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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
NOVEMBER 2, 2017

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

BOARD MEMBERS IN ATTENDANCE:

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

EASTCHESTER EMPLOYEES IN ATTENDANCE:

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

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

NOV 20 2017

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meeting just a summary on some of design changes from your input. I think the biggest one is the roof change. So instead of the gable roof, it's now a hip roof for both the garage and the main roof. The other big change is the window arrangement on the front facade. So basically provided a little more symmetry, we actually shortened the windows on the second level, and also, the eave lengths we extended as well.

The same materials are proposed for use, so there is no change in the type of materials. We do have cut sheets for the garage door and the front door, if you guys want to take a look at that.

THE CHAIRPERSON: Yes, please.

MR. SCAVELLI: Do you want the other materials as well from last time?

THE CHAIRPERSON: Sure.

(Hands board samples.)

THE CHAIRPERSON: I thought it was going to be like the drawing, the garage door. Like simple like that. The cut that you are proposing, the name of it is traditional. It

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THE CHAIRPERSON: Good evening, everyone. Welcome to the November 2nd Architectural Review Board meeting. If everybody would please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, if you would call the roll.

MS. UHLE: Sure. Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Enda McIntyre and Silvio Luca are not able to make the meeting this evening.

THE CHAIRPERSON: So first up on old business, Application 17-25, 44 Water Street.

MR. SCAVELLI: Good evening. John Scavelli representing the Baranovs for the 44 Water Street application.

Just to follow up from the last

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just doesn't seem like it fits with the home. What you have pictured in the drawing looks so much more in keeping with the style, the clean lines. Did they not have anything like what you drew?

MR. SCAVELLI: I mean, there's a lot of options. If there is something that -- some input, we could certainly relay it to the owners. Are you looking for something with basically just a cleaner look, not the smaller windows?

THE CHAIRPERSON: Yes. I mean, the name of this is called traditional. This home is not traditional, it's more of a modern look. What's on the sketch is so much more in keeping with -- this looks like -- I don't know, it just doesn't look right to me. I think the cleaner, the simpler, the better.

MR. SCAVELLI: All right. You guys have flexibility with that; right?

MR. BARANOV: Yes.

THE CHAIRPERSON: There's one that says, just ribbed panel, that's more similar to the one that's -- I think that's a little bit

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2 more in keeping with the sketch and with the
3 house, with the home. There may be something
4 like from another manufacturer that's even more
5 simple than that. If you're going with this
6 one, I would definitely go with the ribbed
7 rather than the traditional.

8 MR. SCAVELLI: Okay. I mean, is there
9 a way to do a conditional approval on one of
10 the others?

11 THE CHAIRPERSON: Yes. Yes, when we
12 get to that point.

13 MS. UHLE: Typically if they have just
14 minor comments like that, it will be a
15 recommendation for when you go to the Planning
16 Board. You don't have to come back for the
17 garage door.

18 THE CHAIRPERSON: There was just too
19 much in scope last time for us to make minor
20 comments, it was more the whole thing.

21 MS. UHLE: Jennifer and Carlos, do you
22 agree with that?

23 MR. GARCIA-BOU: Yes.

24 MS. NEMECEK: It's a cleaner look.

25 MR. GARCIA-BOU: The house looks like

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2 they're trying to do a very modern house, what
3 you selected is not really --

4 MS. UHLE: Consistent with that.

5 MR. GARCIA-BOU: Consistent.

6 MS. UHLE: Okay. I just wanted to
7 double check. Thank you.

8 THE CHAIRPERSON: Any other comments
9 from the board on this?

10 MR. GARCIA-BOU: Those entry columns,
11 are they round, are they square; what are they?

12 MR. SCAVELLI: They're typical with a
13 round casing. So basically all the trim work
14 will all be white. You're talking about the
15 columns in the front?

16 THE CHAIRPERSON: Yes.

17 MR. GARCIA-BOU: Yes. On the plan,
18 you're showing them to be square, so I just
19 wanted to ask the question.

20 MR. SCAVELLI: Yes, they'll be timber
21 columns, but they can be wrapped.

22 THE CHAIRPERSON: They can or are they
23 round or are they square?

24 MR. SCAVELLI: Round. The owner said
25 they would go either way if there was a

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2 recommendation.

3 MS. NEMECEK: I think they would look
4 better square.

5 THE CHAIRPERSON: Yes, I think the
6 square would look better.

7 MR. GARCIA-BOU: You're leaning
8 towards having a very modern house, so you're
9 leaning towards that.

10 THE CHAIRPERSON: On the floor plan,
11 it seems like they're square.

12 MS. UHLE: That could just be
13 representing the base too.

14 MR. GARCIA-BOU: The windows, what
15 kind of windows do you have there?

16 MR. SCAVELLI: Casement windows.

17 MR. GARCIA-BOU: Casement?

18 MR. SCAVELLI: Yes.

19 MR. GARCIA-BOU: You don't have a cut
20 on that?

21 THE CHAIRPERSON: No, there's no cut
22 on that; right?

23 MR. SCAVELLI: No. Those are Andersen
24 400 series.

25 THE CHAIRPERSON: And they're white?

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2 MR. SCAVELLI: White, yes.

3 MR. GARCIA-BOU: The siding is gray
4 and all the windows are white?

5 THE CHAIRPERSON: The trim is white?

6 MR. GARCIA-BOU: The trim is white?

7 MR. SCAVELLI: Correct, yes.

8 MS. NEMECEK: The window over the
9 garage is not quite centered.

10 MR. SCAVELLI: Okay.

11 THE CHAIRPERSON: Centered over the
12 lower ones you mean?

13 MS. NEMECEK: It's not centered over
14 the gable.

15 MS. UHLE: Is that just a drafting
16 error?

17 MS. NEMECEK: Is that a drafting
18 error?

19 MR. BARANOV: Everything should have
20 been centered, so maybe it is a drafting error.

21 MR. SCAVELLI: Yes, that could be
22 shifted to align with the peak of the garage.

23 MS. NEMECEK: Did you think about
24 maybe using a different material within the
25 porch area, because it looks very flat even

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1 though you have columns? So there is no depth
2 even though you have a column. Did you ever
3 think of putting some kind of a stone or
4 different material in there?
5

6 MR. SCAVELLI: It was proposed as
7 painted white pressure treated wood.

8 MS. NEMECEK: But you're showing
9 siding.

10 MR. SCAVELLI: Oh, okay, you're
11 talking about the walls in the background.

12 MS. NEMECEK: Right. It just looks
13 incredibly flat. It might have to do with the
14 rendering as well, but it's a tiny, tiny porch
15 and you have two columns, which are now going
16 to be square, but it still reads flat. If you
17 could consider a different material just in
18 that place at the entryway in that porch.

19 MS. UHLE: Such as a stone.

20 MS. NEMECEK: A stone, a veneer. It
21 doesn't have to be anything fancy. It gives a
22 different, you know, texture and a little more
23 interest, because right now it just reads very,
24 very flat.

25 THE CHAIRPERSON: I think that that
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1 would kind of dress it up.

2 MR. GARCIA-BOU: It breaks up the --

3 MS. NEMECEK: It's a little monotonous
4 when you look at it, so that would give it a
5 little more interest.
6

7 THE CHAIRPERSON: The public hearing
8 is still open. Is there anyone here from the
9 town who would like to speak about this
10 application? No?

11 (No comments.)

12 THE CHAIRPERSON: I guess at this
13 point we could close the public hearing. I
14 would like to make a motion to close the public
15 hearing for Application 17-25.

16 MS. NEMECEK: Second.

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

19 MR. SCAVELLI: Thank you very much.

20 MS. UHLE: Do you want me to go over
21 the comments?

22 THE CHAIRPERSON: Yes.

23 MS. UHLE: To me -- even though I'm
24 not a voting member of the board -- it
25 definitely still looks very simple and

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1 contemporary but it looks more balanced and
2 cohesive, so I think they were good changes,
3 especially with the comments that the board
4 members made just to add a little more
5 detailing and squaring off the columns. So
6 these are things that you would propose in the
7 drawings that you submit to the Planning Board
8 then. You will not have to come back here.
9

10 They recommended that you just keep a
11 simple ribbed garage door similar to what's
12 shown in the rendering rather than on the
13 catalogue cut sheet. There was one I think it
14 was called ribbed garage door, you could use
15 that detail rather than the traditional detail
16 that you proposed. They recommended that the
17 front columns be square rather than round, that
18 you just ensure that the window above the
19 garage gable is centered, and that you consider
20 a different material such as a stone veneer
21 just within the porch area where the columns
22 are located.

23 They will vote to refer you to the
24 Planning Board. That meeting is on
25 November 30th, so you can -- right,

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1 November 30th?

2 MR. VERNON: Yes.

3 MS. UHLE: So you could revise the
4 drawings and get those in to us for that
5 meeting, okay?
6

7 MR. SCAVELLI: Okay, thank you very
8 much.

9 THE CHAIRPERSON: So I would like to
10 make a motion to pass Application 17-25 along
11 to the Planning Board with a recommendation of
12 approval with those comments aforementioned.

13 MR. GARCIA-BOU: Second.

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

16 THE CHAIRPERSON: Thank you very much.
17 Next up is Application 17-56, 1 Howell
18 Place. Good evening.

19 MS. MATHEWS: Good evening to you. My
20 name is Kristin Mathews, and my husband and I
21 own the house that's located at 1 Howell Place.
22 My husband regrets that he is unable to be here
23 tonight. This is my architect, Peter Cole. He
24 has been tremendous working with us on our
25 plans.

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2 We would like to extend our house on
3 the side. There already exists a extension,
4 which was probably originally a screened-in
5 porch -- I'm sure you've heard this sort of
6 story before -- that was converted into
7 internal space at some point in time -- not by
8 us -- and we would like to demolish it and
9 replace it with a new and different extension
10 that is two stories and also larger in
11 dimension than the existing previously
12 screened-in porch.

13 This is a design that looks from the
14 front of the house. So this is the original
15 house and there currently is an extension like
16 this and we want to replace it with this.

17 We have some samples. The siding will
18 be identical to what our current house has,
19 which is a Hardie Board. We're not changing
20 the color. The shingles will be identical also
21 to the rest of our house. The windows will be
22 mimics as close as possible, although the
23 better window company has gone out of business.
24 So our plan is to find something that is as
25 close as possible to the windows that we have.

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2 We'll be happy to entertain any questions that
3 you have.

4 THE CHAIRPERSON: The current home the
5 trim is white and you will continue with that,
6 the white trim?

7 MS. MATHEWS: Yes.

8 THE CHAIRPERSON: And the black
9 shutters as well?

10 MS. MATHEWS: Yes, that's correct.

11 MR. GARCIA-BOU: The question I have
12 is on the window, the second floor window.
13 What is that on top of the window; is that
14 stained glass? What is it?

15 MS. MATHEWS: I would like ask Peter
16 to answer that question. I believe that we
17 added some moldings.

18 MR. COLE: It's not stained glass but
19 it's a decorative window. We're trying to
20 create a tray ceiling space back in here, so
21 that would be the reflection of that coming out
22 through the gable and through there, which is
23 then going to be mimicked, actually, over the
24 bathtub over the rear of the house. The house
25 presently has some half round windows up in the

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2 gable that are up here, so we're following a
3 similar type of design like that.

4 MR. GARCIA-BOU: I see.

5 MR. COLE: We're also adding this.

6 THE CHAIRPERSON: So then that window
7 is something that you know exists? I mean, do
8 you have a cut of that window or is that a
9 custom window that you're going to do?

10 MR. COLE: It will be coming from
11 Marvin windows. They make custom sizes. I
12 want it to be an ellipse. It's a much softer
13 look. We should be able to get something that
14 should replicate the shape that we're showing
15 there.

16 THE CHAIRPERSON: Okay.

17 MR. GARCIA-BOU: In the portico that
18 you're putting in the house, do you have lights
19 on the sides?

20 MR. COLE: The portico now -- I could
21 show you a picture -- is actually fairly
22 attractive with side lights. We'll be able to
23 hopefully keep those. I was listening to the
24 earlier presentation. There is some nice
25 detail built in behind there.

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2 THE CHAIRPERSON: So you're kind of
3 just framing that?

4 MR. COLE: Yes. We're using those
5 dimensions to project forward.

6 THE CHAIRPERSON: The chimney that's
7 there now looks like it's brick but it seems
8 like you have stone?

9 MR. COLE: Yes, we would like to clad
10 it in stone.

11 THE CHAIRPERSON: The front as well?

12 MS. MATHEWS: Our chimney is not
13 currently brick.

14 MR. COLE: No, it's stone.

15 MS. MATHEWS: It's stone.

16 MS. UHLE: And the front is too. I
17 think in the photograph it kind of reads as
18 brick but it's actually stone.

19 THE CHAIRPERSON: Okay. All right.
20 So it is stone and will stay stone?

21 MR. COLE: Yes. It's a nice stone,
22 actually.

23 MS. NEMECEK: In the back you could
24 see on the garage.

25 MS. UHLE: Yes, that's a better

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 2 picture.
 3 THE CHAIRPERSON: Any comments or
 4 questions?
 5 MS. NEMECEK: I think it looks nice.
 6 THE CHAIRPERSON: I'll open it to the
 7 public.
 8 I would like to make a motion to open
 9 up Application -- what's the number, Margaret?
 10 MS. UHLE: 17-56.
 11 THE CHAIRPERSON: -- 17-56 for a
 12 public hearing; is there anyone here?
 13 (No comments.)
 14 THE CHAIRPERSON: No one here. I
 15 would like to make a motion to close
 16 Application 17-56 to the public hearing.
 17 MS. NEMECEK: Second.
 18 THE CHAIRPERSON: All in favor.
 19 (All aye.)
 20 THE CHAIRPERSON: Any other further
 21 comments from the board?
 22 MR. GARCIA-BOU: Yes, I have a
 23 question. On the new fieldstone veneer to
 24 match existing, do you have that stone that
 25 you're going to be matching that stone exactly?

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 2 MR. COLE: We'll try our best.
 3 MR. GARCIA-BOU: You don't have
 4 samples of that, I assume; right?
 5 MR. COLE: No.
 6 THE CHAIRPERSON: Is there anything
 7 like that on the existing piece or no?
 8 MR. COLE: The other thing is --
 9 THE CHAIRPERSON: To salvage is what
 10 I'm saying.
 11 MR. COLE: The other thing, since it's
 12 going to be so low to the ground, we may end up
 13 just putting stucco.
 14 MS. MATHEWS: Or Hardie Board?
 15 MR. COLE: Or Hardie Board.
 16 MS. NEMECEK: What about lighting, is
 17 there going to be a light in the portico?
 18 MR. COLE: We have a copy of the light
 19 fixtures here.
 20 MS. NEMECEK: And those are going to
 21 be mounted on the side? Thank you.
 22 THE CHAIRPERSON: One on each side in
 23 the portico?
 24 MR. COLE: In the center.
 25 THE CHAIRPERSON: In the center?

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 2 MR. COLE: In the center. There is no
 3 room on the side.
 4 THE CHAIRPERSON: Okay. In the
 5 center. There's the light cut.
 6 MS. NEMECEK: How big is that going to
 7 be?
 8 MR. COLE: (Indicating.)
 9 MS. NEMECEK: That's tiny. Can you
 10 get it a little bigger?
 11 MR. COLE: Whatever we can fit.
 12 THE CHAIRPERSON: Is there anything
 13 else?
 14 MR. GARCIA-BOU: No. I was just
 15 looking for --
 16 THE CHAIRPERSON: I think you should
 17 be able to find something being that it's
 18 broken up in two separate pieces.
 19 MS. NEMECEK: Are you going to be
 20 keeping the shrubs in the front where you
 21 already have the addition?
 22 MS. MATHEWS: We're going to keep as
 23 much as we can, and anything that doesn't
 24 survive, we're going to replace with
 25 equivalently beautiful stuff. In fact, we

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 2 already called someone to try to move that
 3 Birch so that it could survive the renovation.
 4 MR. GARCIA-BOU: How are the
 5 windowsills? The windowsills on the new
 6 addition, what are you doing with that?
 7 MR. COLE: The exterior sills.
 8 MR. GARCIA-BOU: Yes.
 9 MR. COLE: They have just an extended
 10 sill. We're going to try to match what they
 11 have now.
 12 MR. GARCIA-BOU: It's not clear on the
 13 drawings, that's why I'm asking.
 14 MR. COLE: It's a 2 inch sill. You
 15 could see them. We're going to match what's
 16 there. Those are relatively new windows;
 17 right?
 18 MS. MATHEWS: 11 years.
 19 THE CHAIRPERSON: Anything else,
 20 folks?
 21 (No comments.)
 22 THE CHAIRPERSON: Margaret, were there
 23 any comments?
 24 MS. UHLE: I don't think you had any
 25 comments, unless you wanted the comment that

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1 the light that is proposed to be in the center
2 of the portico should be as big as could
3 reasonably fit in there. The other comment
4 from the applicant was if they can't find the
5 stone to match, they may go with just stucco or
6 HardiePlank, which I think would be fine there.
7 So that's it.

8 THE CHAIRPERSON: So I would like to
9 recommend that Application 17-56 be moved along
10 to the Planning Board with a recommendation of
11 approval with the previous comment.

12 MR. GARCIA-BOU: Second.

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

15 THE CHAIRPERSON: Also, if you would
16 maybe just bring them a cut of the windows, the
17 new proposed window. If you have something
18 like from Marvin like a similar kind of thing,
19 that would be helpful to illustrate it.

20 MS. MATHEWS: Thank you.

21 THE CHAIRPERSON: Thank you. Good
22 luck with your new addition.

23 MR. COLE: Do you keep those copies?

24 THE CHAIRPERSON: Yes.

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1 MR. COLE: Do we provide new copies to
2 the Planning Board or do we use those?

3 MS. UHLE: No, unfortunately, you
4 provide new copies with a new cover sheet to
5 the Planning Board. I'll come out there and
6 speak to you quickly.

7 THE CHAIRPERSON: Next up is
8 Application 17-39, Lake Shore Drive North --
9 I'm sorry, 132 Lake Shore Drive North.

10 MR. IANNACITO: Good evening. My name
11 is John Iannacito, I'm an architect, and I'm
12 representing Mr. and Mrs. Alberto Lugo this
13 evening, the owners of the subject property.
14 We are proposing additions and alterations to
15 the existing single family residence located at
16 132 Lake Shore Drive North.

17 An application for this property to
18 construct a one story garage was presented to
19 this board and approved in June of 2017, and we
20 are back this evening for the construction of
21 the second story addition over the garage,
22 which also required variances from the Zoning
23 Board.

24 In addition to the construction of the

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1 second story addition over the garage, we are
2 also proposing to enclose the area below the
3 existing masonry deck at the rear of the
4 property, which is highlighted here in yellow,
5 and we are also proposing to construct an
6 outdoor fireplace in the rear yard, which is
7 highlighted here.

8 The application for these additions
9 and alterations was presented to the Zoning
10 Board and the following area variances were
11 granted on October 12th, 2017:

12 The first was for gross floor area;
13 the second was for the setback between the
14 enclosed deck, the bottom of the deck and the
15 pool; and the third was for a side yard setback
16 to the proposed fireplace.

17 Here we have the second floor plan
18 showing the addition over the garage, which
19 will consist of three new bedrooms and a
20 hallway connecting it back to the staircase and
21 the bathroom, and also allow an access to a new
22 roof garden, which will be built over the
23 proposed addition that was presented last time.

24 Here we have the front elevation

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1 showing the proposed second story addition over
2 the garage and the side with the addition over
3 the garage with access to the roof garden, and
4 then on the rear we the enclosure below the
5 deck with glass, stone, and stucco.

6 We have a rendering of the front
7 facade showing the addition over the garage.
8 The wall surfaces will be a combination of
9 stone veneer, gray stucco, and stain cedar
10 planks. The windows will be aluminum clad in a
11 black finish, and the trim boards will be
12 painted AZEK in a black finish.

13 I have samples of the stone, the
14 stucco, the cedar, and the aluminum cladding if
15 you would like to see it.

16 THE CHAIRPERSON: I know that parts of
17 this were approved but has any construction
18 begun?

19 MR. IANNACITO: Yes. The framing is
20 pretty much almost done with the exception of
21 the second story garage.

22 MS. UHLE: When they did present to
23 you previously, they did indicate that they
24 were potentially planning to do this.

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2 MR. IANNACITO: Right. The reason we
3 didn't do it at the last meeting is because we
4 needed a variance for the gloss floor area, so
5 we couldn't get approval for the second story
6 until we got a variance from the Zoning Board.

7 THE CHAIRPERSON: Am I looking at the
8 wrong pictures?

9 MR. IANNACITO: That's the existing
10 house before.

11 MS. UHLE: It's such an amazing
12 transformation.

13 MR. IANNACITO: The garage that's
14 shown on there is completely -- it's just
15 sticks right now. They haven't even put the
16 plywood on it yet.

17 THE CHAIRPERSON: Okay. So it would
18 be helpful if you brought the real existing to
19 the -- it's kind of strange. I do remember
20 this. I don't think it really has changed
21 much.

22 MR. IANNACITO: The only thing that
23 did change is originally we were going to keep
24 the brick veneer on the existing house, and
25 then they decided to do the cedar siding on

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2 there instead. So they're going to fur out all
3 the walls and provide siding all the way
4 around.

5 THE CHAIRPERSON: Is that siding going
6 to be finished like that or is it going to be
7 allowed to --

8 MR. IANNACITO: It will have a stain
9 on it. I think that they're leaning towards --
10 what's this called -- Classic American. It's
11 like a darker brown.

12 MR. GARCIA-BOU: That like stone hall
13 up and down, is that already up?

14 MR. IANNACITO: Which?

15 MR. GARCIA-BOU: The stone --

16 MR. IANNACITO: The tower?

17 MR. GARCIA-BOU: Yes, the tower.

18 MR. IANNACITO: Partially. It's not
19 completely up yet all of it. The front is, but
20 they haven't extended it through the back yet.
21 They were holding off on cutting the existing
22 roof until they frame this other portion.

23 MR. GARCIA-BOU: The glass panels,
24 what are they; clear, dark?

25 MR. IANNACITO: The glass panels on

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2 the house or the garage?

3 MR. GARCIA-BOU: The garage in the
4 back.

5 MR. IANNACITO: It's all clear glass.

6 MR. GARCIA-BOU: Clear glass.

7 MR. IANNACITO: The window

8 manufacturer is going to be Kolbe.

9 MR. GARCIA-BOU: Is there a cap on it?
10 What is that?

11 MR. IANNACITO: I'm sorry.

12 MR. GARCIA-BOU: The cap on the glass.
13 The cap.

14 MR. IANNACITO: You mean here?

15 (Indicating.)

16 MR. GARCIA-BOU: No, like up on top.

17 MR. IANNACITO: Here?

18 (Indicating.)

19 MR. GARCIA-BOU: Yes.

20 MR. IANNACITO: It's just the framing,
21 the black frame of the window, and then the
22 stucco will turn the corner. There's not going
23 to be any trim at the windows where the stucco
24 is.

25 MR. GARCIA-BOU: Okay.

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2 MR. IANNACITO: Same thing with the
3 stone, the stone will turn the corner and you
4 will just see the black frame.

5 MR. GARCIA-BOU: Okay.

6 MR. IANNACITO: The stone I brought at
7 the last meeting. This is the stone. I can
8 bring it up there. This is the cedar.

9 MS. UHLE: With a darker stain?

10 MR. IANNACITO: With a stain on, yes.

11 This is natural. This is the Kolbe windows.

12 THE CHAIRPERSON: What are they made
13 out of, the windows?

14 MR. IANNACITO: They're extruded
15 aluminum.

16 THE CHAIRPERSON: They meet the --

17 MR. IANNACITO: Energy codes?

18 THE CHAIRPERSON: Yes.

19 MR. IANNACITO: Yes. I think they
20 have a wood backing. They screw the profile,
21 and they actually have a wood backing that they
22 cover.

23 THE CHAIRPERSON: Perfect. So inside
24 they're wood?

25 MR. IANNACITO: Inside they're wood,

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2 yes. So they're black on the outside, and I
3 think they're going to be white on the inside
4 or whatever the trim colors are going to be.

5 MR. GARCIA-BOU: The glass on the
6 garage, is that a mirror or is it glass?

7 MR. IANNACITO: It's going to have a
8 tint to it. You can't see directly into the
9 garage, but it's not going to have a mirror or
10 a reflection. It will reflect just like any
11 other -- like the windows in the house. We did
12 present the cut sheet for that last time but I
13 think I have a copy of it. These are the
14 doors, these are the glass panels, and this is
15 the light fixture but it's going to be in
16 black.

17 THE CHAIRPERSON: The doors are like
18 this one where it reflects the --

19 MR. IANNACITO: Yes. I guess it will
20 reflect just as much as any other window. It
21 doesn't have any kind of a mirror coating on it
22 or anything like that. It's a clear glass. I
23 think they have a couple of different types of
24 glass in there. It's either tinted, frosted,
25 clear. They actually installed the same door

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2 on 65 Lake Shore Drive.

3 MR. GARCIA-BOU: The roof garden on
4 the top of the -- what exactly is the plan?

5 MR. IANNACITO: We met with two green
6 roof experts recently. We have two types of
7 systems that we're debating about. One would a
8 tray system which is set up on pedestals. So
9 first we're going to be a fiberglass membrane
10 on the entire roof, and then we're going to do
11 a tray system is option one.

12 The second option is to do a layer of
13 drainage -- a drainage bed with this
14 lightweight recycled glass aggregate and then
15 put dirt right on top of it and then grow
16 plants right on the roof.

17 MR. GARCIA-BOU: Okay.

18 MR. IANNACITO: So there's two
19 options. The tray you're kind of limited to
20 the types and species of plants that you can
21 use. When you do the dirt on top the roof, you
22 can actually slope the grade up and create
23 different layers of dirt and you can plant
24 larger plants and shrubs. So we're trying to
25 get some pricing from both and then we'll

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2 decide.

3 THE CHAIRPERSON: But if you put the
4 dirt and you get a leak, you have to --

5 MR. IANNACITO: No. The fiberglass
6 membrane is seamless. It's poured and it has
7 no seams. There will be a drain. Basically
8 there's going to be a layer of water on the
9 roof at all times, so the plants feed off of
10 that, and the roots are allowed to go into the
11 drainage bed instead of drying out. That's one
12 of the advantages of doing the real drainage
13 bed and soil versus the tray system, because
14 the tray system you constantly have to water
15 and you also have to have a drip hose. So
16 we're learning a lot about green roofs these
17 days.

18 Those are the two options. We haven't
19 made a decision on which one we're going with
20 yet, but I'm sure they'll decide soon.

21 MS. UHLE: Are you having sitting
22 areas up there as well?

23 MR. IANNACITO: Yes.

24 MS. UHLE: Okay.

25 MR. IANNACITO: There will be a paved

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2 area and a sitting area.

3 MS. NEMECEK: The pergola?

4 MR. IANNACITO: We haven't talked
5 about a pergola yet. We just talked about a
6 water feature.

7 MR. GARCIA-BOU: Fireplace?

8 MR. IANNACITO: No fireplace. We have
9 the fireplace in the back yard.

10 THE CHAIRPERSON: On the ground.

11 MR. IANNACITO: Yes.

12 THE CHAIRPERSON: Looks good.

13 MR. GARCIA-BOU: Good job.

14 MR. IANNACITO: Thank you.

15 THE CHAIRPERSON: I remember it well.

16 MR. IANNACITO: Yes, it's very similar
17 to the last application.

18 THE CHAIRPERSON: Not much different
19 that I noticed.

20 I would like to make a motion to open
21 this application to a public hearing.

22 MS. NEMECEK: Second.

23 THE CHAIRPERSON: All in favor.

24 (All aye.)

25 THE CHAIRPERSON: Is there anyone here

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2 from the neighborhood that would like to speak
3 about the application? Any questions from the
4 neighbors?

5 (No comments.)

6 THE CHAIRPERSON: I would like to make
7 a motion to close the public hearing.

8 MR. GARCIA-BOU: Second.

9 THE CHAIRPERSON: All in favor.

10 (All aye.)

11 THE CHAIRPERSON: Okay. Then --

12 MS. UHLE: Just referring it as
13 proposed.

14 THE CHAIRPERSON: As proposed along to
15 the Planning Board. I make a motion to refer
16 this application along to the Planning Board
17 with a recommendation for approval.

18 MR. GARCIA-BOU: Second.

19 THE CHAIRPERSON: All in favor.

20 (All aye.)

21 THE CHAIRPERSON: Thank you. Next I
22 believe is you again, John.

23 MR. IANNACITO: Yes. I think the only
24 comment was to get pictures of the --

25 THE CHAIRPERSON: Of the current

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2 situation rather than what's there.

3 The next application is Application
4 17-57, 7 Southeast Way.

5 MR. IANNACITO: Good evening, again.
6 John Iannacito, I'm an architect, and I'm
7 representing Mr. and Mrs. Joe Forgione this
8 evening, the owners of the property. We are
9 proposing an addition and alterations to the
10 existing single family residence located at 7
11 Southeast Way.

12 The proposed scope of work will
13 include the construction of a one story
14 addition at the front of the existing residence
15 and the construction of a covered porch at the
16 front. The construction of a one story
17 addition at the rear, highlighted in yellow
18 here, and the reconfiguration of the driveway
19 and relocation of the overhead doors to the
20 side of the property instead of the front.
21 We're also proposing new dormers at the front
22 and at the rear of the existing residence.

23 Here we have the existing and proposed
24 front elevation. So we're basically creating a
25 new gable end to match the gable end on the

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2 left. Construct a new gable end on the right
3 to match the existing with a covered porch in
4 between and two new dormers at the top. The
5 garage door will be moved from the front to the
6 side of the structure. Here's the overhead
7 door on the side and the reconfiguration of the
8 roof. Over here we have a one story addition
9 and an expansion of the existing shed dormer.
10 Here's a rendering of the front.

11 On the materials, the wall surfaces
12 will be a stone veneer to match existing. So
13 this stone exists and exists under the porch
14 also, which will have to be reconfigured and
15 then we'll match it on the new addition. We
16 will have HardiePlank siding in an arctic white
17 finish at the gable ends and on the dormers.
18 The brick veneer on the sides and rear will be
19 painted white. The roof surfaces will be slate
20 to match existing. The windows will be vinyl
21 clad in white. The trim and the columns will
22 be painted AZEK in a white finish. The
23 shutters will be a composite material in a
24 black finish. The railings will be composite
25 in a white finish. The gutters and leaders

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2 will be copper. The front entry door will be
3 vinyl clad in a white finish, and the overhead
4 door will be fiberglass in a white finish.

5 I have samples of the stone, the
6 HardiePlank, the AZEK that I can bring up.
7 This is the HardiePlank in an arctic white, the
8 AZEK, the overhead door but in white, the
9 slate, and the stone.

10 MS. NEMECEK: I do have a couple of
11 questions.

12 MR. IANNACITO: Okay.

13 MS. NEMECEK: The slate roof is in
14 poor condition, the existing slate roof.

15 MR. IANNACITO: Yes.

16 MS. NEMECEK: But you're just going to
17 replace what was there?

18 MR. IANNACITO: They'll power wash the
19 existing roof and then replace -- well, we'll
20 put new slate. We just did a house in
21 Scarsdale where Joe actually did the
22 construction, and he was able to take some
23 pieces off, blend it in with the new stuff, and
24 it looked seamless.

25 MS. NEMECEK: Okay.

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2 THE CHAIRPERSON: I'm glad that you're
3 keeping it.

4 MS. NEMECEK: Yes, it's beautiful.

5 THE CHAIRPERSON: It's really nice.
6 It's beautiful. There's nothing really that
7 compares to that.

8 MS. NEMECEK: I do have a question
9 about the three front doors. If this were the
10 back of the house, three doors would seem
11 appropriate. Because it's the front of the
12 house, why would you have three front doors?

13 MR. IANNACITO: Well, I think the idea
14 was to kind try to centralize the entrance
15 instead of having it off to one side. So we're
16 basically going to have three French doors but
17 two of them will be fixed. They'll look like
18 doors but they're not actually going to be
19 doors.

20 MS. NEMECEK: Well, then a suggestion
21 may be is to have full glass French doors.

22 MR. IANNACITO: All the way down?

23 MS. NEMECEK: All the way day.

24 MR. IANNACITO: I was thinking about
25 making that a three quarter maybe instead of

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2 full. I used the three quarter in a similar
3 design.

4 THE CHAIRPERSON: So then which is the
5 real front door?

6 MR. GARCIA-BOU: The one on the left.

7 MS. NEMECEK: That one is.

8 MR. IANNACITO: But the pathway will
9 lead you right into the center, and it will be
10 landscaped on both sides.

11 MS. NEMECEK: The only thing with the
12 three front doors all the same, it looks a
13 little like the clubhouse. It's just a little
14 too rigid. I think if you have -- I know it
15 would be then -- I agree with you then that
16 three quarter glass because it would be the
17 active front door, you don't want it full.

18 MR. IANNACITO: I think their existing
19 house has the three doors also right now. I've
20 done a couple of houses in Bedford with the
21 three front doors and it seems to work out.

22 THE CHAIRPERSON: Not this existing
23 house, another existing house?

24 MR. IANNACITO: Yes. Well, the house
25 they just sold on Hewitt had the three front

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2 doors also.

3 MR. GARCIA-BOU: I think if you put
4 three quarter on two of the other ones, it will
5 take away --

6 MR. IANNACITO: I think we want to do
7 the same on all of them. Looking at this, I
8 think the three quarter doors would be better.
9 It would be a little bit taller glass and a
10 smaller panel on the bottom.

11 MS. NEMECEK: Yes.

12 MR. GARCIA-BOU: They cannot be
13 different, they have to be the same.

14 MR. IANNACITO: It's such a
15 symmetrical look. We could make those doors
16 door operable too. Someone could enter into
17 the living room if they wanted to.

18 MS. NEMECEK: I don't know if you want
19 to.

20 THE CHAIRPERSON: Then it gets
21 confusing.

22 MR. IANNACITO: I think most people
23 are probably going to enter on the side anyway.

24 MR. GARCIA-BOU: Enter into the
25 kitchen.

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2 MR. IANNACITO: Right, or the back.

3 THE CHAIRPERSON: Because you park in
4 the driveway.

5 MR. IANNACITO: Right.

6 MR. GARCIA-BOU: I like the design. I
7 like what you did. It really works.

8 THE CHAIRPERSON: Any other comments?

9 MS. NEMECEK: Lighting. I don't see
10 any lighting.

11 MR. IANNACITO: There were going to be
12 sconces in between the doors. On the elevation
13 that I submitted, they're right behind the
14 columns so you really can't see it. Here is a
15 cut sheet. Then we'll have it also on the back
16 door. We could do one at the garage door also.
17 There's also a French door at the rear. I can
18 add those on to the elevation.

19 MR. GARCIA-BOU: The garage doors on
20 the side, they're --

21 MR. IANNACITO: It will be fiberglass
22 in a white finish, overhead.

23 MR. GARCIA-BOU: Overhead?

24 MR. IANNACITO: Yes, the garage door
25 will be overhead. There is also a passage door

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 2 over to the side.
 3 MR. GARCIA-BOU: The glass is I would
 4 say a clear?
 5 MR. IANNACITO: Clear glass, yes.
 6 MR. GARCIA-BOU: Are you putting those
 7 lights that they have in the pictures too?
 8 MR. IANNACITO: Which lights? No, I
 9 think they're a little different.
 10 THE CHAIRPERSON: It looks pretty
 11 similar.
 12 MR. IANNACITO: There are so many
 13 different options on lights these days.
 14 THE CHAIRPERSON: I make a motion to
 15 open Application 17-57 for a public hearing.
 16 MS. NEMECEK: Second.
 17 THE CHAIRPERSON: All in favor.
 18 (All aye.)
 19 THE CHAIRPERSON: Anyone here from the
 20 audience wish to speak about the application?
 21 No? Sure. Come to the podium and name and
 22 address.
 23 MR. GALLO: My name is Frank Gallo,
 24 I'm the owner of the next door property, 150
 25 Overhill Road.

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 2 THE CHAIRPERSON: Okay.
 3 MR. GALLO: Our only concern would be
 4 landscaping between the two properties. There
 5 is a driveway that's going to be coming very
 6 close to our property line, so I just want to
 7 make sure that the -- I think Mr. Forgione says
 8 that he will do that, and I have the faith that
 9 he will.
 10 THE CHAIRPERSON: Okay. Maybe, John,
 11 you could point that out where that is on the
 12 plan and exactly what he is referring to.
 13 MR. IANNACITO: He is referring to
 14 this area here where the driveway is going to
 15 come over to the side so you could get into the
 16 new garage. The overhead door is here. So a
 17 row of planting along the property line.
 18 MR. GALLO: There's also a slight
 19 elevation change, so we just want to make sure
 20 that whatever construction is taking place is
 21 not affecting us on our side. That's our
 22 concern. Otherwise, thank you.
 23 MS. UHLE: John, is there existing
 24 landscaping that will remain, hemlocks, or is
 25 it something you're proposing?

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 2 MR. IANNACITO: I'm not sure if
 3 there's -- is there existing planting on the
 4 side? There is.
 5 MS. UHLE: Oh, you have the hemlocks
 6 on your side.
 7 MR. GALLO: The hemlocks are on our
 8 side.
 9 MR. IANNACITO: Those will definitely
 10 remain.
 11 (Discussion from the audience.)
 12 MR. IANNACITO: When we get the
 13 surveyor out there, we'll do some spot
 14 elevations there to see what the elevation
 15 change will be, and then if we have to add a
 16 small retaining wall or something, we will.
 17 The retaining wall will be on Mr. Forgione's
 18 property.
 19 MS. UHLE: But will you be needing to
 20 do any excavating there for the driveway or
 21 anything, because I think they're concerned
 22 about the roots?
 23 MR. GALLO: I also think that the
 24 roots are below their elevation.
 25 MR. IANNACITO: So your property is a

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 2 little lower?
 3 MR. GALLO: It's lower.
 4 MS. UHLE: Okay. So that should be
 5 better.
 6 MR. IANNACITO: I think the idea was
 7 just to pave so that we could get into the
 8 garage.
 9 MS. UHLE: So you shouldn't be
 10 disturbing the roots.
 11 MR. IANNACITO: We weren't planning on
 12 digging. If we have to do a retaining wall,
 13 that's a little different.
 14 MS. UHLE: Or even fill on the roots.
 15 MR. IANNACITO: We could always just
 16 slope the grade off from the curb without
 17 having to do a retaining wall. We'll have to
 18 take a look at the elevation changes to see.
 19 THE CHAIRPERSON: Thank you. So then
 20 anyone else from the neighborhood?
 21 (No comments.)
 22 THE CHAIRPERSON: I would like to make
 23 a motion to close the public hearing for
 24 Application 17-57.
 25 MR. GARCIA-BOU: Second.

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2 THE CHAIRPERSON: All in favor.

3 (All aye.)

4 MS. UHLE: He is going to add the
5 proposed lights to the elevations; correct?

6 MR. IANNACITO: Correct.

7 MS. UHLE: Then maybe when you do come
8 to the Planning Board, if you could just
9 address the neighbor's concerns about the
10 planting so that everyone is clear what the
11 concern is.

12 MR. IANNACITO: Yes, I'll take a look
13 at the site. If we do need to do a retaining
14 wall, I'll provide a detail. Also, we're going
15 to change the doors from half glass to three
16 quarter glass.

17 MS. UHLE: That's right, either full
18 glass or three quarter glass but it sounds like
19 you're going to three quarter.

20 MR. IANNACITO: Three quarter.

21 MS. UHLE: Okay.

22 THE CHAIRPERSON: So I would like to
23 make a motion to send Application 17-57 along
24 to the Planning Board with those
25 recommendations.

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2 MR. GARCIA-BOU: Second.

3 THE CHAIRPERSON: All in favor.

4 (All aye.)

5 THE CHAIRPERSON: Last but not least,
6 Application 16-30, 760 White Plains Road.

7 MS. UHLE: And that's John again.

8 THE CHAIRPERSON: And that's John
9 again.

10 MR. GARCIA-BOU: John again.

11 MR. IANNACITO: Good evening, again.
12 John Iannacito, I'm an architect, and I'm
13 representing Post Road Realty, LLC and Jamal
14 Hadi, the owner of the property, who is with me
15 this evening way in the back.

16 So we are proposing additions and
17 alterations to the existing structure located
18 at 760 White Plains Road. The existing
19 structure is currently 4,310 square feet and
20 it's used for a hair salon on the ground floor
21 and offices for Keller Williams Realty on the
22 first, second, and third floors. The proposed
23 addition will add 490 square feet and will
24 create additional office space. The hair salon
25 space will be eliminated, and the entire

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2 building will be occupied by the real estate
3 group.

4 The proposed scope of work will
5 include a two story addition at the front of
6 the existing structure, which is highlighted
7 here in yellow or green; reconfiguration of the
8 existing roof and third story; interior
9 alterations on the ground floor, first floor,
10 and second floor, facade alterations; and site
11 alterations including the reconfiguration of
12 the existing retaining wall along the front of
13 the property to create a new sidewalk level
14 entry. Right now the public needs to come up a
15 flight of stairs in order to get into the
16 building, so we're going to eliminate the earth
17 in front of the building in order to create a
18 sidewalk level entry.

19 The application was initially
20 presented to the Planning Board on
21 December 1st, 2016, and then referred to the
22 Zoning Board on April 27th, 2017. Since the
23 initial application or presentation, the
24 application has been revised multiple times.
25 We started out with a much larger addition, and

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2 then based on comments we received from both
3 the public and from the board, we reduced the
4 size and scope of the project. Then the Zoning
5 Board granted the following area variances on
6 October 12th, 2017:

7 The first was for the first side yard
8 setback, the second was for a second side yard
9 setback, and the third was for the number of
10 off-street parking spaces.

11 Here we have the existing and the
12 proposed elevations. So here's the front
13 elevation with the retaining wall and the
14 entrance up at the we'll call that the first
15 floor level and we'll call this the ground
16 level. So we're going to remove that retaining
17 wall and create a new entry at the ground
18 level. This is the new two story addition at
19 the front of the existing, and then
20 reconfiguration of the roof. So we'll remove
21 the hip roof and create a new flat roof on the
22 third floor. Here is the side showing removal
23 of the hip roof, the two story addition. This
24 is the existing building without the hip roof.
25 At the rear and the right side, same thing,

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2 basically the existing footprint stays the
3 same, we're just going to refinish the facade
4 and get rid of the hip roof and create a flat
5 roof at the top.

6 Here is the street-scape showing the
7 existing structure next to a contemporary
8 structure here, which is the bank, and then the
9 restaurant on the corner of Wilmot Road, and
10 here is the new proposed addition in relation
11 to those two structures.

12 Here is a rendering of the front
13 facade showing the proposed materials. The new
14 wall surfaces on the front facade here we're
15 going to have a stone veneer finish. On the
16 facades for the back, it's going to be a gray
17 stucco finish. The windows will be aluminum
18 clad in a black finish, and the railings will
19 also be aluminum in a black finish. On the
20 stone, we have -- I have pictures of other
21 buildings and then samples of the stone. This
22 is what we're trying to achieve with the stone,
23 this banding effect of different stones. This
24 is made up of five different types of stones,
25 colors, and textures. Some are rough and some

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2 are smooth. They're set up in different
3 patterns in order to create this banding
4 effect. Basically, from speaking to the
5 manufacturer, we'll send them an elevation and
6 we'll tell them which colors we want, the five
7 different stones, and then they will come up
8 with a pattern for us and we can mix and match
9 and move them around.

10 MR. GARCIA-BOU: They come as pre-fab
11 panels?

12 MR. IANNACITO: No, they come in 12
13 inch, regular size, 4 inches thick, 12 inches
14 high, 8 inches and 4 inches. You just keep the
15 band consistent.

16 THE CHAIRPERSON: How do they attach
17 to the building?

18 MR. IANNACITO: It's a 4 inch stone
19 veneer, so we'll frame it and then we'll use
20 anchors. Just like you would do with a veneer
21 or any other stone veneer. Then the stucco,
22 we're going to use a stucco in a gray finish.
23 I have a sample of that, which is here. The
24 aluminum cladding --

25 MR. GARCIA-BOU: What's the finish on
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2 the stucco?

3 MR. IANNACITO: Semi rough texture.
4 That's the stucco in the gray, and then that's
5 the aluminum cladding. The railings will also
6 be aluminum. I think I have a sample, except
7 it's going to be horizontal.

8 THE CHAIRPERSON: Margaret, did you
9 notice the signage?

10 MS. UHLE: Yes. They're going to
11 come -- actually, you already reduced it a
12 little bit; right? Are you talking about the
13 color or the size?

14 THE CHAIRPERSON: The location.

15 MS. UHLE: The location.

16 MR. IANNACITO: We're not trying to
17 get sign approval tonight. We're going to come
18 back to the sign review for the signage. It
19 probably is a little large here. We'll keep it
20 consistent with the requirements.

21 THE CHAIRPERSON: The problem is the
22 location. Technically, according to the sign
23 law, it's not supposed to be on the second
24 floor.

25 MR. IANNACITO: So we can put it here.
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2 MS. UHLE: I think the one thing about
3 the sign law is the sign committee has the
4 ability to kind of grant variances, so
5 whichever probably looks the best.

6 THE CHAIRPERSON: Then would the
7 bottom floor be a different occupant?

8 MR. IANNACITO: No. The whole being
9 is going to be occupied by Keller Williams.

10 THE CHAIRPERSON: Sole occupant, okay.

11 MR. IANNACITO: Then we have a
12 monument sign here at the end of the wall.

13 MS. NEMECEK: What kind of lighting
14 are you going to have?

15 MR. IANNACITO: We're going to have
16 lighting underneath for the entrance, and then
17 everything else will be lights within the
18 ground up lit.

19 MS. NEMECEK: Like on this example
20 here?

21 MR. IANNACITO: Yes.

22 THE CHAIRPERSON: Comments or
23 questions from the board?

24 MS. NEMECEK: So the retaining wall
25 that's exists is coming out, you're going to

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2 adjust the grade. No green space at all?

3 MR. IANNACITO: We have green space
4 here in the front. So we have a 10 foot
5 setback from the --

6 THE CHAIRPERSON: Which used to be
7 kind of walled up. Now it's more at ground
8 level.

9 MR. IANNACITO: So we do have this
10 space here that will be some type of green
11 space. We'll have an entrance, a pathway going
12 to the front entrance, and then another walkway
13 leading to the side staircase. This is a stone
14 retaining wall that will be extended out and
15 then match the wall that runs towards Wilmot
16 Road. So that will be the same material.
17 That's in the rendering here. We may have some
18 of that wall come in front here depending on
19 the slope of the sidewalk, so that will create
20 this little courtyard effect.

21 MS. UHLE: You haven't really spelled
22 out where the pavement is and where the
23 landscaping is on your site plan yet.

24 MR. IANNACITO: I haven't done
25 anything with landscaping.

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2 MS. UHLE: I don't even mean just
3 landscaping, I mean you don't have the walkways
4 or anything in yet, do you? I don't see them
5 on the plan.

6 MR. IANNACITO: I didn't even look at
7 this front space at all. We can come back for
8 a separate application for that if we had to.

9 MS. UHLE: I think for the Planning
10 Board.

11 MR. IANNACITO: Yes, I could do it for
12 the Planning Board. The only thing is if I
13 have to get something done by a landscape
14 architect, I don't know if I will have time to
15 get it done by the 9th.

16 MS. UHLE: We can talk about it.

17 MR. IANNACITO: Okay. The walkways
18 are easy, but the landscaping --

19 MR. GARCIA-BOU: All the mechanical
20 units, where are they going to be?

21 MR. IANNACITO: Everything is going up
22 on the roof. There's a crawl space at the
23 rear, and then there's going to be space at the
24 back.

25 MR. GARCIA-BOU: It's not going to be

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2 seen from the front, that space?

3 MR. IANNACITO: If we look at the roof
4 plan, this is the enclosed space, and then we
5 have outdoor space here, which we were just
6 going to leave open as a balcony, and then we
7 can utilize this space back here for
8 mechanicals. So from the street you would
9 never see them because they would be behind.
10 We are planning to bring these walls here --
11 these two walls up a little bit so we can
12 conceal the equipment.

13 THE CHAIRPERSON: I would like to make
14 a motion to open up Application 16-30, 760
15 White Plains Road, to a public hearing.

16 MR. GARCIA-BOU: Second.

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

19 THE CHAIRPERSON: Is there anybody
20 here who wants to speak about the application;
21 for, against, anything in between?

22 (No comments.)

23 THE CHAIRPERSON: So I will make a
24 motion to close the public hearing for
25 Application 16-30, 760 White Plains Road.

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2 MR. GARCIA-BOU: Second.

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

5 THE CHAIRPERSON: Any other further
6 comments from the board on this application;
7 any suggestions? Looks good.

8 MR. GARCIA-BOU: Nice job.

9 MS. NEMECEK: Yes, it looks good.

10 THE CHAIRPERSON: It's definitely an
11 improvement to the existing building, and I
12 look forward to seeing you at the sign meeting.

13 MR. IANNACITO: Thanks.

14 MS. UHLE: I think the only issue is
15 to somehow address at least the pavement,
16 because that will define where your landscape
17 areas will be.

18 MR. IANNACITO: I will add the
19 walkways and try to define something there.

20 MR. GARCIA-BOU: The sign, that's
21 going to take care of that too?

22 THE CHAIRPERSON: Yes, any of that.

23 MR. IANNACITO: Okay, great. Thank
24 you.

25 MS. UHLE: And then you can --

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 2 MR. IANNACITO: You have to officially
 3 approve it.
 4 MS. UHLE: Oh, you haven't done that
 5 yet?
 6 THE CHAIRPERSON: I would like to make
 7 a motion to approve Application 16-30, 760
 8 White Plains Road, along to the Planning Board
 9 with a recommendation for approval.
 10 MR. IANNACITO: Thank you.
 11 MS. NEMECEK: Second.
 12 THE CHAIRPERSON: All in favor.
 13 (All aye.)
 14 MS. UHLE: You could approve the new
 15 minutes.
 16 MR. IANNACITO: Happy holidays to
 17 everyone because we won't see you again until
 18 next year.
 19 MS. UHLE: That's right.
 20 THE CHAIRPERSON: The June minutes,
 21 there's enough of us here to approve; right?
 22 MS. UHLE: Yes, all of you.
 23 THE CHAIRPERSON: Any comments on the
 24 minutes at all?
 25 MR. GARCIA-BOU: No.

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 2 MS. NEMECEK: No.
 3 THE CHAIRPERSON: So then I would like
 4 to make a motion to approve the June minutes.
 5 MS. NEMECEK: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)
 8 THE CHAIRPERSON: That's it for
 9 tonight. Goodnight, Eastchester.
 10 I would like to make a motion to close
 11 the ARB meeting for November 2017.
 12 MS. NEMECEK: Second.
 13 THE CHAIRPERSON: All in favor.
 14 (All aye.)
 15 (MEETING ADJOURNED.)

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 2 C E R T I F I C A T I O N
 3
 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a videotape of the actual hearing. I was not
 13 present for such hearing. The videotape was
 14 taken and transcribed by me to the best of my
 15 ability.
 16 And, I further certify that I am not
 17 related to any of the parties to this action by
 18 blood or marriage, and that I am in no way
 19 interested in the outcome of this matter.
 20 IN WITNESS WHEREOF, I have hereunto set
 21 my hand this 20th day of November, 2017.

Dina M. Morgan
 22
 23
 24 DINA M. MORGAN
 Court Reporter
 25

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