24 anything of that nature. We are going to grade

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1 around the property, but for the most part that
2 exists. We're going to cut out just the area
3 where the driveway is. We'll cut it, we'll get
4 into the basement, but the rest of the property
5 pretty much stays the way it is and it will
6 pitch slightly back onto the property. The
7 grading was worked out by the surveyor, but
8 from what I was told and what I see, you're
9 talking about a maximum of 2 to 4 feet of earth
10 movement. So not much at all.

11 MR. MCINTYRE: The highest point is
12 the back triangle, right, that's 216?

13 MR. FINELLI: Back right, correct.

14 MR. MCINTYRE: Has there been test
15 borings done on this site?

16 MR. FINELLI: From what I understand,
17 yes. I don't have any of those findings
18 because it wasn't really pertinent to me. I
19 know the engineering was done, planning went
20 through all of it and they went through it with
21 a fine tooth come. It's been awhile. It
22 wasn't a one shot deal. They definitely asked
23 them for all the borings and findings and
24 anything like that. I mean, the owners are

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1 here, I'm sure if they know, they can answer to
2 that if you would like to ask them.

3 MS. UHLE: Also, as part of the
4 subdivision review process, the applicant was
5 required to have both the traffic engineer and
6 civil will engineering -- obviously the traffic
7 engineer was looking at traffic issues, the
8 civil engineer at the site grading, utilities,
9 storm water management. Actually, even the
10 though the Planning Board was only approving
11 the subdivision, they actually required that
12 the applicant do a fairly detailed storm water
13 management analysis for the entire subdivision
14 for each of the lots as well as the roadway,
15 which will ultimately be dedicated to the town,
16 but when the applicant comes in with the
17 individual lots, that will be revisited on each
18 of the individual lots as well. So we already
19 have an engineer retained that's reviewing the
20 application.

21 MR. MCINTYRE: I guess my question
22 just as a possible neighbor is: Is there heavy
23 rock; is there a lot of excavation; is there
24 possibly boring, blasting, chipping, you know,

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1 as a result of a subgrade condition?

2 MR. FINELLI: I'm being told no.

3 MR. MCINTYRE: Okay. That's good
4 then.

5 MR. FINELLI: Like I said, for the
6 most part there's not really going to be a lot
7 of earth movement here.

8 MR. MCINTYRE: Well, listen, I agree
9 with you, it's not a tremendous sort of
10 variation between, you know, Water Street to
11 the back corner, like probably 11 feet or
12 whatever. I guess my question was more geared
13 towards excavation and the extent of that
14 excavation and how potentially disruptive that
15 could be. If there is no rock there and it's
16 not on a, you know, layer of bedrock, you know,
17 where we live is synonymous with having a lot
18 of rock in the ground, but if there's none
19 there, that's a good thing.

20 THE CHAIRPERSON: I think we should go
21 back one by one to see -- unless there's
22 something here with the relationship between
23 the homes, we should go one by one to have a
24 better look at the finishes and the front

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1 facade. Go back to one.

2 MS. UHLE: The one thing you might
3 want to comment on and the one thing I
4 mentioned to the architect, obviously since
5 he's doing four homes at one time, you want to
6 make sure that there is some kind of
7 consistency and continuity. In fact, had they
8 not come in with all four houses now, we were
9 going to require that they do design guidelines
10 for future homes so you didn't have people
11 coming in with all different types of homes.
12 You may just want to comment conceptually if
13 this looks pretty good before you go to
14 individual, unless there is something that
15 sticks out like a sore thumb. Do you know what
16 I'm saying?

17 MR. LUCA: I think conceptually it
18 looks fine.

19 THE CHAIRPERSON: I think individually
20 they may need a little tweaking but in general
21 I think it's good.

22 MR. FINELLI: So lot 1 is the house
23 that's going to be stuccoed, pretty much the
24 entire body of the house. We will have a stone
25

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1 base, so we're going to use a gray colored
2 stucco. This is the gray stone. We're
3 planning a square cut stone that will go with
4 that. The roof is going to be -- I apologize,
5 everything is mixed up. This is the gray roof
6 here. It's actually called slate. That's the
7 actual name for it. So, again, it will be
8 pretty much in the gray family as far as the
9 house. They'll be white AZEK. I actually
10 don't have a sample, I'm sorry, but white AZEK
11 is white AZEK. White trim. The AZEK, as I
12 said, Andersen windows, black wrought iron,
13 black colored door. That's pretty much it for
14 house one. If there are any other questions.

15 MR. MCINTYRE: Same on all four
16 elevations?

17 MR. FINELLI: Yes, all four will be
18 the same. You'll see more railing on some
19 elevations than others, so that will be black
20 railings.

21 MR. GARCIA-BOU: That will be the
22 same?

23 MR. FINELLI: Yes, the same all the
24 way around. Consistency is something I like.

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1 THE CHAIRPERSON: There's something a
2 little, I don't know, symmetrical off kilter,
3 whatever, about that window above the portico.

4 MR. FINELLI: The reason for that was
5 I wanted to dress up that window a little bit
6 more, give it a little more character from the
7 inside as well as the outside.

8 THE CHAIRPERSON: Window treatments
9 maybe.

10 MR. FINELLI: I'm sorry.

11 THE CHAIRPERSON: Window treatments
12 maybe instead. I think from the outside it
13 just doesn't quite work in that spot.

14 MS. UHLE: Silvio, did you have
15 something?

16 MR. LUCA: Yes, I have a couple of
17 overall architectural comments.

18 The portico I think is too tall. I
19 think if that 8 foot dimension went down a
20 foot -- I know you're visually trying to see
21 the trim as well, but because you're on an
22 angle like that you're going to see it no
23 matter what. By lowering that portico about a
24 foot, then you could make that window that she
25

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1 just mentioned, the sill the same height -- the
2 sill the same as the window adjacent to it,
3 which will make that window look a lot better
4 as well. The bay window, the picture part of
5 it, there's no grill work on that? I think it
6 should have grill work.

7 MR. FINELLI: You know what it is,
8 those things look funky. They always look so
9 funky to me when you put grills on a big
10 picture window like that. It actually looks
11 better to me, personally, without.

12 MR. LUCA: The roof above it is what,
13 the materials? Is it going to be copper.

14 MR. FINELLI: It will be asphalt.
15 It's going to be asphalt.

16 MR. LUCA: Is there a way -- I don't
17 want to spend anybody's money, but I think that
18 roof should definitely read a lot nicer than
19 that. Maybe the soffit should be wider, it
20 should maybe have a knifed edge, it should be
21 copper.

22 MR. FINELLI: Like you said, I don't
23 want to spend anyone's money doing four houses
24 but we could ask the owner.

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 2 MR. MCINTYRE: Come on, architects
 3 always spend money.
 4 MR. LUCA: I know what costs to do.
 5 THE CHAIRPERSON: It doesn't have to
 6 be copper, if it's just another metal.
 7 MR. FINELLI: Like a standing seam. I
 8 think that's fair enough. I think we could do
 9 that.
 10 THE CHAIRPERSON: Give it a little
 11 more --
 12 MR. MCINTYRE: Richness.
 13 MS. NEMECEK: Yes.
 14 MR. FINELLI: I agree.
 15 THE CHAIRPERSON: Maybe like a zinc
 16 look. I don't know.
 17 MR. FINELLI: I'm sorry.
 18 THE CHAIRPERSON: Maybe like a zinc
 19 look to appear like that.
 20 MR. FINELLI: We could discuss it.
 21 MR. LUCA: That's a gray stucco house;
 22 right?
 23 MR. FINELLI: I'm sorry.
 24 MR. LUCA: It's like a gray stucco?
 25 MR. FINELLI: It's a gray stucco, yes.

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 2 MR. LUCA: You could do a turn coated
 3 copper roof if you want to.
 4 MR. FINELLI: Something nice, right,
 5 to tie it together.
 6 MR. GARCIA-BOU: I see that you're
 7 only showing light fixtures on one of the
 8 houses on the garage. I'm looking at the
 9 overall.
 10 MR. FINELLI: That's the one that's
 11 going to get the oil rubbed bronze coloring and
 12 I really want to play those up. The rest of
 13 them, my intention is to get as much lighting
 14 as I can in the soffits. Lighting is for us,
 15 not for the neighborhood.
 16 THE CHAIRPERSON: Are there anymore
 17 comments on lot 1, house 1?
 18 MR. FINELLI: We'll take those changes
 19 under advisement. I think they were fair
 20 comments.
 21 THE CHAIRPERSON: Margaret will wrap
 22 it up at the end or do you want to --
 23 MS. UHLE: Let's do each one. I think
 24 for house 1 the comment was to lower the
 25 portico by 1 foot and then you would lower the

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 2 window above that by a foot so that the sills
 3 align.
 4 MR. LUCA: Actually, the window will
 5 become larger.
 6 MS. UHLE: Okay, so the window will
 7 become larger.
 8 MR. LUCA: And the sill aligns.
 9 MS. UHLE: I get it now. Silvio made
 10 the comment about the grills and the bay window
 11 and it didn't sound like you were too receptive
 12 of that, but I think more importantly it was
 13 having the copper standing seam roof over the
 14 bay window. That was it.
 15 MR. FINELLI: I like those picture
 16 windows, but I hate those grills.
 17 MR. LUCA: Why don't you do a double
 18 casement.
 19 MR. FINELLI: I'll discuss it with the
 20 owner.
 21 MR. LUCA: I just think when I always
 22 see a window like that, it looks like the
 23 houses that were done and you did all this work
 24 and you left out there. That's the impression
 25 I guess.

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 2 MR. FINELLI: I got you.
 3 MS. UHLE: Reevaluate that picture
 4 window. So then we will not repeat those
 5 again.
 6 Do you want to open up the public
 7 hearing for each of the houses or for the
 8 entire -- maybe at the end. At the end. That
 9 makes more sense, yes.
 10 MR. FINELLI: Lot number 2, as I said,
 11 was the farmhouse colonial. So the coloring on
 12 this is Navaho beige. I grabbed my Certainteed
 13 siding instead of HardiePlank, I apologize, but
 14 for the most part the coloring is the same.
 15 It's this color right here. It's sand in
 16 Certainteed, but in Hardie Board it's called
 17 Navaho beige. The stucco will be gray. I'm
 18 not sure if it's going to be this exact color,
 19 but it will be gray in coloring. The trim will
 20 be AZEK. The front door is black. The roof
 21 will be gray as well, similar to the one I just
 22 showed you, slate, this guy right here. The
 23 garage door is going to be white. Any fixtures
 24 that are seen are going to be black. Again,
 25 that's in keeping with the wrought iron being

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black. That's pretty much it.

THE CHAIRPERSON: So did you say that the roof is slate, the same as number 1?

MR. FINELLI: It will be very similar to number 1. That sample is called slate. I think I have the right color in my pamphlet that I gave you guys.

THE CHAIRPERSON: You said slate was for number 1.

MR. FINELLI: They call it slate in this company here, but I gave you the actual name for the GAF manufacturer.

THE CHAIRPERSON: My question is whether number 1 and number 2 have the same roof or a different roof?

MR. FINELLI: Right now I have them being the same.

THE CHAIRPERSON: The same?

MR. FINELLI: Yes. You know what it is, I don't want to deviate too much. There's just too much going on. I want to have some consistency.

THE CHAIRPERSON: So then are they all the same?

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MR. FINELLI: No. Those two will have a similar colored roof, the third house will have this weathered wood color, and then the last house is going to have a charcoal color, which is darker almost black.

MR. LUCA: The color of the body of this house is what color?

MR. FINELLI: Navaho white.

THE CHAIRPERSON: Navaho beige?

MR. FINELLI: Navaho beige, sorry.

THE CHAIRPERSON: This one that you have on the cut?

MR. FINELLI: Yes. Again, the colors are all the way around.

MR. MCINTYRE: All the trim, all the window trim is all white?

MR. FINELLI: All white, AZEK white.

MR. MCINTYRE: AZEK white. The columns, AZEK white?

MR. FINELLI: All AZEK, yes.

MR. MCINTYRE: The steps, is that all blue stone?

MR. FINELLI: Blue stone. Everything we typically do is blue stone on these houses.

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MR. MCINTYRE: The foundation wall that projects out of the ground, what's that?

MR. FINELLI: That will be parged a gray color. I was showing you this one, but I'm pretty sure it's going to be similar to this. Just a gray stucco.

MR. MCINTYRE: In that lot number 2, what's that like 2 feet?

MR. FINELLI: Yes, maybe, 18 inches. Again, there's going to be white trim board and a water table coming all the way across. So we'll definitely break up the siding from the stucco.

MR. MCINTYRE: Garage door is white?

MR. FINELLI: Garage doors are white on this house, yes.

MR. MCINTYRE: Okay.

MR. FINELLI: Black front door. Just trying to keep very traditional.

MR. MCINTYRE: Lights, railings black?

MR. FINELLI: Yes. Very simple farmhouse.

THE CHAIRPERSON: Any comments from the board regarding lot 2?

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MR. LUCA: Yes, I have a comment.

THE CHAIRPERSON: Okay.

MR. LUCA: Again with the portico.

MR. FINELLI: Okay.

MR. LUCA: I think it reads too tall. It interrupts the molding. Maybe just change the pitch on the portico to 7 and 12 and that will bring that ridge down below the sill. No one is going to know that other than you.

MR. FINELLI: Yes, and I know.

MR. LUCA: The garage door really bothers me, the height of it. Is there any way we could -- I would prefer two doors but you probably can't do two doors; right.

MR. FINELLI: There's not enough room.

MR. LUCA: The garage needs another foot?

MR. FINELLI: We need another foot in between, right.

MR. LUCA: I think if you either did a fake transom above the door so maybe the AZEK on the windows on the opposite side align or you make a 9 foot door. It needs something because the door just reads too -- even though

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1 it's an 8 foot door, it reads very low because
2 of the grade difference.
3 MR. FINELLI: I see what you're
4 saying. I thought about doing something over
5 it, I just didn't want it to -- I didn't want
6 to overdo it with that one line coming through.
7 I see what you're saying. I'll try playing
8 around with trim work.

9 MR. LUCA: I think if you did a 9 foot
10 door, it still won't be the same line, but if
11 you did something else like a --

12 MR. FINELLI: I think maybe something
13 with the trim work, like you said, tying it
14 with the window across bringing that head
15 across. I could play around with it.

16 MR. LUCA: Since this is siding, you
17 could put like an AZEK panel and then bring the
18 AZEK above it.

19 MR. FINELLI: Exactly. Exactly what I
20 was thinking. All right, that's fair.

21 MR. MCINTYRE: Number 3.

22 THE CHAIRPERSON: Well, we have the
23 comments on number 2.

24 MS. UHLE: Yes. Just to either lower

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1 the portico or change the pitch of the roof of
2 the portico to bring it down, and then either
3 work with trim board or a full transom above
4 the garage door or make it 9 feet rather than 8
5 feet, do something to increase the height of
6 the garage door.

7 THE CHAIRPERSON: Okay. On to 3.

8 MR. FINELLI: House number 3. This
9 one changes up a little bit. Rather than going
10 to the gray family, I'm going to swing more
11 into a beige family with this house. So I'm
12 going to do a weathered wood roof so it takes
13 on more of an earthy tone as far as the roof
14 goes. The siding -- the stucco, rather, will
15 be more of a beige, and the stone that we have,
16 I brought this sample although you can't see
17 it, although it looks very similar, there are a
18 lot more beiges --

19 THE CHAIRPERSON: More on your side?

20 MR. FINELLI: Yes. It's that picture
21 right there. It's more of a cream color as far
22 when it all comes together for the house. The
23 doors will be stained, the garage doors will be
24 stained on this house. As I said, we'll have

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1 oil rubbed bronze light fixtures just to kind
2 of jump out a little bit more and give it a
3 little bit more earthy tone, black rails.
4 Pretty much everything we said with the other
5 houses, the materials will be pretty much the
6 same.

7 THE CHAIRPERSON: I know you're ready
8 to say it, Silvio.

9 MR. LUCA: I'm ready to say it. My
10 comment on this house --

11 MR. FINELLI: Let me see, the portico
12 is too big.

13 MR. LUCA: Honestly, I think that it
14 shouldn't touch the window. It should come
15 down. So if you give yourself 6 inches, a 7
16 and a half pitch, a 7 pitch. Another thing
17 that I think will look better to me is your
18 rock face edge cap where you have it located, I
19 would raise it to the second floor finished
20 floor. So raise it approximately 15 inches.

21 MR. FINELLI: I see what you're
22 saying.

23 MR. LUCA: That will align with your
24 roof, portico roof. I know it's just a CAD

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1 issue, but the garage doors obviously are going
2 to follow that?

3 MR. FINELLI: Yes.

4 MR. LUCA: My other question is the
5 stone, how do you return it around the garage
6 doors and the portico; is it going to be
7 quoins?

8 MR. FINELLI: No, I didn't want to do
9 quoins. I just want to return it, square it,
10 continue following it around.

11 MR. LUCA: Cutting the stone to follow
12 that?

13 MR. FINELLI: That was the hope.

14 MR. LUCA: But it returns on itself
15 back to the garage?

16 MR. FINELLI: Oh, I see what you're
17 saying, where it comes back in the garage.
18 Yes, the garage door is set back about a foot.
19 There's going to be depth in there that it will
20 turn and it will be able to be finished.

21 THE CHAIRPERSON: It will be finished
22 with stone this way?

23 MR. FINELLI: It will be stone on the
24 side, underneath, yes.

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MR. LUCA: The garage doors are all wood, there's no glazing?

MR. FINELLI: No, not glazing at all on the doors.

MR. LUCA: One other comment. It's not really an architectural issue -- well, a little bit. The roof on the back, you have a 2 and a half to 12 pitch.

MR. FINELLI: Yes, it's going to be shallow.

MR. LUCA: You're going to be okay with that? Aesthetically it doesn't look that great, but weather wise that's very --

MR. FINELLI: We're trying to get it to -- the windows there I'm having an issue with the sills, so I'm still cutting sections and working it out. I'm going to try to get it to 3, 3 and a half.

MR. LUCA: Is that an egress window, is that why?

MR. FINELLI: I'm sorry.

MR. LUCA: That double window is an egress window?

MR. FINELLI: Yes, those are all

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bedroom windows. It could just be the nature of how we frame it across the first floor.

MR. LUCA: If you switched that double egress window to instead of a double hung to a casement --

MR. FINELLI: We could.

MR. LUCA: I know it's not the greatest thing but it becomes egress. With a higher roof line, it will look nicer as well.

MR. FINELLI: I agree. I agree. That was one of the issues that I was still struggling with. I figured it was on the back of the house and we could work out the pitch. Put an architectural asphalt roof on there and not a standing seam roof of some kind. I'm not a big fan of putting casement windows in with double-hungs and mixing and matching.

MR. LUCA: Neither am I.

MR. FINELLI: I know sometimes you have.

MR. LUCA: One last question: Is the attic finished in this house?

MR. FINELLI: No.

MR. LUCA: Because the rear dormer.

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MR. FINELLI: There's a dormer with potential if anyone ever would want to do something. They would have to come before the board.

MS. NEMECEK: I do have a question about the columns on the front. The base of the column, is that going to all be stone? You kind of lose the effect of having a base if you make all the materials the same.

MR. FINELLI: It will all be stone, it will just be jugged out a little bit. I would believe it would be answered a little bit better by Mr. Rogliano. He's probably going to be the one doing the stone there, so he'll most likely use larger pieces at the base.

MS. NEMECEK: It might just be from the rendering, it looks a little uniform and then you lose the effect of having a base.

MR. FINELLI: I understand.

MS. UHLE: Did you want him to consider that?

MS. NEMECEK: Yes, consider it.

THE CHAIRPERSON: Also, these horizontal lines with the floor and --

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MR. FINELLI: Floor elevations, yes, they're a little dark.

THE CHAIRPERSON: I think they're really taking away from the elevations. If you could lighten them up or get rid of them all together, I think that would help going forward to the Planning Board.

MR. FINELLI: Sure.

THE CHAIRPERSON: It would help things being able to visualize it.

MR. FINELLI: I'm being told possibly a blue stone band of some type at the top of the base to match.

MS. NEMECEK: To match the ones --

MR. FINELLI: Yes.

THE CHAIRPERSON: There's no chimneys.

MS. NEMECEK: No chimneys.

THE CHAIRPERSON: On Lot 3, are we ready to summarize the comments or are there more comments?

MR. LUCA: I'm good.

THE CHAIRPERSON: So if you would summarize the comments.

MS. UHLE: Okay. Lowering the roof

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1 above the portico so that it doesn't touch the
2 windows, to raise the stone edge cap to the
3 elevation of the second floor, and then,
4 Silvio, did you say that it will align with the
5 eve of the portico basically, did you say that?
6 Yes. Okay. Attempt to raise the roof line of
7 the rear elevation or increase the pitch of
8 that roof, consider making the base of the
9 columns either constructed out of a different
10 material or possibly you said talked about
11 incorporating a blue stone band there; is that
12 right?

13 MS. NEMECEK: Ah-ha.

14 MS. UHLE: Then just a graphic comment
15 I guess that would apply to all four homes
16 would be to eliminate or lighten up the
17 horizontal lines so the drawings are easier to
18 read. That was it.

19 THE CHAIRPERSON: Okay. On to lot
20 number 4, please.

21 MR. FINELLI: Okay, house number 4.
22 House number 4 we're going to do a Monterey
23 taupe HardiePlank, which is actually oyster
24 shell in Certainteed but that's the same color.

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1 White windows, white trim, a white front door
2 on this house just to break it up a little bit.
3 A charcoal colored roof, which is probably the
4 darkest of the three roofs. That guy right
5 there. Black wrought iron rail, a stained
6 Clopay garage door, although I also have white.
7 I guess the thought was I'm going to leave that
8 open to discussion with you guys based on all
9 the other doors are turning out. We have
10 stained, white, stained, so I'm thinking this
11 one should be white, and we're doing black
12 wrought iron fixtures for this house. So I
13 believe I actually called out the garage door
14 here as stained, but I'm open to making it
15 white if the board --

16 MR. LUCA: What color is the house?

17 MR. FINELLI: The house here it's a
18 taupe.

19 MR. LUCA: I think the white would be
20 better with that color.

21 MR. FINELLI: I think that's why I
22 left it open. I put the note on here, to be
23 discussed.

24 THE CHAIRPERSON: Then below the AZEK
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1 on the basement, that's --

2 MR. FINELLI: That will be stuccoed
3 gray.

4 MR. GARCIA-BOU: Is there a reason on
5 the bay window you have a straight roof versus
6 a --

7 MR. FINELLI: I just didn't want it to
8 mimic too much one of the other roofs. I just
9 wanted to do a straight shed roof on this one.
10 But I'm going to probably apply the same
11 comments to this one as the others.

12 MR. LUCA: Any kind of bay window, in
13 my opinion, should never have an asphalt
14 shingle roof. It's like, you know -- it's the
15 Queen's crown. It should have something else.

16 MR. FINELLI: I'm in agreement. As
17 you know, we can't always --

18 MR. LUCA: I have no problem with this
19 house. I actually like this house. I like all
20 of them, actually. I would make that a metal
21 roof of some kind and red copper would probably
22 go with the taupe. I think I would want to add
23 in that gable a small window, like an 18 by 24.

24 MR. FINELLI: Something simple. Yes,
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1 it does look a little plain. You know what, it
2 started getting tall.

3 MR. LUCA: But an actual window, not
4 like an --

5 MR. FINELLI: Vent. I understand.

6 MS. NEMECEK: I have a comment about
7 the garage doors on this one.

8 MR. FINELLI: Sure.

9 MS. NEMECEK: You have arched glazing
10 on the garage doors on this house and the rest
11 of the house is all squares, and then you mimic
12 the arch in the lot 3 house to the arch that's
13 over the doorway in the portico. It just seems
14 like all of a sudden you stopped that design
15 and just plopped a door there. I think the
16 garage doors in number 2 would go better at
17 this house.

18 MR. FINELLI: That's okay.

19 MR. LUCA: Without glazing or with
20 glazing?

21 MS. NEMECEK: With glazing.

22 MR. LUCA: Just a square?

23 MS. NEMECEK: Just a square.

24 MR. FINELLI: I could see that.

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MR. LUCA: Right now it reads like two doors even though it's not. You want it to read like one door?

MS. NEMECEK: The arch is not anywhere else.

MR. FINELLI: That's okay.

MR. LUCA: I have actually another question. Under the bay window, is that like an AZEK panel?

MR. FINELLI: Yes. It's going to be just a solid panel, maybe raised.

MR. LUCA: You should have a trim around all pieces, like a shaker style recessed panel.

MR. FINELLI: Okay.

MS. UHLE: I missed that, can you say that again?

MR. MCINTYRE: Just trim out the panels.

MS. UHLE: Under the bay window?

MR. MCINTYRE: Yes.

MS. UHLE: Okay.

THE CHAIRPERSON: To kind of mimic the trim around the windows, the flat trim around

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the windows.

MR. FINELLI: I'm sorry.

THE CHAIRPERSON: To kind of mimic the flat trim around the windows.

MR. FINELLI: Sure. Yes, that same size. That's easy enough to do.

THE CHAIRPERSON: Any other comments on house number 4?

(No comments.)

THE CHAIRPERSON: Margaret, if you would.

MS. UHLE: Okay. I do edit these when I refer them to the Planning Board. I'm just reading them to you as I've taken them down. The board seems to prefer the garage doors to be white rather than stained. Talking about the garage doors, they recommended that the windows be rectangular or more similar to the windows on the garage doors for -- the garage doors should be similar to those on lot 2. They recommended a small window be added to the gable, and they recommended that you trim out the panels under the bay window to mimic the trim around the other windows, and indicated

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that the roof over the bay window should be a metal or a copper.

Michael, if you want to call me tomorrow, we could coordinate with our notes.

MR. FINELLI: Sure.

THE CHAIRPERSON: So if I could get the application number, we can --

MS. UHLE: 17-50 through 17-53.

THE CHAIRPERSON: I would like to make a motion to open Applications 17-50 through 17-53 to a public hearing.

MS. NEMECEK: Second.

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

THE CHAIRPERSON: So if there is anyone here that would like to have questions, come on up. Welcome.

MR. RENDE: Good evening, Vince Rende from 42 Water Street.

I just want to commend you on the comments you made on 44, the aesthetics. I think you are right on the mark with the small windows.

But any way, on this one I had a

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question because you show the elevation and one of the houses -- I think it was number 3 -- was much higher than the rest. So from the street, I don't see a drawing when you come around the corner if that's going to just stand out. You got that house behind another house.

MR. LUCA: Don't you have a street-scape?

THE CHAIRPERSON: I think actually that's where it starts to go down, right, Mike?

MR. FINELLI: It does. Lot 3 is where it starts to drop. Lot 2 is the tallest of the four houses. As far as seeing them from the street, lot 2 is probably -- lot 3 is the furthest one from Water Street, and you would literally have to pull into the new cul-de-sac to see lots 2 3, and 4 because of the nature of how they're set back off the road.

MR. RENDE: That's right at the entrance to the cul-de-sac, number 2? Because I think that that's the one you're going to see and you're going to see the roof lines.

MR. FINELLI: If you're at the bottom of the new street and you stand in the middle

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1 of the new street and look straight ahead, you
2 will see house number 2. So when you're
3 looking straight at it, that is the house
4 you're going to be looking at. You're going to
5 be looking up the hill. It's a 6 foot hill.
6 From Water Street to the driveway of the new
7 house, it's a 6 foot difference as far as the
8 street goes.

9 MR. RENDE: Right. The house itself,
10 you have a turn and you come around, you have
11 one more house, and then you have a turn. When
12 you're looking --

13 MR. FINELLI: Would you mind pointing
14 it out to me, because I'm not sure what you're
15 saying?

16 MR. RENDE: You're not going to see it
17 because you don't show it. Water Street comes
18 this way and you come around. What I'm saying
19 is, you got another house over here, so that
20 house when you're looking at it, it's going to
21 stick out.

22 MR. FINELLI: Well, there's
23 landscaping there now. We're not removing any
24 of the house's landscaping.

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1 MR. RENDE: I think aesthetically you
2 don't show that, so you really can't tell until
3 it actually gets built, but it's going to stick
4 out.

5 MR. FINELLI: As you swing around --
6 I'm going to say just based on the topography
7 of the land shown in this little cut out, as
8 you come around if you're swinging up and
9 towards the apex of that property, you're
10 actually climbing with the rest of the property
11 so you would be up higher. The zoning we're
12 allowed 23 feet to an eve and 32 to a ridge.

13 MR. RENDE: Is there a reason that's
14 higher? I mean the roof line.

15 MR. FINELLI: It looks higher only
16 based on the way the property --

17 MS. UHLE: Michael, the roof isn't
18 actually higher, is it, it's just that the
19 elevation of the house is higher? So what's
20 the height of that house compared to the
21 others? Do you know what I'm saying? I have
22 the zoning compliance.

23 MR. FINELLI: I'll actually go through
24 all four houses as far as height.

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1 MS. UHLE: Maybe say what the height
2 each of the roof is. That only appears higher
3 because it's at the end of the cul-de-sac.

4 MR. FINELLI: Right. I set all of
5 these houses to a similar datum. So they're
6 all set at a 200 foot datum, and then I set
7 based on the surveys I give you the first
8 floor, I give you the eaves and the ridge and I
9 give you all the heights. Basically Lot 1's
10 eve is 21 foot 1 and the ridge is 31 foot
11 8 inches. So what you're looking at right
12 there, 31 feet 8 inches. Lot 2, the eve is 20
13 foot 4 inches, which is actually lower than Lot
14 1, and the ridge is 32 foot 1, which is only 4
15 inches taller, but because of the slope of the
16 property it looks like it sits up much higher.
17 It's just the nature of it being on a hill.

18 Lot 3 is 30 foot 8 inches tall to ridge and 19
20 foot 10 inches to the eaves. Lot 4 happens to
21 be the tallest house out of the all of them,
22 it's 32.7 to the ridge and 22 foot 11 and
23 change to the eve. So of all of them, lot 4
24 would be the tallest, and that's also just a
25 function of it being set in a hole and lowest

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1 and we're trying to bring it out this way we
2 don't have to dig into the ground.

3 THE CHAIRPERSON: That will sit behind
4 other house, right, on Water Street?

5 MR. FINELLI: There were houses there
6 but they're going to be demolished. 22 and 24
7 are going to be demolished to make way for the
8 new roadway.

9 MS. UHLE: Michael, I think for the
10 Planning Board one of the things that I know
11 was presented --

12 THE CHAIRPERSON: But that's not a
13 street there to the right of 4?

14 MR. FINELLI: No, that's another
15 house.

16 THE CHAIRPERSON: That's another
17 house. So from Water Street you're not going
18 to see that?

19 MR. FINELLI: You're not going to see
20 any of it. Unless you pull up the new street,
21 you're not going to really see these houses.

22 THE CHAIRPERSON: Even number 2, which
23 sits at the very top, it's so far away that
24 it's going to look smaller still.

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MR. FINELLI: Unless you're at the end of the road looking up, you're not going to see it.

MS. UHLE: I think one thing that would be helpful for the Planning Board, and I actually think you already have it because we required it for the subdivision, is an aerial photograph that just puts the subdivision in context. Obviously, that doesn't explain elevations, but especially when you look at the lower plan that you're showing, it's just kind of floating there. It would be nice to see how it related to others. Not that I think that is going to affect an approval one way or the other, but it does help everyone kind of understand the context that you're putting this into.

MR. FINELLI: That's my apologies, I thought that was already taken care of with Planning Board.

MS. UHLE: You're still coming in with four new houses and when the subdivision was there, there weren't any houses. I think it's just bringing that back, that would be helpful.

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MR. FINELLI: Sure.

THE CHAIRPERSON: Any more comments from the audience?

(No comments.)

THE CHAIRPERSON: I would like to make a motion to close the public hearing for Applications 17-50 through 17-53.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

MS. UHLE: She still wanted to come up. Did you have comments? No. Okay.

THE CHAIRPERSON: So I would like to make a motion --

MR. MCINTYRE: I just have one more question. We didn't talk about the placement of any sort of outdoor equipment like condensers or anything like that.

MR. FINELLI: We have plenty of space as far as inside of the setbacks, but they'll be in the setbacks to the side or the rear of the houses. Just the nature of what we always do. I'll mark them on the drawings for the Planning Board.

MR. MCINTYRE: Okay. And all of the

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driveways and any sort of retaining walls --

MR. FINELLI: The driveways will be blacktop, Belgian block curbing. If there are retaining walls, all natural stone, whatever we pull out of the group. You've seen some of the work we do as far as stone work. It will all be stone work, whatever is quarried on site.

THE CHAIRPERSON: But there's no stone.

MR. FINELLI: Whatever we find. If not, we have plenty.

MR. MCINTYRE: Just one comment and -- you know, the devil is in the details. We sort of made some comments this evening about ridge lines and the sort of level of detail that this board sort of ways in on. I do believe there was a project by this particular developer on Route 22 that was built a few years ago and there was a porch, a little portico over the front door, and it was supposed to align with the window above the front door and it didn't, and it's something that I noticed. So, again, I think those sort of details and you being the architect that you are, you know, for me the

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devil is in the details. So I would just sort of ask that those sort of details are paid close attention to so, you know, we don't have a reoccurrence of those sort of minor issues. Maybe 80 percent of the people may not notice that or have not noticed it, but I'm sure you would notice it.

MR. FINELLI: Understood.

MS. UHLE: So do you want to refer the application to the Planning Board with a recommendation to approve with the conditions that have been noted for each of the four houses?

THE CHAIRPERSON: Yes. Make a motion to do that.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor.

(All aye.)

THE CHAIRPERSON: Thank you.

MR. FINELLI: Thank you.

MR. MCINTYRE: Okay, good luck.

THE CHAIRPERSON: I would like to make a motion to adjourn the meeting.

MR. MCINTYRE: Second that.

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

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CORRECTION SHEET

PAGE

CORRECTION

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CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set
 my hand this 26th day of October, 2017.


 DINA M. MORGAN
 Court Reporter

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