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TRANSCRIPT OF  
TOWN OF EASTCHESTER  
ARCHITECTURAL REVIEW BOARD MEETING  
NOVEMBER 4, 2021

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

TOWN OF EASTCHESTER  
Building and Planning Department

NOV 30 2021  
Dina M. Morgan, Reporter  
25 Colonial Road  
Bronxville, New York 10708  
(914) 469-6353

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EASTCHESTER ARB - 11/4/21

THE CHAIRPERSON: Good evening,  
everyone, and welcome to the town of  
Eastchester Architectural Review Board meeting  
of November 4th, 2021.

Could you please all rise for the  
Pledge of Allegiance.  
(Pledge of Allegiance.)

THE CHAIRPERSON: Roll call, Margaret,  
please.

MS. UHLE: Sure. Enda McIntyre.

MR. MCINTYRE: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Silvio Luca.

MR. LUCA: Here.

MS. UHLE: Carlos Garcia-Bou is not  
able to attend this evening.

THE CHAIRPERSON: Okay. Next up is  
the approval of the minutes. Do we have -- oh  
my gosh, we have a bunch of them.

MS. UHLE: Yes, and he would be able  
to do all of them. Everybody can vote.

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THE CHAIRPERSON: So then I would like  
to make a motion to approve the minutes of  
June 3rd, June 29th, and October 7th.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.  
(AYE)

THE CHAIRPERSON: No corrections.  
There goes that.

First up this evening on the agenda,  
we have all new business. First application is  
21-27 for 15 Webster Road.

MR. MAIORANO: Good evening, board  
members. My name is Adamo Maiorano from  
Community Designs and Engineering. On behalf  
of the applicant, Chris Vernia, we are  
proposing an addition and alterations to 15  
Webster Road. The project is located in an R-5  
zoning district.

We did receive a zoning variance for  
the right side yard setback for the proposed  
addition. This is in order to create an  
attached garage. Above that is a second story.  
Along with the additions, there's a rear two  
story addition. The first floor mainly will be

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additional habitable space, as I said, the  
attached garage, and second floor is bedrooms  
and bathrooms.

As far as the exterior, the exterior  
of the house will have complete new finishes  
throughout. The siding will be a vinyl siding,  
it's in a charcoal gray color. The windows are  
Andersen 200 Series windows. All of the trim  
is an AZEK white trim. The roof is a charcoal  
color architectural shingle asphalt roof. The  
garage door is a Clopay steel and insulated  
with a composite overlay. The front porch --  
this is sort of the existing main part of the  
house -- so the front porch will also have new  
finishes. They'll be AZEK wrapped columns, PVC  
railing. We're doing a stone veneer finish on  
the front porch here, and also on the addition  
part a little water table next to the garage  
door. Other than that, white gutters.

The lighting in the home, there is  
existing lighting underneath the front porch,  
so that's going to be a new, you know, high hat  
lighting in there, a barn light over the garage  
door, and then rear lights at the rear sliding

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1 door.

2 The condensers are located on the -- I  
3 think it's the right side of the -- the left  
4 side of the property, and in the back there's  
5 an existing garage that's going to be removed,  
6 and it's just a patio and grass area back  
7 there. We are decreasing the actual impervious  
8 area, but we're going to propose storm water  
9 management for some of the newly created  
10 additions and driveway and areas.

11 As far as pictures of the neighboring  
12 homes and just what it sort of looks like, just  
13 an addition here to the side. The house to the  
14 right is the side elevation, and this is the  
15 house to the left of the home.

16 THE CHAIRPERSON: So then the total  
17 ridge height, the highest point --

18 MR. MAIORANO: Nothing changes. It  
19 matches the existing ridge that's, you know,  
20 right here. It's a gable and a hip roof on the  
21 side and the rear.

22 THE CHAIRPERSON: The addition sits  
23 back a little?

24 MR. MAIORANO: It does sit back

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1 because the existing house, it's an older house  
2 built in the Twenties, it's 15 feet from the  
3 property, so we put that back to the 30 feet.  
4 Again, we have the right side variance, but the  
5 addition is pushed back, so we don't need a  
6 front yard variance for that as well.

7 THE CHAIRPERSON: It's quite a bit  
8 back, so you're really not going to notice it  
9 very much from the -- it's going to really  
10 recede.

11 MR. MAIORANO: This is a little  
12 better. This is the start of it, and they have  
13 a little roof overhang on the front and a  
14 little bracket. Yes, it's pushed back.

15 THE CHAIRPERSON: And the materials,  
16 I'm sorry, did you --

17 MR. MAIORANO: Vinyl siding, the roof,  
18 and then the trim is all AZEK, AZEK soffits and  
19 trim board.

20 THE CHAIRPERSON: All that stone then  
21 is in addition to what -- right now it looks  
22 like --

23 MR. MAIORANO: Right now it's just  
24 stucco. We're going to refinish the steps, put

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1 blue stone treads on top, stone finish on the  
2 steps, and then just the front porch area some  
3 stone.

4 THE CHAIRPERSON: That will dress it  
5 up nicely.

6 MR. MAIORANO: Obviously, clean up a  
7 little of the landscape in the front of that as  
8 well.

9 THE CHAIRPERSON: Any comments or  
10 questions from the board? Enda?

11 MR. MCINTYRE: No. Let's open it up.

12 THE CHAIRPERSON: Alrighty. I would  
13 like to open up Application 21-27 for a public  
14 hearing.

15 MR. MCINTYRE: Second.

16 THE CHAIRPERSON: All in favor.

17 (AYE)

18 THE CHAIRPERSON: Is there anyone here  
19 who would like to ask any questions or talk  
20 about this application in any way?

21 (No comments.)

22 THE CHAIRPERSON: Okay. Then I will  
23 make a motion to close Application 21-27 for  
24 the public hearing.

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1 MR. MCINTYRE: Second.

2 THE CHAIRPERSON: All in favor.

3 (AYE)

4 THE CHAIRPERSON: Alrighty. So  
5 questions, comments or anything else, guys?

6 MR. MCINTYRE: It's nice. It's an  
7 improvement. I think it's well appointed, sort  
8 of not out of proportion.

9 THE CHAIRPERSON: It looks like an  
10 improvement to the building -- to the house --  
11 to the home.

12 With that being said, I want to say  
13 thank you, also, for addressing without asking  
14 the lighting and the --

15 MS. UHLE: AC units.

16 THE CHAIRPERSON: -- AC units. It's  
17 very helpful. And also this. This is probably  
18 not required on this, but that you provided  
19 that is always very helpful, the street-scape  
20 showing how it looks in the street, especially  
21 the height of the building. It's always very  
22 helpful, so thank you for that.

23 MR. MCINTYRE: Just one thing that I  
24 see here, and maybe it's just something on the

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1 drawing, but you have the two shutters on the  
2 top window and the top gable, they kind of  
3 encroach onto the trim pieces. Is that just  
4 a -- is that just based on the elevation?

5 MR. MAIORANO: Oh, yes. It's an  
6 existing window, so I wanted to keep it all,  
7 you know, 12 inch shutter, but I could look at  
8 making the frieze board a little shallower so  
9 it doesn't hit it.

10 MR. MCINTYRE: Again, I just picked it  
11 up based on, you know, me looking at this  
12 tickle elevation. Maybe that's not going to be  
13 the case, but if it is, I'm sure you're going  
14 to address it.

15 THE CHAIRPERSON: With that comment, I  
16 would like to move Application 21-27 along to  
17 the Planning Board with a recommendation of  
18 approval.

19 MR. MAIORANO: Thank you.

20 THE CHAIRPERSON: Next on the agenda  
21 this evening is Application 21-38, which is 14  
22 Hilltop Road.

23 MR. IANNACITO: Good evening. My name  
24 is John Iannacito, I'm an architect, and I'm

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1 representing 14 Hilltop Realty, LLC, the owners  
2 of the subject property. We are proposing  
3 additions and alterations to the existing  
4 single family residence located at 14 Hilltop  
5 Road.

6 I'm going to just come over to the  
7 drawings and go through them. So the proposed  
8 scope of work will include a second story  
9 addition over the existing footprint, which is  
10 highlighted here in yellow; the construction of  
11 a covered front entry porch, highlighted here  
12 in about blue; a two story addition at the  
13 rear, highlighted in red; and then site  
14 alterations, including expanding the existing  
15 driveway and some new retaining walls along the  
16 front here and at the back here, and also a new  
17 patio at the rear. There is an existing  
18 in-ground pool, that we're going to cover up.  
19 It's in bad shape. It's a panel pool with a  
20 vinyl liner. It's falling apart, so we're just  
21 going to fill it.

22 So here is the proposed front  
23 elevation. The existing house is currently a  
24 ranch style house. We are proposing to remove

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1 the entire roof and then add a second story,  
2 and then the front porch here at the front.

3 At the rear, a second story addition,  
4 and then this is the two story addition which  
5 will be the same as the bump out with a gable  
6 at the front of the house.

7 Here is a rendering of the street  
8 facade showing the finish materials. The wall  
9 surfaces will be a combination of brick and  
10 cedar clapboarding in white. The windows will  
11 be Marvin vinyl clad in a white finish. The  
12 shutters will be composite in a black finish.  
13 The railings and columns will be painted AZEK  
14 in a white finish. The roof will be slate.  
15 The gutters and leaders will be copper. The  
16 overhead doors and the front door will be wood  
17 painted white.

18 I'm happy to answer any questions.  
19 Thank you.

20 THE CHAIRPERSON: You said the roof  
21 will be slate. Here it looks very  
22 monochromatic.

23 MR. IANNACITO: It will be a blend of  
24 a couple of colors in the grays, a darker and a

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1 lighter gray combination.

2 THE CHAIRPERSON: Okay.

3 MR. IANNACITO: I have samples of the  
4 materials I could pass over. They're your  
5 typical materials. We got the slate roof, AZEK  
6 trim and cedar siding. We're mixing white and  
7 black primarily.

8 THE CHAIRPERSON: The shutters are  
9 what material?

10 MR. IANNACITO: Composite -- wood? So  
11 they'll be wood, black.

12 THE CHAIRPERSON: In general, it looks  
13 like a real nice improvement over the existing  
14 building and that it fits into the neighborhood  
15 nicely, especially with the use of the high end  
16 materials for sure.

17 MS. NEMECEK: Do you have any lights  
18 proposed?

19 MR. IANNACITO: I did show lighting on  
20 the exterior. At the rear, there will be one  
21 light at the patio door, and then at the  
22 garages there will be one at either end. The  
23 front, the porch will have recessed lighting.

24 MS. NEMECEK: Okay.

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1 MR. MCINTYRE: I just have a question,  
2 and maybe it's on the drawings but maybe I  
3 don't see it. Currently, the home has a sort  
4 of one car or like a two car garage; is that  
5 right?  
6

7 MR. IANNACITO: Yes. It's a large  
8 overhead door for two cars. We're actually  
9 adding a third door. So the existing basement,  
10 we're going to open up the wall and add three  
11 individual doors versus the one larger door,  
12 and we're going to occupy that whole end of the  
13 basement.

14 MR. MCINTYRE: So I guess where I'm  
15 going with this, that's going to require an  
16 extensive amount of, I guess, grade excavation,  
17 you know, probably looks like, you know, half  
18 of the width of the east side of the -- or the  
19 west side of the property; right? Is the  
20 existing garage the size of the new garage in  
21 terms of the depth of it?

22 MR. IANNACITO: Yes. Here's the  
23 proposed basement plan.

24 MR. MCINTYRE: Right.

25 MR. IANNACITO: So this is where the  
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1 existing garage is currently.

2 MR. MCINTYRE: Right.

3 MR. IANNACITO: So we're taking over  
4 this area, which is the small bump out at the  
5 back, plus this existing space which was used  
6 as a storage area.

7 MR. MCINTYRE: I didn't have an  
8 existing floor plan, so that's kind of the  
9 reason. I do see your new foundation wall at  
10 the back of the garage.

11 MR. IANNACITO: This side of the house  
12 was all garage and storage, which will become  
13 the three garage bays and some storage area.  
14 Everything beyond this wall was existing  
15 basement space, which will remain. The front  
16 porch will be unexcavated or filled. The  
17 driveway is being pushed back. You could see  
18 on the site plan, the dotted line of the  
19 existing retaining wall.

20 MR. MCINTYRE: Right. Right.

21 MR. IANNACITO: So we're pushing that  
22 further back. There's also a one story  
23 concrete structure at the back here, which was  
24 constructed many years ago without any permits,  
25

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1 so we are removing that. When we do all the  
2 calculations, there's actually going to be a  
3 zero net increase to impervious surfaces. So  
4 we are removing the pool, the patio around the  
5 pool, the concrete structure in the back, and  
6 reconfiguring the driveway. There is going to  
7 be a zero net gain in impervious surfaces.

8 THE CHAIRPERSON: But you're still  
9 taking care of whatever --

10 MR. IANNACITO: Yes. We'll add dry  
11 wells for leaders and drainage on the driveway.

12 MR. MCINTYRE: You know, like there is  
13 really not one existing remaining; right? You  
14 say you're taking the roof off of the house,  
15 but in essence --

16 MR. IANNACITO: We're gutting the  
17 whole first floor. We're gutting the entire  
18 first floor.

19 MR. MCINTYRE: Right. Even the  
20 exterior walls, like they're all going to --  
21 the windows don't even --

22 MR. IANNACITO: So right now on the  
23 front facade is all stone from the base up to  
24 the eave of the existing roof. We're going to  
25

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1 remove that stone. The other sides are  
2 completely brick from the floor up to the eave.  
3 So we're going to cut that brick down to a  
4 certain line to align with the base of these  
5 windows on the front. So we're going to carry  
6 this line right across. The brick here, we'll  
7 patch and repair and then paint white, and this  
8 will be new brick.

9 MR. MCINTYRE: Right. You're pretty  
10 much cutting all the walls down.

11 MR. IANNACITO: The existing eave is  
12 probably about the height of the top of these  
13 windows because we're going to have 10 foot  
14 ceiling heights on the first floor. We're  
15 going to remove about this much brick around  
16 the entire house and the stone veneer on the  
17 front.

18 MR. MCINTYRE: Yes. So again, that's  
19 the way I interpreted that. Basically it's a  
20 whole different house in terms of elevations  
21 and aesthetic. I get it.

22 MR. IANNACITO: I mean, the front door  
23 is close to where it was on the existing house.  
24 That's about the only thing we're saving on the  
25

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 2 first floor. There is no second floor, so we  
 3 have to create a new staircase going upstairs,  
 4 relocate the stair going down to the basement.  
 5 The kitchen is going to be a much larger  
 6 kitchen. We're creating a family room. We're  
 7 going to maintain a living room and dining  
 8 room.  
 9 MR. MCINTYRE: Does the chimney  
 10 remain?  
 11 MR. IANNACITO: The chimney remains in  
 12 the same location, it will just get extended up  
 13 higher.  
 14 MR. MCINTYRE: Okay.  
 15 MR. IANNACITO: And brick painted  
 16 white.  
 17 MR. MCINTYRE: Everything is like true  
 18 white or is it like almost like a --  
 19 MR. IANNACITO: There's about a  
 20 hundred different types of white this year, so  
 21 I don't know. It will be white. You won't see  
 22 the red or, you know, the whitewash brick. It  
 23 will be a white brick. As far as what shade of  
 24 white, I'm not sure.  
 25 MR. MCINTYRE: It's a huge  
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 2 transformation. Really very nice.  
 3 THE CHAIRPERSON: Comments or  
 4 questions, guys? No. No landscaping?  
 5 MS. UHLE: I was going to say kind of  
 6 in response to Enda's comments or concerns, the  
 7 only difference from our perspective between an  
 8 addition and an alteration and the new  
 9 construction is whether a landscape plan is  
 10 proposed. So if that's something you think is  
 11 necessary in this case, you can ask that the  
 12 applicant provide one to the Planning Board.  
 13 Otherwise, in terms of the building permit or  
 14 the review process, they're the same regardless  
 15 of how you classify it.  
 16 THE CHAIRPERSON: Your thoughts on  
 17 that?  
 18 MS. NEMECEK: I think it looks great.  
 19 THE CHAIRPERSON: But I mean  
 20 landscaping wise.  
 21 MS. NEMECEK: If they're taking this  
 22 much care into the house, I'm sure they --  
 23 THE CHAIRPERSON: Okay.  
 24 MR. IANNACITO: They're definitely  
 25 going to relandscape everything. The footprint  
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 2 of the building is really almost the same in  
 3 the front, except for the driveway getting  
 4 expanded and the retaining walls. We'll  
 5 replant around all the retaining walls along  
 6 the front of the house.  
 7 THE CHAIRPERSON: So we'll open up the  
 8 public hearing for Application 21-38, 14  
 9 Hilltop Road.  
 10 MS. NEMECEK: Second.  
 11 THE CHAIRPERSON: All in favor.  
 12 (AYE)  
 13 THE CHAIRPERSON: Is there anyone here  
 14 who would like to get up and ask a question,  
 15 make a comment regarding this application?  
 16 MR. MCINTYRE: Sing a song, do a  
 17 dance.  
 18 (No comments.)  
 19 THE CHAIRPERSON: Then I would like to  
 20 make a motion to close Application 21-38 to the  
 21 public hearing.  
 22 MR. MCINTYRE: Second.  
 23 THE CHAIRPERSON: All in favor.  
 24 (AYE)  
 25 THE CHAIRPERSON: I'll also make a  
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1 EASTCHESTER ARB - 11/4/21  
 2 motion to move Application 21-38 along to the  
 3 Planning Board with a recommendation for  
 4 approval. I'm sure they're going to want to  
 5 know where the AC units are.  
 6 MR. MCINTYRE: Very nice job. Good  
 7 luck.  
 8 THE CHAIRPERSON: It's going to be a  
 9 nice improvement for that home.  
 10 MR. IANNACITO: Thank, guys. Take  
 11 care.  
 12 MR. MCINTYRE: Thank you.  
 13 THE CHAIRPERSON: Next up, we have  
 14 Application 21-39 -- are they to be considered  
 15 together, Margaret?  
 16 MR. MCINTYRE: I think they're very  
 17 similar, so I think it's probably prudent.  
 18 MS. UHLE: They could maybe present  
 19 them together and then --  
 20 THE CHAIRPERSON: Present them  
 21 together?  
 22 MS. UHLE: Yes.  
 23 THE CHAIRPERSON: So we have 21-39 for  
 24 98 Lee Avenue, and 21-40 for 102 Lee Avenue.  
 25 MS. UHLE: So maybe they could do  
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1 their complete presentation, and then you could  
2 focus on each house if you have comments about  
3 the architecture.

4 THE CHAIRPERSON: Okay. Sounds like a  
5 plan.

6 MR. ABILLAMA: Good evening. My name  
7 is Tom Abillama, architect for the applicant,  
8 Mr. Emilio DiMatteo is with us also. This  
9 project is in regards to two buildings right  
10 now, 98 and 102 Lee Avenue in Eastchester,  
11 close to the Village of Scarsdale. I would  
12 like to have actually Kasturi Mohanty, she's  
13 going to work on the project.

14 MS. MOHANTY: This is --

15 THE CHAIRPERSON: You need the mic, so  
16 you can take it with you if you need to go by  
17 the drawings.

18 MS. MOHANTY: So we have 98 Lee Avenue  
19 and 102 Lee Avenue on lot areas of 50 by 100.

20 I would like to present 98 Lee Avenue.  
21 The grades, they start at about 232 and go up  
22 about 5 feet to the diagonal. We decided to  
23 put the garage on the lower side so that we can  
24 take advantage of the heights. The average  
25

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1 height is about 23 feet. We go down from the  
2 road to the garage, and then we go up about  
3 23 feet to the eave.

4 So the landscaping of both the lots,  
5 we have flowering dogwood and a red bud tree,  
6 and then a couple of evergreens here, and also  
7 some perennials that are listed.

8 These are the houses that exist on  
9 either side of the street. We've kept to the  
10 same colors. One of the houses is gray, and  
11 the other one is white with black door and  
12 white windows. This is the existing property  
13 that is there right now. This shows us a  
14 street-scape of the neighborhood houses, the  
15 proportions, and the slopes. There's about a 3  
16 foot slope across each one. So from one end to  
17 the other, we go up about 6 feet.

18 The garage is on the right-hand side.  
19 On the lower level, we have a rec room on the  
20 left side, and the garage on the right. On the  
21 first floor is the living, the dining, kitchen  
22 and study. Upstairs, we have four bedrooms  
23 with two bathrooms. The roof is a hip roof  
24 with a gable end. The hip roof is asphalt  
25

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1 shingles, and the gable end has Board and  
2 Batten finish. The walls are HardiePlank. So  
3 98, as you can see, is the gray plank, and 102  
4 is the white. It's a Therma-Tru entrance door  
5 with Andersen windows that are double hung, and  
6 the smaller ones are casement and they have  
7 equal lights. So we have the freeze that's  
8 made of AZEK, and also the columns on the porch  
9 there. At the lower level, we have stone  
10 veneer like the other one as well, that I  
11 hadn't mentioned.

12 THE CHAIRPERSON: And the colors on  
13 this one?

14 MS. MOHANTY: 102 has the white and  
15 the same white Andersen windows, double hung.  
16 Some of them -- I believe I did mention -- 98  
17 had shutters on it as well.

18 MS. UHLE: Do you want him to  
19 circulate the material board?

20 MS. MOHANTY: Yes.

21 MS. UHLE: Tom, you can go ahead and  
22 give that to the Chair.

23 MR. LUCA: I have a couple of  
24 questions.  
25

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1 THE CHAIRPERSON: Did the door on one  
2 of them look a different color or are they both  
3 the same color?  
4

5 MS. MOHANTY: That rendering is more  
6 accurate.

7 THE CHAIRPERSON: Okay. So they're  
8 both black doors?

9 MS. MOHANTY: Yes.

10 MS. UHLE: They presented both, so  
11 maybe you do want to go back to 98 and give  
12 comments on that, and then go back to 102 Lee.  
13 We'll start with 98.

14 MR. LUCA: The windows are double hung  
15 and casement?

16 MS. MOHANTY: Yes. The higher windows  
17 are --

18 MR. LUCA: They're not drawn that way.

19 MS. MOHANTY: The smaller ones are  
20 casement.

21 MR. LUCA: The window heads on the  
22 first floor are 8 feet with a 9 foot ceiling?  
23 I'm talking about proportions right now. Your  
24 front door is at 6 foot 8 and your windows are  
25 at 8 foot visually, which doesn't look correct.

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2 MS. MOHANTY: The windows are at 7  
3 feet.

4 MR. LUCA: Again, it's not drawn to  
5 scale then.

6 MS. MOHANTY: Actually, with the trim  
7 they're a little higher than 7 feet. To the  
8 opening, the double hung opening, it's 7 feet.

9 MR. LUCA: I understand. I'm just  
10 talking about the way the elevation reads.

11 MS. MOHANTY: Okay.

12 MR. LUCA: Your HardiePlank -- it's  
13 HardiePlank?

14 MS. MOHANTY: Yes.

15 MR. LUCA: What's the board size?

16 MS. MOHANTY: They are --

17 MR. LUCA: It's drawn awfully large.  
18 Unfortunately, it looks too big.

19 MS. MOHANTY: We have not called it  
20 out here.

21 MR LUCA: I'm bringing this all up  
22 because aesthetically it's going to look a lot  
23 different if the boards are 6 inches apart,  
24 which is typical, 5, 6 or 7. This is drawn at  
25 8 to 10 inches, these boards. Again, the

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2 window heads are higher than the front door.  
3 So if you're intention is to have your window  
4 heads at 7 feet, which your drawing probably  
5 had 8 feet, I would think the front door should  
6 be the same line, so you buy a taller door, 7  
7 foot door, 7 foot heads. The standing seam  
8 roof over the entryway, in your side  
9 elevations, it's not drawn correctly. It's  
10 drawn as a gable, not as a hip, if you look at  
11 the side elevations of the standing seam roof  
12 over the entryway. That roof should come back  
13 on an angle as well, just like the front. The  
14 side elevation of your roof over the portico,  
15 if you have a hip on the front --

16 MS. UHLE: The left elevation, Tom.

17 MR. LUCA: Over the door. Over the  
18 door.

19 MS. UHLE: Left side of the left  
20 elevation.

21 MR. LUCA: The standing seam roof.

22 THE CHAIRPERSON: It's called out as  
23 the left elevation, not the left on the page.  
24 It's actually on the bottom right.

25 MS. UHLE: That roof there, yes.

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2 MR. LUCA: That roof wouldn't look  
3 like that. It would have the same angle as the  
4 hip. It wouldn't be a straight line. I guess  
5 you're not understanding me.

6 MR. ABILLAMA: Yes. Yes. Sorry.

7 MR. LUCA: The window over the front  
8 door and the window in, I guess, the attic, I  
9 think it there should be a center mullion to  
10 kind of match the other windows, not just a  
11 vertical mullion. I guess that's a Board and  
12 Batten detail in the gable. I don't really  
13 think that does anything for the home. The  
14 Board and Batten detail, I don't think it does  
15 anything for the home. If you do a Board and  
16 Batten detail, maybe you want the board to be  
17 wider. It's too many verticals, in my opinion.

18 MS. MOHANTY: This one here.

19 MR. LUCA: I would also probably put a  
20 nicer garage door, more like a barn -- a  
21 carriage style door with some glazing so it  
22 gives it more scale.

23 THE CHAIRPERSON: There's a picture --

24 MR. LUCA: Oh, yes, this is a lot  
25 nicer. This is a sliding door with a transom.

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2 MS. UHLE: The only thing is, our  
3 record is the drawings have been submitted to  
4 us.

5 THE CHAIRPERSON: Right. So that kind  
6 of doesn't match up with what's going on here.

7 MR. LUCA: The reason why the second  
8 floor windows are casement is for egress?

9 MR. ABILLAMA: Yes.

10 THE CHAIRPERSON: Silvio, did you  
11 notice on what they have called out as the rear  
12 elevation, there are some smaller windows with  
13 the mullion? You don't want them to be like  
14 that, right, you just want them to have one  
15 mullion going across the middle?

16 MR. LUCA: In the front, yes. So it's  
17 four pieces of glazing, not two vertical.

18 THE CHAIRPERSON: Right.

19 MS. MOHANTY: The ones we are showing  
20 casement, you would like to see --

21 MR. LUCA: No. I'm talking about the  
22 two smaller windows on the front elevation.

23 MS. NEMECEK: On the right-hand side.

24 MR. LUCA: No. I'm talking about the  
25 front elevation.

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 2 MS. UHLE: He's talking about in the  
 3 gable and above the front door.  
 4 MR. LUCA: Yes. What type of window  
 5 is that?  
 6 THE CHAIRPERSON: Casement.  
 7 MS. MOHANTY: Casement.  
 8 MR. LUCA: It's a casement. So just a  
 9 center bar as well.  
 10 THE CHAIRPERSON: Do you think that  
 11 these look a little too much as far as the  
 12 mullions, these smaller ones on the rear  
 13 elevation?  
 14 MR. LUCA: I think all the windows  
 15 should be consistent. If it's going to look  
 16 like two over two, they should all look like  
 17 two over two. I just think that the mullions  
 18 are drawn a little too heavy on those small  
 19 windows. So that's why you're reading it the  
 20 way you're reading it now.  
 21 THE CHAIRPERSON: Okay.  
 22 MR. LUCA: Even the sliding door, you  
 23 have a transom above that. I'm not sure if  
 24 you're doing that or not. But if you're going  
 25 to do a transom above the door, the transom

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 2 should have some kind of vertical mullion in  
 3 it. I would also make the sliding door,  
 4 instead of being 10 lights -- you know, 2Y5I --  
 5 I would mimic the windows as well, so it would  
 6 just be a grid of four.  
 7 MS. MOHANTY: Okay.  
 8 THE CHAIRPERSON: Two over two on each  
 9 door?  
 10 MR. LUCA: Yes. It will be a crucifix  
 11 basically. Yes, four and four.  
 12 THE CHAIRPERSON: Do we have any other  
 13 comments specifically about this one?  
 14 MR. MCINTYRE: Is there lighting  
 15 proposed?  
 16 MS. NEMECEK: We saw one light on this  
 17 material board, but is that for both houses?  
 18 MS. MOHANTY: Yes.  
 19 THE CHAIRPERSON: For where?  
 20 MS. MOHANTY: It's for the front  
 21 porch.  
 22 THE CHAIRPERSON: These are like  
 23 sconces. Will there be two?  
 24 MS. MOHANTY: Yes, on either side.  
 25 MS. NEMECEK: They're going to be on

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 2 both homes, the same light?  
 3 MR. ABILLAMA: Yes.  
 4 MR. MCINTYRE: Is there anything by  
 5 the garage?  
 6 MS. MOHANTY: Yes. We'll have lights  
 7 on either side of the garage as well. At least  
 8 on this side.  
 9 MS. NEMECEK: Do you have the  
 10 dimensions for this light that you show on the  
 11 material board?  
 12 MS. MOHANTY: No, we don't have one  
 13 here. We don't have one at the garage.  
 14 MR. MCINTYRE: So regarding the  
 15 presentation board, it looks like this is  
 16 almost like a Dutch Colonial. It's got like a  
 17 gambrel, you know, running across at the height  
 18 of the porch, but if you look at the elevation,  
 19 that doesn't appear to exist.  
 20 MR. ABILLAMA: Is this 102?  
 21 MS. UHLE: We're on 98 Lee. We're  
 22 still on 98.  
 23 THE CHAIRPERSON: We're on the one on  
 24 the right.  
 25 MR. MCINTYRE: Okay. Sorry.

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 2 THE CHAIRPERSON: On the street-scape  
 3 page, which is SPOO.OO, they're both indicated  
 4 as 102 Lee Avenue.  
 5 MS. MOHANTY: Before the subdivision,  
 6 it was 102. With the subdivision, it's 102 and  
 7 98. That's my understanding.  
 8 THE CHAIRPERSON: Right. So you have  
 9 to change this elevation.  
 10 MS. UHLE: It gets very confusing when  
 11 they're all labeled the same thing. I know  
 12 Carol, at least on some of the sets, crossed  
 13 things out and rewrote them, but probably not  
 14 on every page. At least on the cover sheets.  
 15 THE CHAIRPERSON: And it's not her job  
 16 to do that. By the time you get to the  
 17 Planning Board, these things have to be  
 18 adjusted.  
 19 We'll open the public hearing for both  
 20 of them at the same time?  
 21 MS. UHLE: Yes, that's fine. You want  
 22 to look at 102 Lee first, and then you could  
 23 open the public hearing on both. That would be  
 24 fine, yes.  
 25 THE CHAIRPERSON: So, Silvio, on this

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1 one, the rear elevation and the right  
2 elevation, are you requesting the same thing on  
3 the casement windows?

4 MR. LUCA: Yes, I would do the same  
5 thing on the windows. Again, there's a lot  
6 of -- on the drawings, there are things that  
7 are not correct or maybe not done right.  
8 Again, if this is HardiePlank on the lower  
9 level, why is there a double line? Is it  
10 HardiePlank? You have a double line drawn.  
11 Then the upper portion is a vertical Board and  
12 Batten again, the second level?

13 MS. MOHANTY: Yes.

14 MR. LUCA: What's about that 5 1/4 by  
15 12 in the attic on the front elevation?  
16 There's no detail. What happens up there?

17 MS. MOHANTY: The same board.

18 MR. LUCA: The Board and Batten?

19 THE CHAIRPERSON: It continues all the  
20 way up or there is something going across in  
21 the middle?

22 MS. MOHANTY: So there is a freeze  
23 there in between just to create --

24 MR. LUCA: You have to show the

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1 boards, though. They're not shown in the  
2 elevation.

3 MS. MOHANTY: It's on that one.

4 MR. LUCA: It's not on the one that we  
5 have.

6 MS. UHLE: It's not included on the  
7 print out that we received.

8 MR. LUCA: The roof is asphalt  
9 shingle?

10 MS. MOHANTY: Yes.

11 MR. LUCA: How about the roof that's  
12 over the portico?

13 MR. ABILLAMA: Here?

14 MR. LUCA: Yes. That's asphalt as  
15 well?

16 MS. MOHANTY: Yes.

17 MR. LUCA: This house has, again,  
18 casements on the second floor or just double  
19 hung?

20 MS. MOHANTY: Only the smaller one is  
21 casement and the rest is -- this one, this one,  
22 and this one, and this one.

23 MS. UHLE: Tom, also in the gable on  
24 the rear elevation, is that also Board and

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1 Batten? What's happening up there? The gable  
2 on the rear elevation, what's going on there?  
3 Our plan is just showing it as solid.

4 MS. MOHANTY: Yes, that's Board and  
5 Batten.

6 MS. UHLE: Board and Batten as well.  
7 Okay.

8 MS. MOHANTY: All the gable ends are  
9 Board and Batten.

10 MS. NEMECEK: I have a question about  
11 the railing. The railing in the front shows  
12 medallions on it, and then in the back it's a  
13 different railing at the back of the house.

14 MS. MOHANTY: The railing.

15 MS. NEMECEK: The railing at the stair  
16 at the front of the house, the entrance, and  
17 then on the side view it shows medallions. The  
18 right and left elevation.

19 MR. LUCA: Is your intention to have a  
20 wrought iron railing? It's drawn as wrought  
21 iron. Is that what you want to do?

22 MS. MOHANTY: You want to do this;  
23 right? We'll have to coordinate the others to  
24 show that.

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1 MS. NEMECEK: So it's going to have a  
2 medallion?

3 MS. MOHANTY: It's going to have the  
4 circular patterns on the upper section.

5 MR. LUCA: That really doesn't go with  
6 the architectural vernacular.

7 MS. MOHANTY: We're going to change it  
8 to straight.

9 MS. NEMECEK: Because with a Dutch  
10 Colonial, it just doesn't work.

11 MR. LUCA: It should just be a square  
12 composite baluster, an AZEK railing. Again,  
13 with the garage door, a more detailed garage  
14 door, carriage door.

15 MS. MOHANTY: With lights.

16 MR. MCINTYRE: The grade level, it  
17 looks like the grade level on drawing number  
18 A009 is almost at the top of the window, the  
19 basement level windows on that drawing, A009,  
20 but if you look at the street-scape, SP008, the  
21 grade level looks like it's below the level of  
22 the windows.

23 MS. MOHANTY: We'll have to coordinate  
24 that.

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1 MR. MCINTYRE: So what's proposed I  
2 guess as the sort of secondary means of egress  
3 from the basement level?

4 MS. MOHANTY: The question is, what's  
5 proposed as the egress.

6 MR. MCINTYRE: Because that's a  
7 requirement, right, that's a code requirement.

8 MS. MOHANTY: We'll have to show that  
9 properly.

10 MR. MCINTYRE: That's a big one. The  
11 grade differential from front of the property  
12 to the back of the property is like 2 feet?

13 MR. ABILLAMA: Right. So 3 feet from  
14 both sides to the other side, and then it goes  
15 back another 2 more feet, which is 5 feet.

16 MR. MCINTYRE: So it's 3 feet on the  
17 road as you come down the street, and it's 2  
18 feet from back to front?

19 MR. ABILLAMA: Yes.

20 MS. MOHANTY: 5 feet.

21 MR. ABILLAMA: From 0 from one side  
22 from 98 to 100 feet.

23 MR. MCINTYRE: Okay. Well, listen,  
24 again, the only way we're going to know that --

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1 and I'm just trying to look at it in terms of  
2 topographical information on the drawings -- is  
3 just trying to, you know, see that. From the  
4 grade that I saw on 98, it just looks like  
5 there's a 2 foot differential. It goes from  
6 234 to 236 from front to back. The property  
7 slopes up. But I don't necessarily see where  
8 the grade is indicated at the street level. So  
9 I think, you know, I think it's important that,  
10 you know, there is some sort of topographical  
11 representation of the grade because that plays  
12 into your means of egress, your secondary means  
13 of egress from the basement level. There's  
14 kind of varying information, and sort of  
15 architectural representation on these drawings  
16 where in one drawing it shows that the street  
17 grade is below the level of the window. In the  
18 more detailed elevation, it shows that it's  
19 almost above the window. These are fundamental  
20 pieces of information that need to be on these  
21 drawings because we're looking at this from a  
22 visual representation standpoint and a set of  
23 drawings.

24 To my colleague's point regarding

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1 sizing and just sort of spacial understanding  
2 just as to how the homes will look, if this  
3 thing is misproportioned on these drawings,  
4 then that's going to give a totally different  
5 representation to us as board members, who  
6 you're looking to to sort of pass this on to  
7 the Planning Board. So, you know, these are  
8 all sort of details that I'm assuming can get  
9 worked out and can get added, but, you know,  
10 some of those items and pieces of information  
11 are really fundamental to, you know, the  
12 property, the site, and, you know, something as  
13 significant as means of egress out of the  
14 basement.

15 You know, the lighting, I know you  
16 have it on the, you know, presentation board,  
17 but, you know, the lighting needs to be shown  
18 either side of the front door, by the garage  
19 door, outside the back door.

20 MS. MOHANTY: (Inaudible) on the first  
21 floor plan, we've shown it at the entrance.  
22 We'll add at the basement as well.

23 MR. MCINTYRE: Right. Again, I'm  
24 trying to sort of put this with this, but I

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1 understood that these lanterns that you show on  
2 your presentation board, that they were either  
3 side of the front door, but on the plan it  
4 looks like there are down lights in the soffit?

5 MS. MOHANTY: No, they're shown as  
6 sconces as well. It's just the projection  
7 on --

8 MR. MCINTYRE: Okay, so I'm looking at  
9 the floor plan A0001; right?

10 MS. MOHANTY: That's correct.

11 MR. MCINTYRE: The center drawing,  
12 which is the lighting plan?

13 MS. MOHANTY: Yes.

14 MR. MCINTYRE: So where are the  
15 sconces shown on either side of the front door?  
16 They almost look like down lights.

17 MS. MOHANTY: They need to be closer  
18 to the wall.

19 MR. MCINTYRE: I would look at those  
20 and assume they are down lights. Again, we're  
21 looking to try and make this as tight as  
22 possible. It's difficult for us. We can't  
23 kind of do this, you know, marking or red  
24 lining this drawing up here in this sort of

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1 forum. That's not conducive to you and our job  
2 to try and sort of move these things along. So  
3 if this is this kind of, you know, red line  
4 review to make this thing, you know, tighter so  
5 the next board can review this as efficiently  
6 and as effectively as they will need to, then I  
7 guess this is time well spent in doing this.

8 MR. LUCA: You just have to double  
9 check the elevation based on plans because  
10 according to your -- which it should be -- your  
11 front door is centered on your front elevation,  
12 but based on your elevation, the door is not  
13 centered. The door is over to the left. So  
14 that's throwing everything off as well. The  
15 elevation, if you drew a line from the ridge  
16 down, it doesn't cut the front door in half.  
17 That's why the double sets of double hungs on  
18 both sides are not -- the mullions are not  
19 lining up at all. I'm not talking about that  
20 house. I'm talking about that one. See, your  
21 front door is not centered on your gable.

22 MR. MCINTYRE: Right. It looks like  
23 the center line of the front door is at 16 foot  
24 5, right, but wall to wall is 33 foot 1, so --

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1 MR. LUCA: That would be centered, but  
2 on the elevation it's not.

3 MR. MCINTYRE: Well, no, it wouldn't  
4 be centered. It's not centered. It's not  
5 centered, I guess, on your ridge line, which is  
6 what you're saying, Silvio; right?

7 MR. LUCA: Right.

8 MR. MCINTYRE: It's not centered  
9 because it's 16-foot 5, that's 32 foot 10. So  
10 you're 3 inches -- you're off by 3 inches.

11 MR. LUCA: But it should be centered.

12 MR. MCINTYRE: Well, it should. There  
13 is one house in town that I pass by all the  
14 time, and, you know what, to this day it  
15 irritates me because it's not centered.

16 MS. UHLE: I think one of the issues  
17 right now is, you're developing a long list, so  
18 rather than -- Laura. Sorry. I think you guys  
19 are developing a long list, but I think the  
20 point is, that the elevations and the plans  
21 need to be accurate and consistent.

22 One other thing I wanted to point out  
23 is, if there are any issues about where the  
24 grades are as well, that affects the storm  
25

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1 water management plan, and it also affects  
2 zoning compliance. Not only with regard to  
3 egress issues, if that's not shown accurately  
4 in one area, it affects whether the drainage  
5 works, whether the height really complies. It  
6 just sounds like there needs to be a lot more  
7 kind of clean up and coordination of the  
8 application.

9 THE CHAIRPERSON: I agree.

10 MS. NEMECEK: We haven't even  
11 discussed the landscape plan. I do have a  
12 question. You have a property line between the  
13 two houses, will there be a fence?

14 MS. MOHANTY: No.

15 MS. NEMECEK: No? The landscape plan,  
16 the plants are fine. It just seems a little  
17 unfinished because you only have some plants in  
18 the front. If you're going to have plants or  
19 shrubs that indicate the difference between the  
20 left and the right house where you would  
21 normally have a fence, I would put those in. I  
22 would also put whatever plants you have around  
23 the new patio because it should have some kind  
24 of plants. It just seems unfinished. So

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1 anything that you're going to have in between  
2 the two houses for privacy, anything you're  
3 going to have on each side of the houses for  
4 privacy, if you're going to have them, and  
5 anything you're going to have near the new  
6 patios in the back. If you decide to use a  
7 fence, you should indicate it also on this  
8 plan.

9 THE CHAIRPERSON: At this point in  
10 time, Margaret, should we open up the public  
11 hearing?

12 MS. UHLE: Yes, I would go ahead and  
13 at least get those comments so if there are new  
14 issues that need to be addressed when they  
15 return, and then just keep it open for the next  
16 meeting.

17 THE CHAIRPERSON: Okay. So I would  
18 like to make a motion to open up Applications  
19 21-39 and 21-40 for a public hearing.

20 MR. MCINTYRE: Second.

21 THE CHAIRPERSON: All in favor.

22 (AYE)

23 THE CHAIRPERSON: If anyone would like  
24 to, please come up to the podium, take the mic,  
25

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1 and give us your name and address, please.  
 2 MR. CHEN: Hey, everyone. Thanks,  
 3 committee. My name is Kevin Chen, I'm the  
 4 owner for 97 Lee Avenue, which is across the  
 5 street of the neighbors.  
 6 First of all, I like to thank the  
 7 committee for giving the neighbors an  
 8 opportunity to express our concerns. First of  
 9 all, to be honest, I'm not object the builders  
 10 build the new buildings. I'm fine with that.  
 11 They build the new buildings, they pay jobs,  
 12 they bring more revenue to the town, I have new  
 13 neighbors, I'm fine with that. There is a  
 14 little bit concern about the outlook. My first  
 15 thing is, Lee Avenue is really kind of old  
 16 neighbors and most of the time like colonial  
 17 style. From the outlook they have kind of semi  
 18 underground basement. This is kind of a little  
 19 bit rare in our neighbors. I'm just wondering,  
 20 maybe the builders or the committee could give  
 21 us a little bit example maybe when buildings  
 22 nearby maybe like 10 years ago have similar  
 23 structures because this semi underground is  
 24 really kind of rare in our neighborhoods.

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1 That's one of my questions. I'm not  
 2 architecture. I do finance, finance analyst.  
 3 I just view from the common sense from regular  
 4 common peoples.  
 5 My second question would be on the 98  
 6 Lee Avenue. From the picture, you probably see  
 7 the car already block the driveway, but in  
 8 reality there's another picture here you  
 9 probably see the 98 Lee Avenue's driveway would  
 10 be facing the 97 Lee, which is my house, facing  
 11 my main building directly, which I really see  
 12 kind of things happening like right face to the  
 13 buildings, especially 98 Lee has kind of semi  
 14 underground driveway, which means the driver  
 15 have to push the pedal much more harder to get  
 16 into that. The high risk, they will lose  
 17 engine control, back into my house, so it's  
 18 bigger risk. I'm not arguing for that, but I'm  
 19 just asking from your expert side, let's say if  
 20 we move the driveway from left to right side,  
 21 is that like ugly, ugly, not acceptable? I  
 22 mean, I just did a Photoshop on that. I didn't  
 23 change the scale. I just want you guys to have  
 24 expert opinion is that ugly, ugly, not

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1 acceptable, or maybe it's to be considered,  
 2 just move the driveway left to right. I  
 3 understand there's a lot of driveways, two  
 4 driveways --  
 5 MS. UHLE: Mr. Chen, I hope you don't  
 6 mind if I just explain to the board. Mr. Chen  
 7 has e-mailed me a few times. What his concern  
 8 is, he would prefer for the curb cuts to be  
 9 directly aligned with each other, which I did  
 10 explain to him often residents don't want the  
 11 curb cuts directly aligned. His concern is if  
 12 they're not directly aligned, then if a car  
 13 goes out of control, it will go into his yard  
 14 and into his home. What I did explain to you,  
 15 with a 50 foot frontage, there's a lot of  
 16 factors that determine where the driveway is  
 17 located. What the applicant has indicated is,  
 18 they're locating them on the low side of the  
 19 property to work with the grades.

20 With regard to the underground  
 21 garages, that's -- and I'm not so familiar with  
 22 Lee Avenue specifically -- that is not an  
 23 unusual circumstance because it gives people a  
 24 full first floor, and then it gives people a

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1 basement garage.  
 2 One other comment I want to make is,  
 3 in the Photoshop that you did, you have so many  
 4 curb cuts and people coming out of the  
 5 driveways sort of all at the same time, some  
 6 people would think that would create more of a  
 7 hazard than having them more separated. There  
 8 are different ways of looking at it.  
 9 I do know that this has been a big  
 10 concern of Mr. Chen's. What he is asking is  
 11 for the driveways to be -- curb cuts to be  
 12 completely aligned with each other. I do think  
 13 that the applicant -- and they might be able to  
 14 address this better -- did kind of consider it  
 15 if it could happen, but then they had to factor  
 16 in working with the grades, working with  
 17 drainage, working with the height of the  
 18 building, working with zoning compliance, and  
 19 also not necessarily agreeing with the fact  
 20 that one is more hazardous than the other.  
 21 MR. CHEN: Thanks, Margaret. I want  
 22 to highlight, two driveways lined with each  
 23 other is common in our neighborhood, but having  
 24 semi underground the driveway facing the other

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1 opposite buildings is not that common. It's  
2 very rare. That's my second one.

3 The first one is, the underground is  
4 really kind of rare in our neighborhood. The  
5 second part is the driveway from left to right  
6 side. The third will be, I don't know, it's  
7 like why the two buildings are not  
8 symmetrically, especially 98 Lee. I think you  
9 guys already discussed that. I mean, if I look  
10 at 102 new proposal, it's symmetric, it's good,  
11 but 98 Lee Avenue, I'm just wondering why it's  
12 not symmetric.

13 MS. UHLE: Why it's not symmetric?

14 MR. CHEN: Yes. Why is it like this  
15 shape?

16 MR. LUCA: Well, every home doesn't  
17 have to be symmetrical.

18 MR. CHEN: But look at the neighbors,  
19 it's like 94, maybe 104 is more close.

20 My last question is will be the color  
21 for the 98. I mean, the 102 will be the white  
22 color, it's fine. The 98 will be dark color on  
23 the gray side. My house is white color, 101 is  
24 white color, 93 is white, 104 is white, 94 is

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1 white. Maybe the color will be too dark. I  
2 was planning to re-paint my house, but even I  
3 would consider kind of light blue, green, kind  
4 of light colors. Yes, that's it. Thanks.

5 THE CHAIRPERSON: Is there someone  
6 else that wanted to address these applications?

7 MR. TELESCO: Good evening. Thank you  
8 for allowing me the opportunity to speak. My  
9 name is Peter Telesco, Jr. I live at 892 Post  
10 Road in Eastchester. I'm speaking on behalf of  
11 my parents, Peter and Elizabeth Telesco. They  
12 have resided at 94 Lee Avenue for 56 years, so,  
13 you know, it's important to them. They're  
14 going from an empty lot next to them to now a  
15 building next to them.

16 MS. UHLE: Just to clarify, 94 is  
17 directly adjacent to 98. It skips a couple of  
18 numbers.

19 MR. TELESCO: We'll be down the hill  
20 from 98. I have three points I would like to  
21 address. I'll do them in no particular order.

22 The plans that I saw when I was here  
23 last week, were showing that the home will have  
24 an 8 foot setback on one side yard, a 9 foot

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1 setback on the other. The drawing showed the 8  
2 foot setback on the 94 Lee side. Is it  
3 possible to put the 9 foot setback there since  
4 we're coming down hill? We get an extra foot  
5 of pervious surface to help with rain water,  
6 ground water, whatever. It just kind of makes  
7 more sense to me to put the 8 feet between the  
8 two homes and give the existing home the  
9 benefit of doubt, if you want to say, and give  
10 them the extra foot of green space. That's  
11 point number 1.

12 Point number 2 is, there is an  
13 existing retaining wall that ranges in height  
14 from -- I don't know exactly, but it slopes --  
15 it gets higher as it goes back. I have photos  
16 of it. 1995, it was in great condition. Very  
17 nice, tidy, neat. It's in major disarray now.  
18 It's decaying. It needs to be addressed, and I  
19 think a good time to address it is when you're  
20 constructing a new home. I do ask that that be  
21 given some consideration.

22 Thirdly, I didn't hear anything in the  
23 discussion about dry wells and where they would  
24 be placed on this property. Can that be

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1 clarified for me?

2 THE CHAIRPERSON: At the Planning  
3 Board for sure definitely. Also -- Margaret,  
4 go ahead.

5 MS. UHLE: With regard to the 8 foot  
6 and 9 foot setbacks, I will say the Planning  
7 Board often does require that the lesser  
8 setbacks be between the adjacent homes, you  
9 know, the new homes, so that the larger  
10 setbacks are adjacent to the neighbors. So I  
11 understand what you're talking about, and the  
12 Planning Board often does require that.

13 MR. TELESCO: Even if we're on a slope  
14 because the water is -- you know, I'm just  
15 looking to get the 9 feet --

16 MR. MCINTYRE: In your favor. In your  
17 parents' favor.

18 MS. UHLE: Yes, in your favor. That's  
19 what I'm saying. So they usually have the  
20 lesser -- the 8 foot setback between the new  
21 homes.

22 MR. TELESCO: Got it. Okay, I  
23 understand. Great. Thank you.

24 MS. UHLE: With regard to the

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retaining wall, I think you may have or your dad may have spoke to the builder about this.

MR. TELESKO: Yes.

MS. UHLE: I'm not sure, you know, whose property it's on or what, but that's something that if it's on the builder's property, you know, he may be required to repair. If it's kind of along both properties, that's something you could discuss with the builder in more detail.

With regard to the dry wells, the applicant does have a civil engineer preparing a storm water management plan. As part of the subdivision approval process, our engineer basically goes out and does a deep hole test and perc test to make sure of the soil conditions and the fact that he doesn't anticipate any problems on the site, but they are preparing a very specific storm water management plan for both properties. His engineer has been preparing that, our engineer is reviewing that. So that will be required to be complete prior to the Planning Board meeting, and that will show very specifically

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where everything is located.

MR. TELESKO: Okay, so --

MS. UHLE: And they're required to design for a 100 year storm event, as though the properties were perfectly vacant now, so for all proposed impervious surfaces.

MR. LUCA: Is your concern that the dry wells will be on the side property? Because they're not allowed to be?

MR. TELESKO: It's twofold.

MR. LUCA: The dry well has to be a 10 foot setback requirement off the property line. Most likely, the dry wells are going to be in their front yard and in their backyard.

MR. TELESKO: Okay. So I guess my point then is, that the driveways in question, you know, as far as my parents' property is concerned, I think the driveway is best where it is drawn with the dry well going on the opposite side, the uphill side of my parents' property. So I do wish that that would be given some consideration because if we move the driveway, now the dry well has to be on the close side to my parents' property. Water

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travels downhill. Where is it going to go? At least if it's above, its got a lot of soil to come through, there's a driveway there. They're more protected I guess is what I'm trying to say. So I do like the driveway on that side, personally.

MS. UHLE: That is what was shown on the preliminary plans, and I think this was discusses to a lesser extent at the Planning Board when it was undergoing subdivision review. So I think our engineer -- that's where they were proposed, and I think he is aware of your concern and your dad's concern.

THE CHAIRPERSON: In general, Margaret, when there is new construction, because the zoning has changed so much over the years, doesn't it tend to improve the situation of the neighborhood rather than --

MS. UHLE: Well, you know, it's interesting because of course everyone is very concerned about storm water issues and flooding issues, especially after Ida and Henri, but, yes, in this case the existing house probably has few, if any, storm water facilities on

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site. So not only are they now required to locate them on site, we also keep modifying the zoning law so that you have to accommodate even for bigger storms.

THE CHAIRPERSON: It should be an improvement is what I'm saying. In general, it tends to be an improvement with the new construction because they do it better now.

MS. UHLE: The only difference here is his family was used to having essentially a vacant lot next to them. They'll definitely have more impervious surfaces here, but we are very careful, with the new construction especially, to look at that carefully. I have no problem with our civil engineer kind of coming and speaking to you and your dad about specific concerns. That's not a problem.

MR. TELESKO: Okay. Thank you.

THE CHAIRPERSON: Is there anyone else who would like to say anything about this application, these two applications?

(No comments.)

THE CHAIRPERSON: Alrighty. So at this point, I don't believe that these are

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2 really ready for the Planning Board yet. I  
3 think that we have too many questions, we're  
4 missing too many details to be presented in a  
5 more accurate way.

6 So if you would, Margaret, review some  
7 of the points that we -- all the points that  
8 we --

9 MR. MCINTYRE: Before you do that, are  
10 we leaving the public hearing open?

11 MS. UHLE: Yes, definitely, so people  
12 could comment on any changes that have been  
13 made.

14 THE CHAIRPERSON: For that reason, it  
15 will still be open so we don't have to reopen  
16 it.

17 MS. UHLE: I will go over these fairly  
18 quickly, and they're to remind the applicant  
19 the comments that you make. Obviously, they  
20 are not conditions since they have to come back  
21 under any circumstances. I think the major  
22 issue is just making sure -- one of the major  
23 issues is making sure that the elevations and  
24 the material board and the floor plans are all  
25 accurate and consistent and represent what's

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2 actually being proposed. Silvio had mentioned  
3 the heads of the windows, you know, should  
4 align properly with the front door. The roof  
5 on the portico on both the right and the left  
6 elevation should be rendered accurately. He  
7 recommended a second mullion on some of the  
8 smaller casement windows so that they match  
9 other windows. In fact, I think you said all  
10 of the windows should be the 2 over 2; correct?  
11 The board recommended to either eliminate the  
12 Board and Batten detail in the gable or show  
13 them wider you indicated?

14 THE CHAIRPERSON: On one house it was  
15 wider, on the other house it was missing on the  
16 top.

17 MS. UHLE: Okay. So just accurately  
18 present what you're proposing with regard to  
19 the dimension of the Board and Batten and the  
20 location of the Board and Batten. That was an  
21 issue with the HardiePlank as well, to  
22 accurately show that in terms of the size.

23 MR. LUCA: And the way the windows  
24 line up as well on the lighter color home.

25 MS. UHLE: 102 Lee. Also, on the

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2 elevations that were presented to the board to  
3 show -- this is 98 Lee, but I think they sort  
4 of relate to all of the drawings -- add a  
5 carriage style door to the garage that's more  
6 similar to what's shown on the materials board  
7 compared to what's shown on the elevation. The  
8 rear sliding glass doors, show a transom over  
9 it, if you're going to propose that. It was  
10 recommended that that include mullions as well,  
11 but also that these glass doors themselves  
12 mimic the windows with regard to having the 2  
13 over 2 grid. You were asked to show the  
14 location of any proposed lighting on the  
15 elevations, including the dimensions of the  
16 light fixtures. That would also include the  
17 front door or the garage or any other proposed  
18 lighting on the elevations. Again, showing the  
19 Board and Batten wherever it is proposed. Make  
20 sure that the handrails are shown accurately  
21 and consistently. They recommended that you  
22 just have a square composite baluster rather  
23 than the wrought iron with the medallions.  
24 Make sure that your street-scape accurately  
25 reflects the grade conditions in front of the

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2 building. Check on the location of the front  
3 door at 102 Lee because it doesn't appear to be  
4 centered.

5 For the landscape plan, Jennifer had  
6 indicated that the plant material selection or  
7 what's shown is fine, but requested that you  
8 show more to address privacy issues and  
9 landscaping around the new patios, if a fence  
10 is proposed, include that on the plan, but  
11 actually just complete the landscape plan to  
12 address plants in the rear of the property and  
13 at the sides of the property.

14 Actually, I think you should consider  
15 this when you come back in response to Mr.  
16 Telesco's comment. The Planning Board often  
17 does request that you have the 8 foot setback  
18 between the homes, see if you could address  
19 that. That's basically it.

20 MR. MCINTYRE: I think just one other  
21 thing, Margaret. I know you made reference to  
22 indicating the grade, but just to sort of  
23 reiterate the importance of sort of  
24 topographical plan and correct grade points on  
25 the plot plan as it relates specifically

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2 secondary means of egress from the subterranean  
3 space.

4 MS. UHLE: Well, I think at this point  
5 a lot of times applicants are still kind of  
6 finalizing the storm water management plan  
7 between the ARB and Planning Board, but they  
8 have plenty of time to finalize that before  
9 they come back to the ARB as well, so that all  
10 of that should be resolved.

11 MR. MCINTYRE: Right. We just got to  
12 know how it works.

13 THE CHAIRPERSON: So then I would like  
14 to make a motion for Applications 21-39 and  
15 21-40 to come back to the Planning Board at our  
16 next meeting, which is --

17 MS. UHLE: In January. It's the  
18 January meeting that's posted.

19 THE CHAIRPERSON: January 6th.

20 MR. ABILLAMA: Thank you.

21 MR. MCINTYRE: Thank you. Second.

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

24 THE CHAIRPERSON: That concludes our  
25 meeting tonight for the November 4th, 2021 ARB

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2 meeting. Good night, everyone.

3 MR. MCINTYRE: Good night. Thank you.

4 MS. UHLE: Thank you.

5  
6 (Meeting adjourned.)  
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2 CERTIFICATION  
3

4 STATE OF NEW YORK )  
 ) SS.  
5 COUNTY OF WESTCHESTER)  
6

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

11 That the above transcript was taken from  
12 a video of the actual hearing. I was not  
13 present for such hearing. The video was taken  
14 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 24th day of November, 2021.

22  
23  
24  
25

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

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