EASTCHESTER ARB - 11/4/21


Could you please all rise for the Pledge of Allegiance.

(Pledge of Allegiance.)

THE CHAIRPERSON: Roll call, Margaret.

MS. UHLE: Sure, Enda McIntyre.
MR. McINTYRE: Here.
MS. UHLE: Laura Raffiani.
THE CHAIRPERSON: Here.
MS. UHLE: Jennifer Nemeczek.
MS. NEMECZEK: 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.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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 Adam 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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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
EASTCHESTER ARB - 11/4/21

1. door.

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

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

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

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

   THE CHAIRPERSON: The addition sits back a little?

   MR. MAIORANO: It does sit back.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

   THE CHAIRPERSON: That will dress it up nicely.

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

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

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

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

   MR. MCINTYRE: Second.

   THE CHAIRPERSON: All in favor.

   (AYE)

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

   (No comments.)

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

1. because the existing house, it's an older house built in the Twenties, it's 15 feet from the property, so we put that back to the 30 feet.

   Again, we have the right side variance, but the addition is pushed back, so we don't need a front yard variance for that as well.

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

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

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

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

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

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

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11/22/2021 09:13:28 AM
EASTCHESTER ARB - 11/4/21

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

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

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

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

MR. MAIORANO: Thank you.

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

MR. IANNACITO: Good evening. My name
is John Iannacito, I'm an architect, and I'm
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EASTCHESTER ARB - 11/4/21

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

I'm going to just come over to the
drawings and go through them. So the proposed
scope of work will include a second story
addition over the existing footprint, which is
highlighted here in yellow; the construction of
a covered front entry porch, highlighted here
in about blue; a two story addition at the
rear, highlighted in red; and then site
alterations, including expanding the existing
driveway and some new retaining walls along the
front here and at the back here, and also a new
patio at the rear. There is an existing
in-ground pool, that we're going to cover up.

It's in bad shape. It's a panel pool with a
vinyl liner. It's falling apart, so we're just
going to fill it.

So here is the proposed front
elevation. The existing house is currently a
ranch style house. We are proposing to remove
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EASTCHESTER ARB - 11/4/21

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

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

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

I'm happy to answer any questions.

Thank you.

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

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

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EASTCHESTER ARB - 11/4/21

lighter gray combination.

THE CHAIRPERSON: Okay.

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

THE CHAIRPERSON: The shutters are
what material?

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

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

MS. NEMECEK: Do you have any lights
proposed?

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

MS. NEMECEK: Okay.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

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

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

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

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

MR. MCINTYRE: Right.

MR. IANNACITO: So this is where the DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

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

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

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

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

MR. MCINTYRE: Right. Even the exterior walls, like they're all going to --

MR. IANNACITO: So right now on the front facade is all stone from the base up to the eave of the existing roof. We're going to DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

existing garage is currently.

MR. MCINTYRE: Right.

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

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

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

MR. MCINTYRE: Right. Right.

MR. IANNACITO: So we're pushing that further back. There's also one story concrete structure at the back here, which was constructed many years ago without any permits, DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

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

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

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

MR. IANNACITO: I mean, the front door is close to where it was on the existing house.

That's about the only thing we're saving on the DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21
first floor. There is no second floor, so we have to create a new staircase going upstairs, relocate the stair going down to the basement. The kitchen is going to be a much larger kitchen. We're creating a family room. We're going to maintain a living room and dining room.

MR. MCINTYRE: Does the chimney remain?
MR. IANNACITO: The chimney remains in the same location, it will just get extended up higher.

MR. MCINTYRE: Okay.
MR. IANNACITO: And brick painted white.

MR. MCINTYRE: Everything is like true white or is it like almost like a --
MR. IANNACITO: There's about a hundred different types of white this year, so I don't know. It will be white. You won't see the red or, you know, the whitewash brick. It will be a white brick. As far as what shade of white, I'm not sure.

MR. MCINTYRE: It's a huge
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21
of the building is really almost the same in the front, except for the driveway getting expanded and the retaining walls. We'll replant around all the retaining walls along the front of the house.

THE CHAIRPERSON: So we'll open up the public hearing for Application 21-38, 14 Hilltop Road.

MS. NEMECEK: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: Is there anyone here who would like to get up and ask a question, make a comment regarding this application?

MR. MCINTYRE: Sing a song, do a dance.

(No comments.)

THE CHAIRPERSON: Then I would like to make a motion to close Application 21-38 to the public hearing.

MR. MCINTYRE: Second.

THE CHAIRPERSON: All in favor.

(AYE)

THE CHAIRPERSON: I'll also make a
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21
transformation. Really very nice.

THE CHAIRPERSON: Comments or questions, guys? No. No landscaping?

MS. UHLE: I was going to say kind of in response to Enda's comments or concerns, the only difference from our perspective between an addition and an alteration and the new construction is whether a landscape plan is proposed. So if that's something you think is necessary in this case, you can ask that the applicant provide one to the Planning Board. Otherwise, in terms of the building permit or the review process, they're the same regardless of how you classify it.

THE CHAIRPERSON: Your thoughts on that?

MS. NEMECEK: I think it looks great.

THE CHAIRPERSON: But I mean landscaping wise.

MS. NEMECEK: If they're taking this much care into the house, I'm sure they --

THE CHAIRPERSON: Okay.

MR. IANNACITO: They're definitely going to relandscape everything. The footprint
DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

their complete presentation, and then you could
focus on each house if you have comments about
the architecture.

THE CHAIRPERSON: Okay. Sounds like a
plan.

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

MS. MOHANTY: This is --

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

MS. MOHANTY: So we have 98 Lee Avenue
and 102 Lee Avenue on lot areas of 50 by 100.
I would like to present 98 Lee Avenue.
The grades, they start at about 232 and go up
about 5 feet to the diagonal. We decided to
put the garage on the lower side so that we can
take advantage of the heights. The average
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

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

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

The garage is on the right-hand side.

On the lower level, we have a rec room on the
left side, and the garage on the right. On the
first floor is the living, the dining, kitchen
and study. Upstairs, we have four bedrooms
with two bathrooms. The roof is a hip roof
with a gable end. The hip roof is asphalt
DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

THE CHAIRPERSON: And the colors on
this one?

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

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

MS. MOHANTY: Yes.

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

MR. LUCA: I have a couple of
questions.

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

MS. MOHANTY: That rendering is more
accurate.

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

MS. MOHANTY: Yes.

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

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

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

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

MS. MOHANTY: The smaller ones are
casement.

MR. LUCA: The window heads on the
first floor are 8 feet with a 9 foot ceiling?

I'm talking about proportions right now. Your
front door is at 6 foot 8 and your windows are
at 8 foot visually, which doesn't look correct.

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MS. MOHANTY: The windows are at 7 feet.

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

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

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

MS. MOHANTY: Okay.

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

MS. MOHANTY: Yes.

MR. LUCA: What's the board size?

MS. MOHANTY: They are --

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

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

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

DINA M. MORGAN, REPORTER

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

MS. UHLE: The left elevation, Tom.

MR. LUCA: Over the door. Over the door.

MS. UHLE: Left side of the left elevation.

MR. LUCA: The standing seam roof.

THE CHAIRPERSON: It's called out as the left elevation, not the left on the page.

It's actually on the bottom right.

MS. UHLE: That roof there, yes.

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

MS. UHLE: He's talking about in the gable and above the front door.

MR. LUCA: Yes. What type of window is that?

THE CHAIRPERSON: Casement.

MS. MOHANTY: Casement.

MR. LUCA: It's a casement. So just a center bar as well.

THE CHAIRPERSON: Do you think that these look a little too much as far as the mullions, these smaller ones on the rear elevation?

MR. LUCA: I think all the windows should be consistent. If it's going to look like two over two, they should all look like two over two. I just think that the mullions are drawn a little too heavy on those small windows. So that's why you're reading it the way you're reading it now.

THE CHAIRPERSON: Okay.

MR. LUCA: Even the sliding door, you have a transom above that. I'm not sure if you're doing that or not. But if you're going to do a transom above the door, the transom should have some kind of vertical mullion in it. I would also make the sliding door, instead of being 10 lights -- you know, 2x51 -- I would mimic the windows as well, so it would just be a grid of four.

MS. MOHANTY: Okay.

THE CHAIRPERSON: Two over two on each door?

MR. LUCA: Yes. It will be a crucifix basically. Yes, four and four.

THE CHAIRPERSON: Do we have any other comments specifically about this one?

MR. MCINTYRE: Is there lighting proposed?

MS. NEMECEK: We saw one light on this material board, but is that for both houses?

MS. MOHANTY: Yes.

THE CHAIRPERSON: For where?

MS. MOHANTY: It's for the front porch.

THE CHAIRPERSON: These are like sconces. Will there be two?

MS. MOHANTY: Yes, on either side.

MS. NEMECEK: They're going to be on...
EASTCHESTER ARB - 11/4/21

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

MR. LUCA: Yes, I would do the same
thing on the windows. Again, there's a lot
of -- on the drawings, there are things that
are not correct or maybe not done right.

9 Again, if this is HardiePlank on the lower
level, why is there a double line? Is it
HardiePlank? You have a double line drawn.

Then the upper portion is a vertical Board and
Batten again, the second level?

14 MS. MOHANTY: Yes.

15 MR. LUCA: What's about that 5 1/4 by
12 in the attic on the front elevation?

There's no detail. What happens up there?

18 MS. MOHANTY: The same board.

19 MR. LUCA: The Board and Batten?

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

23 MS. MOHANTY: So there is a freeze
there in between just to create --
24

25 MR. LUCA: You have to show the
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EASTCHESTER ARB - 11/4/21

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

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

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

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

9 MR. LUCA: The roof is asphalt

10 shingle?

11 MS. MOHANTY: Yes.

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

14 MR. ABILLAMA: Here?

15 MR. LUCA: Yes. That's asphalt as

16 well?

17 MS. MOHANTY: Yes.

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

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

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

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 11/4/21

1 Batten? What's happening up there? The gable
on the rear elevation, what's going on there?

4 Our plan is just showing it as solid.

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

7 MS. UHLE: Board and Batten as well.

8 Okay.

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

12 MR. NEMECZEK: I have a question about
the railing. The railing in the front shows
medallions on it, and then in the back it's a
different railing at the back of the house.

15 MS. MOHANTY: The railing.

16 MR. NEMECZEK: The railing at the stair
at the front of the house, the entrance, and
then on the side view it shows medallions. The
right and left elevation.

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

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

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 11/4/21

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

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

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

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

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

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

16 MS. MOHANTY: With lights.

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

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

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

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

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

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

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

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

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

MR. ABILLAMA: Yes.

MS. MOHANTY: 5 feet.

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

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

DINA M. MORGAN, REPORTER

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

To my colleague's point regarding

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

THE CHAIRPERSON: I agree.

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

MS. MOHANTY: No.

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

That would be centered, but
on the elevation it's not.

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

MR. LUCA: Right.

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

MR. LUCA: But it should be centered.

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

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

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

DINA M. MORGAN, REPORTER
and give us your name and address, please.

MR. CHEN: Hey, everyone. Thanks,

committee. My name is Kevin Chen, I'm the
owner for 97 Lee Avenue, which is across the
street of the neighbors.

First of all, I like to thank the
committee for giving the neighbors an
opportunity to express our concerns. First of
all, to be honest, I'm not object the builders
build the new buildings. I'm fine with that.

They build the new buildings, they pay jobs,
they bring more revenue to the town, I have new
neighbors, I'm fine with that. There is a
little bit concern about the outlook. My first
thing is, Lee Avenue is really kind of old
neighbors and most of the time like colonial
style. From the outlook they have kind of semi
underground basement. This is kind of a little
bit rare in our neighbors. I'm just wondering,
maybe the builders or the committee could give
us a little bit example maybe when buildings

nearby maybe like 10 years ago have similar
structures because this semi underground is
really kind of rare in our neighborhoods.

DINA M. MORGAN, REPORTER

That's one of my questions. I'm not

architecture. I do finance, finance analyst.

I just view from the common sense from regular

common peoples.

My second question would be on the 98

Lee Avenue. From the picture, you probably see
the car already block the driveway, but in
reality there's another picture here you

probably see the 98 Lee Avenue's driveway would

be facing the 97 Lee, which is my house, facing
my main building directly, which I really see
kind of things happening like right face to the
buildings, especially 98 Lee has kind of semi
underground driveway, which means the driver
have to push the pedal much more harder to get
into that. The high risk, they will lose
engine control, back into my house, so it's
bigger risk. I'm not arguing for that, but I'm
just asking from your expert side, let's say if
we move the driveway from left to right side,

is that like ugly, ugly, not acceptable? I

mean, I just did a Photoshop on that. I didn't
change the scale. I just want you guys to have
expert opinion is that ugly, ugly, not

DINA M. MORGAN, REPORTER

acceptable, or maybe it's to be considered,
just move the driveway left to right. I
understand there's a lot of driveways, two
driveways --

MS. UHLE: Mr. Chen, I hope you don't
mind if I just explain to the board. Mr. Chen
has e-mailed me a few times. What his concern
is, he would prefer for the curb cuts to be
directly aligned with each other, which I did
explain to him often residents don't want the
curb cuts directly aligned. His concern is if
they're not directly aligned, then if a car
goes out of control, it will go into his yard
and into his home. What I did explain to you,
with a 50 foot frontage, there's a lot of
factors that determine where the driveway is
located. What the applicant has indicated is,
they're locating them on the low side of the
property to work with the grades.

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

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

opposite buildings is not that common. It's very rare. That's my second one. The first one is, the underground is really kind of rare in our neighborhood. The second part is the driveway from left to right side. The third will be, I don't know, it's like why the two buildings are not symmetrically, especially 98 Lee. I think you guys already discussed that. I mean, if I look at 102 new proposal, it's symmetric, it's good, but 98 Lee Avenue, I'm just wondering why it's not symmetric.

MS. UHLE: Why it's not symmetric?
MR. CHEN: Yes. Why is it like this shape?
MR. LUCA: Well, every home doesn't have to be symmetrical.
MR. CHEN: But look at the neighbors, it's like 94, maybe 104 is more close.

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

THE CHAIRPERSON: Is there someone else that wanted to address these applications?
MR. TELESCO: Good evening. Thank you for allowing me the opportunity to speak. My name is Peter Telesco, Jr. I live at 892 Post Road in Eastchester. I'm speaking on behalf of my parents, Peter and Elizabeth Telesco. They have resided at 94 Lee Avenue for 56 years, so, you know, it's important to them. They're going from an empty lot next to them to now a building next to them.

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

MR. TELESCO: We'll be down the hill from 98. I have three points I would like to address. I'll do them in no particular order. The plans that I saw when I was here last week, were showing that the home will have an 8 foot setback on one side yard, a 9 foot

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

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

MR. TELESCO: 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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

1 where everything is located.

MR. TELESCO: 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. TELESCO: 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. TELESCO: 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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

1 travels downhill. Where is it going to go? At
least if it's above, it's 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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

1 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. TELESCO: 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

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

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

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

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

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

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

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

actually being proposed. Silvio had mentioned the heads of the windows, you know, should align properly with the front door. The roof on the portico on both the right and the left elevation should be rendered accurately. He recommended a second mullion on some of the smaller casement windows so that they match other windows. In fact, I think you said all of the windows should be the 2 over 2; correct?

The board recommended to either eliminate the Board and Batten detail in the gable or show them wider you indicated?

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

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

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

MS. UHLE: 102 Lee. Also, on the

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 11/4/21

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

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

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

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

DINA M. MORGAN, REPORTER
EASTCHESTER ARB - 11/4/21

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

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

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

MS. UHLE: In January. It’s the January meeting that’s posted.

THE CHAIRPERSON: January 6th.

MR. ABILLAMA: Thank you.

MR. MCINTYRE: Thank you. Second.

THE CHAIRPERSON: All in favor.

(AYE)

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

DINA M. MORGAN, REPORTER

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EASTCHESTER ARB - 11/4/21

Good night, everyone.

MR. MCINTYRE: Good night. Thank you.

MS. UHLE: Thank you.

(Meeting adjourned.)