

TOWN CLERK
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TRANSCRIPT OF
TOWN OF EASTCHESTER

ARCHITECTURAL REVIEW BOARD MEETING
NOVEMBER 7, 2019

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
CAROL PINTO, SECRETARY

Dina M. Morgan, Reporter
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2 are right now. So we made --
3 THE CHAIRPERSON: Introduce yourself.
4 MR. STRICKER: What's that?
5 THE CHAIRPERSON: Please introduce
6 yourself.
7 MR. STRICKER: I'm Jason Stricker, the
8 homeowner and the contractor of 51 Joyce Road.
9 THE CHAIRPERSON: Okay. Good evening.
10 MR. STRICKER: At the end, we made
11 some decisions of designs. A couple of changes
12 that came about would be the stone facade was
13 supposed to go 3 feet around the whole
14 property, we just ended up doing it in the
15 front. We're going to remove it off the sides
16 and the back. The gable ends on the sides, on
17 the left and the right side of the house,
18 instead of doing the whole way up with a
19 different facade and cedar shake, we're just
20 going to put in a louver vent on top on both
21 sides. The garage doors were supposed to have
22 an arch and we squared them off. The roof
23 above the garage doors was supposed to be
24 standing seam metal, we ended up doing
25 architectural shingles on the top. The window
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THE CHAIRPERSON: Good evening,
everyone, and welcome to the November 7th, 2019
Architecture Review Board meeting.

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

(Whereupon the Pledge of Allegiance
was said.)

THE CHAIRPERSON: Margaret, could you
please call the roll.

MS. UHLE: Yes. 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 attend the meeting this
evening.

THE CHAIRPERSON: Okay. Tonight we
have just one item on the agenda. It is
Application 18-44 for 51 Joyce Road. Please
come forward.

MR. STRICKER: Good morning -- good
afternoon. I'm sorry, I don't know where we

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above the portico was supposed to be an oval,
we have a chandelier there so we made it a
square so you could see the chandelier from the
street.

That's pretty much all the changes
that we made to the original.

THE CHAIRPERSON: There were some
others that were more about the site plan, the
impervious surfaces and such?

MR. STRICKER: The impervious surface
was approved by the zoning.

THE CHAIRPERSON: You did make some
changes though; right?

MR. STRICKER: That was approved by
zoning. Do you want me to bring that one out,
that drawing?

THE CHAIRPERSON: Yes, please.
Actually, I'm looking at SP-1 and it says,
crosshatched area indicates pavement to be
removed at driveway.

MS. UHLE: That's the cover sheet. Do
you have the cover sheet with the set that was
submitted? It's our cover sheet. Maybe Jay
could give you his.

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1 THE CHAIRPERSON: So does that mean
2 that it hasn't been removed yet?

3 MS. UHLE: Well, they have to have a
4 permit. We can't issue the permit until they
5 get all the required approvals because this
6 still has to go the Planning Board as well. So
7 as part of the process to kind of legalize or
8 amend the work that was done without the proper
9 permits and approvals, they now need to go
10 back.

11 THE CHAIRPERSON: They can't undo it?

12 MS. UHLE: They can't undo it yet.
13 They'll need a permit, and then also the
14 Planning Board may require they do something
15 additional or it may change. So it's
16 appropriate that they have not removed it
17 necessarily yet.

18 MR. STRICKER: So do you want to know
19 what was going on?

20 MS. NEMECEK: Yes.

21 MR. STRICKER: In the front, we're
22 cutting back the area -- along the driveway on
23 the left side of the driveway, we're going to
24 cut it back to 3 feet. The hatched area we're
25

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1 cutting back to 3 feet right after the portico,
2 and it's going to be bleed right into the
3 driveway, so the rest is going to be removed.
4 The walkway on the side, we're removing half of
5 it, the width of it. It's going to go down to
6 2 feet. The X is coming out. There's a little
7 pad in the back, those X's are coming out also.

8 THE CHAIRPERSON: What is that pad in
9 the back for?

10 MR. STRICKER: It was going to be like
11 a little hammock. It was very small. At least
12 we get rid of some of these impervious surfaces
13 with that. It was small. I think that was
14 about it.

15 THE CHAIRPERSON: I noticed also that
16 one of the things that is different that you
17 didn't mention were the windows. I know that
18 that one window is gone, the oval window is
19 gone, but all the other windows used to be
20 double hung mullions, now they're all casement.
21 There's no mullions on anything?

22 MR. STRICKER: No. We switched it all
23 to casement. I talked to the architect, he
24 just put in all double hung windows. We don't
25

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1 use double hung windows. I don't like them.
2 I'm a builder. He just put them on the plans.
3 I put exactly the same size in casement to
4 match the double hung.

5 THE CHAIRPERSON: Why no mullions?

6 MR. STRICKER: Which is the mullions?

7 THE CHAIRPERSON: The cross hatches in
8 the middle of the windows.

9 MR. STRICKER: The casement came that
10 way.

11 MS. UHLE: Also, the window at the
12 front portico is considerably different. One
13 thing that may have been helpful -- I do
14 appreciate it's a very thorough package in
15 terms of having the approved, the as-built, the
16 as-built proposed, but it would be nice to have
17 them sort of side by side so it would be a
18 little bit easier to compare it. They're
19 separated by other drawings, so it's kind of
20 hard to compare.

21 MR. GARCIA-BOU: I would like to see
22 what was approved by the Board and what was
23 built.

24 THE CHAIRPERSON: It's here.

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1 MR. STRICKER: I had it up first. The
2 first one.

3 MS. UHLE: All three sets are in
4 there, they're just separated by a number of
5 sheets.

6 THE CHAIRPERSON: Pretty much the
7 stone water table went all the way around. Did
8 you bring samples of what stone you're
9 proposing?

10 MR. STRICKER: I think he said it on
11 here.

12 MS. NEMECEK: We have to see the
13 sample.

14 MR. GARCIA-BOU: You're only putting
15 stone on that front elevation?

16 MR. STRICKER: Only on the front. I
17 have plantings in the front over here also, so
18 you're really only going to see it by the
19 garage doors.

20 MR. GARCIA-BOU: Is there a reason why
21 you didn't go with the stone all around the
22 house?

23 MR. STRICKER: It got to be monetarily
24 where it was getting to be very expensive. The
25

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1 stone is expensive. The vinyl siding is
2 cheaper than going around the house where
3 you're not really going to see it. You're only
4 really going to see it if you're the homeowner.

5 MR. GARCIA-BOU: So it's a cost
6 reason?

7 MR. STRICKER: Yes, it's cost.

8 THE CHAIRPERSON: I fully understand
9 the cost factor, but when you propose
10 something, you're a builder, you know, you do
11 an estimate on what this is going to cost.
12 It's not like it's a big surprise to you being
13 that you're the builder. So if it wasn't going
14 to be what you had intentions of doing, it
15 seems deceiving to us, you know. We're a
16 volunteer board. We spend our time because we
17 care about what this town looks like. It's
18 somewhat of a slap in the face when you see
19 things like this aesthetic wise, never mind all
20 the other area variances and all that other
21 stuff. So --

22 MR. STRICKER: What happens is usually
23 the facade and everything is like the last
24 thing to do. After you already spent over

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1 budget on the inside, you know how it gets out
2 of control with, you know, you're supposed to
3 do this tile, you didn't do that tile, you went
4 to a marble tile or a better looking tile
5 inside, and then when you're coming to finish
6 up the outside, it's like where can we cut some
7 money to finish the house and move in. So
8 that's what happened at the end of it.

9 THE CHAIRPERSON: It's been my
10 experience that the outside is built before the
11 inside.

12 MS. NEMECEK: The other thing that you
13 just told us is that you knew you didn't want
14 those windows, you wanted the ones you have
15 now. Why didn't you tell the architect that?

16 MR. STRICKER: When you make plans --
17 I mean, you guys are architects, I guess, the
18 architect sometimes takes a lot of your ideas
19 and then filters in 9 million other ideas and
20 you're just trying to get going with a permit
21 and a plan and everything. You don't realize
22 until you get into, oh, I don't really want to
23 use this window. You want to get started. You
24 go back and forth with the architects and they

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1 come up with their own thing sometimes. I
2 don't even know if half of this stuff was
3 something that you guys told us that we have to
4 do or he just came up on his own, you know, and
5 put these things in the plans.

6 THE CHAIRPERSON: That's between you
7 and the architect. Your working relationship
8 with them is important, and what your needs are
9 are important. You have to know that as the
10 homeowner of the building what you approve is
11 what he's coming to us with. If he's not
12 coming to us with something that you didn't
13 approve, how do we -- it just doesn't work.
14 The system is not working.

15 MR. STRICKER: You guys are
16 architects; correct?

17 THE CHAIRPERSON: No, not all of us.

18 MS. NEMECEK: I'm a landscape
19 architect.

20 MR. STRICKER: Architect.

21 MS. NEMECEK: Landscape architect.

22 MR. STRICKER: Landscape architect?

23 MS. NEMECEK: Yes.

24 MR. STRICKER: It might be a little

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1 bit different. Every time we build a house,
2 there's always changes. It's not never like,
3 this is the plan, this is set, you can't
4 deviate.

5 THE CHAIRPERSON: I'm fully aware, I'm
6 a developer, I know.

7 MR. STRICKER: There's always some
8 changes.

9 THE CHAIRPERSON: It's not something I
10 don't know about. I read many a plan, approved
11 many a plan, changed many a plan, but I never
12 go ahead with a plan to a Planning Board that
13 is something that I don't want because then you
14 run into this kind of situation down the road
15 and it's no good for anyone here. It's a lose
16 lose.

17 MR. GARCIA-BOU: There's a reason why
18 we approved the original plan, because it was
19 according to the town, the area, it looked
20 really nice and all that. By changing it, you
21 really basically changed the entire look of the
22 house completely. By changing the windows
23 alone, you changed the entire facade.

24 THE CHAIRPERSON: Honestly, by saying

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2 what you said about the interior and exterior,
3 it's like I care what I look at if I'm going to
4 live in the house, but what you look at on the
5 outside I don't care about, the rest of the
6 town. That's a bit disconcerting.

7 MR. STRICKER: I didn't really say it
8 that way.

9 THE CHAIRPERSON: I know, but that's
10 what's coming through. I understand budgets,
11 you know, I get it, but I really think that
12 winding it back or just doing it and thinking,
13 oh, maybe they won't say anything, that's just
14 not the way to do business in this town. I
15 don't think it's the way to do business
16 anywhere. That's not an honorable way. I
17 completely understand your budget, but it's
18 really difficult. You put us in a difficult
19 situation here now trying to throw up some
20 things here and there and, you know, like,
21 we'll throw this over here instead, this little
22 vent, instead of all of this other
23 architectural detail on the sides of the
24 building that were expected. You know, okay,
25 we'll throw up the stone on the front of the

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2 house, but, you don't what, you're not even
3 going to see it because there's going to be
4 bushes in front of it.

5 MR. GARCIA-BOU: The other thing I'm
6 looking at on the rear elevation is the window
7 location, the door location everything changed
8 completely; is there a reason why?

9 MR. STRICKER: Which change? Which
10 windows and which doors?

11 MR. GARCIA-BOU: On the rear
12 elevation.

13 MR. STRICKER: Rear?

14 MR. GARCIA-BOU: Yes. Where you have
15 the French doors. I'm looking at the original
16 elevation that was approved versus as-built is
17 a completely different window location.

18 MR. STRICKER: The back door we made
19 it in line with the front door so you could see
20 right through the back. That's another thing,
21 you can't visualize that when you're drawing
22 the plans until you walk into the house.

23 THE CHAIRPERSON: An architect can
24 visualize that. If you tell them that's what
25 you want, they can certainly accomplish that.

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2 It's just like kind of willy nilly, like these
3 plans were like kind of a suggestion of what
4 was going to be there.

5 MR. STRICKER: The process was so long
6 to go through for a variance. I know it was
7 all my fault. Go through variance, ARB, Zoning
8 Board, you know, all this stuff, I don't know
9 if we really took a hundred percent of the time
10 to get exactly what we want to get it through
11 all these things. It's at least a six month
12 process, and then you have summer involved
13 where, you know, the meetings don't happen. So
14 we were trying to get a plan in, and it wasn't
15 probably a hundred percent to exactly what we
16 wanted. MS. UHLE: Jason, did you attend all
17 the meetings?

18 MR. STRICKER: I attended the
19 meetings.

20 MS. UHLE: I'm not saying this about
21 this particular applicant, but, unfortunately,
22 I've had other applicants say, well I just
23 agreed to that so I could my approvals without
24 having a full understanding that that's a
25 requirement. The point is not just to make it

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2 through the approval process, but to -- it's
3 almost like a -- not legally a contract, but
4 it's like a contract with the Board that this
5 is what everyone has agreed to. There have
6 been plenty of times when the Board has
7 suggested, say, a standing seam metal roof and
8 an applicant will say, we just don't have the
9 budget to do that, so we would like to propose
10 asphalt shingles or something. That kind of
11 negotiation with the Board goes on during the
12 board meetings, not sort of after the fact.

13 THE CHAIRPERSON: But you say you were
14 at them?

15 MR. STRICKER: Yes.

16 THE CHAIRPERSON: So even if you saw
17 it then, you know, like between one meeting and
18 the next, I find it difficult to believe that
19 you think that it's okay to just swap out the
20 windows. It's not okay, that's what I'm
21 saying. It's just not okay to deal with this
22 kind of aesthetics and just willy nilly do
23 whatever you please.

24 MS. UHLE: There is also a process for
25 if you're going to make significant changes, if

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1 the Building Department is aware of them, then
2 we could work with them to come back to the
3 Board for amended approval. We try to make the
4 amended approval process not as onerous as the
5 original approval process because there's
6 already been public hearings and everything.

7 MR. STRICKER: Again, it was really my
8 fault. We didn't go through the whole plan a
9 hundred percent. We wanted to get it in. We
10 bought the house in September, we had plans in
11 like not even a month later. We didn't really
12 go through it a hundred percent, and now I'm
13 here trying to correct what should have been
14 done or didn't to what we really wanted to do.

15 THE CHAIRPERSON: I know that the
16 Zoning Board has approved your front yard
17 setback, but what is it that you did to the
18 plans that wasn't here? Was it the fact that
19 it came out, the portico?

20 MR. STRICKER: Yes. The portico where
21 the posts come down are I think a foot or so or
22 2 feet into the setback.

23 THE CHAIRPERSON: So it went from 23
24 to 26?

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1 MS. UHLE: Well, it's required to have
2 a setback of 26 feet and it has a setback of
3 23 feet.

4 THE CHAIRPERSON: That was not
5 approved in the original variance; right?

6 MS. UHLE: Let me see what the
7 original variance was. That's correct, that
8 was not part of the original variance. The
9 original variances were to allow a side yard
10 setback adjacent to the street and with regard
11 to gross floor area.

12 With the as-built plans, the drawings
13 required variances for the front portico, the
14 setback, total impervious surfaces, and the
15 width of the driveway. The Zoning Board asked
16 the applicant to amend that application, and
17 they allowed the front portico to remain where
18 it was with the 23 foot setback rather than 26.
19 The applicant did reduce the impervious
20 surfaces by 237 square feet, and they reduced
21 the width of the driveway by 8.4 feet. The
22 Zoning Board did have them come back and modify
23 the site plan to minimize the extent of the
24 variances.

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1 THE CHAIRPERSON: I do see on the ARB
2 approved plan -- is this the columns? Are they
3 in a different place now or it's just that it's
4 closed in?

5 MR. STRICKER: There were no real
6 dimensions when I built it. I didn't see real
7 dimensions where I could actually put the
8 columns. If you look through the plan, I don't
9 really have a dimension to use. I built out
10 the portico, put the posts, and realized where
11 26 feet was compared to 23 feet.

12 MS. UHLE: It's just deeper than it
13 was original proposed.

14 THE CHAIRPERSON: I think that the
15 side and the back because of the fact that it's
16 not really -- although you're on a corner, the
17 one side is viewed by the neighbors, by the
18 neighborhood.

19 MR. STRICKER: We're talking about the
20 stone at the bottom?

21 THE CHAIRPERSON: All the changes that
22 were made on that one side elevation. I was
23 just kind of thinking out loud here that the
24 back and the sides, oh, well, nobody sees them,

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1 but, hey, you know what, they do.

2 MR. STRICKER: We have big evergreen
3 trees along the whole property because we're on
4 the corner, so you can't even see --

5 THE CHAIRPERSON: But the upper part,
6 yes.

7 MR. STRICKER: The upper part, yes.
8 You can see the upper part for now until
9 hopefully the trees grow high enough.

10 MS. NEMECEK: Is there something you
11 could do about the existing windows that you
12 have in there now because they're out of scale
13 with the rest of the house? They look really
14 small. Could you add shutters; could you put a
15 molding around it?

16 MR. STRICKER: Yes, I could add
17 shutters to it wherever it's possible. This
18 one --

19 MS. NEMECEK: I wouldn't do it on that
20 one.

21 MR. STRICKER: But the rest of them --
22 I could definitely add shutters here, here.

23 MS. NEMECEK: They look like tiny,
24 little portholes compared to the rest of the

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2 house, and then certainly compared to the
3 proposed ones that we approved.

4 MR. STRICKER: Right. I could
5 definitely add shutters around where it's
6 possible. Some of the windows are too close to
7 the wall, like here I won't be able to add a
8 shutter on one side, that's the right side.
9 The rear and this corner.

10 MS. NEMECEK: I don't think you need
11 them in the rear. Wherever people are going to
12 see. The side.

13 THE CHAIRPERSON: What is the side
14 that faces the street?

15 MR. STRICKER: The right side. The
16 right side. I could add shutters around except
17 for this last window. It would probably look
18 good in the front. I mean, I could definitely
19 do the front on most of the windows except for
20 the big picture.

21 MS. NEMECEK: They're out of balance
22 and scale.

23 THE CHAIRPERSON: That picture window
24 doesn't even fit on this house. It just looks
25 so awkward.

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2 MR. STRICKER: You have the picture
3 that the architect drew?

4 MS. UHLE: The photograph you mean?

5 MR. STRICKER: The photograph.

6 MS. UHLE: Yes, they have the
7 photographs in the package. It shows the
8 arborvitae as well. Were these taken last
9 fall? Probably? Last winter even?

10 MR. STRICKER: Probably.

11 MS. UHLE: Either they were taken
12 extremely recently or last year.

13 THE CHAIRPERSON: That window looks
14 so -- actually it looks so close to the trim on
15 this. There's no head on shot of the whole
16 house.

17 MS. NEMECEK: No.

18 MR. STRICKER: If you want, I could
19 look through my phone and see if I have --

20 THE CHAIRPERSON: A head on shot of
21 the whole house?

22 MR. STRICKER: Yes.

23 THE CHAIRPERSON: Yes.

24 MS. UHLE: When I looked the other day
25 for Google maps, the street view from Joyce was

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2 still the old house, the street view from --
3 what is it -- Dorchester is the new house.

4 THE CHAIRPERSON: They didn't get down
5 that street.

6 MR. STRICKER: That's weird.

7 MR. GARCIA-BOU: The issue here is the
8 right side of the elevation is so big. The
9 material is just -- you need something to break
10 it up. That's my opinion.

11 THE CHAIRPERSON: So that looks so
12 off. It's so close.

13 MS. UHLE: I don't think the window in
14 the elevation is accurate because it's much
15 closer. It's a bigger window I think.

16 THE CHAIRPERSON: Getting beyond the
17 fact the way this all happened, I don't think
18 in a million years this Board would ever
19 approve that window there from the get go. It
20 would never fly. Even if you came here and you
21 said, you know, we can't afford to do stone,
22 we're doing stone in the front, we got that.
23 We've gotten that before. But that window, it
24 just -- the way it looks even in real life,
25 which is worse than what it looks like on the

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2 drawings, I really think that that needs to
3 change up. There just can't be that window
4 there. It doesn't have to be on oval window,
5 you know, like what was on the plan. Since
6 things have significantly changed too by the
7 fact that you are doing the casement windows,
8 maybe that's not what you would want to have
9 there any way. This is just too big. It just
10 has to come down. I don't know if it should be
11 square like that being that pretty much nothing
12 else is.

13 MR. GARCIA-BOU: You could narrow it
14 down and put maybe shutters on the side to make
15 it the same size basically, put shutters on all
16 the front elevation.

17 MR. STRICKER: Narrow it down a little
18 bit. How about the height? At least I could
19 get shutters on both sides, a 12 inch shutter.

20 THE CHAIRPERSON: I don't know, would
21 a shutter look good up there?

22 MS. NEMECEK: I wouldn't put it on
23 that window because that window is like a focal
24 point, it's its own thing.

25 THE CHAIRPERSON: But it is just too

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 2 big. It just has to come down; right?
 3 MS. NEMECEK: The scale of it is too
 4 big. That's too big and the rest are too
 5 small.
 6 MR. STRICKER: We have the chandelier
 7 in there, that's why we did it.
 8 THE CHAIRPERSON: I'm sure no matter
 9 how big the window is, you're still going to
 10 see that chandelier. You're not looking head
 11 on that its got to be in the middle of the
 12 window kind of a thing. Obviously it's
 13 centered, but when you see it, you see it from
 14 one end. It's not like you're always head on
 15 dead on the window that you have to see the
 16 full chandelier. I don't know how big it is.
 17 MR. STRICKER: From the street you
 18 could see it comes down to the bottom of the
 19 window if you're in the car.
 20 THE CHAIRPERSON: I think that the
 21 header being at the top of what the other
 22 windows are and the sill being at the bottom,
 23 pretty much it's even; right? The height of
 24 the window is the same as the other windows,
 25 the other larger windows on the front facade?

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 2 MS. UHLE: Actually, not. It's a
 3 little bit --
 4 MR. STRICKER: You got to go back into
 5 the picture.
 6 MS. UHLE: On the architectural
 7 drawing, they're slightly different.
 8 MR. GARCIA-BOU: They're the same
 9 height.
 10 MS. UHLE: Same height as the windows
 11 to the right, but it's slightly lower than the
 12 ones to the left. Unless it's a drafting
 13 issue, which it might be.
 14 THE CHAIRPERSON: Yes, I think it may
 15 be just those stripes.
 16 MR. STRICKER: It's the same level as
 17 the --
 18 THE CHAIRPERSON: It seems on the
 19 picture to be the same. Let's agree that it
 20 should be the same height as those; right? I
 21 don't know what other kind of a window you
 22 could put up there. A diamond? I'm not
 23 really --
 24 MR. STRICKER: Everything else is
 25 square and rectangle, and then you're going to

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 2 throw a diamond in.
 3 THE CHAIRPERSON: Well, I mean, often
 4 a focal point window is a different shape, just
 5 like the oval one was before. I'm just trying
 6 to get something that would work with what you
 7 have now.
 8 MR. STRICKER: If I shrink the width a
 9 little, I guess if that helps.
 10 MS. UHLE: You could also just ask
 11 them to come back with a proposal of something
 12 that is more in scale and more consistent. I
 13 think it's hard when you guys start designing
 14 it.
 15 THE CHAIRPERSON: When there's nothing
 16 clearly coming saying, this is what it should
 17 be.
 18 MR. STRICKER: This is really a design
 19 element. It's nothing like, you know, one plus
 20 one equals two, this is not a definite answer.
 21 This is what you guys --
 22 THE CHAIRPERSON: I understand, but
 23 it's not our job to tell you to design your
 24 house. It's to say, yes, it's good, or no,
 25 it's not. That's why usually we work with the

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 2 architect and we say, well, what else can you
 3 come up with that works for this home, this is
 4 your design. There are times when we have
 5 specific suggestions and we all look at each
 6 other and say, yes, that's what it should be,
 7 but that's not coming right now.
 8 MS. UHLE: I think what they're saying
 9 with this is that the window over scaled and
 10 out of scale, and then also not really
 11 consistent with the other windows. So they're
 12 asking you to come back with something that's
 13 more in scale; is that correct?
 14 THE CHAIRPERSON: Yes.
 15 MR. STRICKER: Okay. I'll talk to the
 16 architect and tell him to do something with the
 17 window. So you're okay with the shape of it
 18 even if we make the width smaller?
 19 THE CHAIRPERSON: Then that's not the
 20 shape. The height of it is -- it's hard. It's
 21 a difficult thing. The fact that the height is
 22 the same as the others, usually it makes it fit
 23 in. By just chopping off the sides right now,
 24 I'm not so sure if that's going to do it. I
 25 think the architect needs to come up with

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2 something to replace the oval because that's
3 not obviously big enough for you, and I don't
4 think it belongs with casement windows either,
5 that oval.

6 MR. STRICKER: How about we do an --
7 you can't do an oval there anyway -- a round
8 one almost the same size so at least it breaks
9 it up, a round one that fits into that spot, or
10 an arch one.

11 THE CHAIRPERSON: 1980's. Let him
12 come up with something better than that because
13 that's just not working.

14 MR. STRICKER: Okay.

15 THE CHAIRPERSON: As far as the facade
16 goes, I would really suggest that maybe you can
17 add the mullions to the windows because those
18 are things that you can do, get the pop in
19 grills. I think that that helps get it back
20 closer to what you proposed and closer to the
21 neighborhood look that was on the original.
22 That's doable and not at great cost.

23 MR. STRICKER: Can we do it on the
24 front or do you want it on every window?

25 THE CHAIRPERSON: I think it would be

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2 difficult to do it on the front only when on
3 the sides you have other windows in the room.
4 Like around the corner you've got a window --
5 like these two windows here and on the
6 right-hand side there's a window there, right,
7 that's going to be in the room, so you're going
8 to have a window without the grills. Do you
9 understand what I'm saying?

10 MR. STRICKER: Yes, I got it.

11 THE CHAIRPERSON: Once you do one on
12 one side, it just kind of follows around the
13 house. Then you're going to get the corner on
14 the left side and that's the same room in the
15 back. You're going to have to do it.

16 MR. STRICKER: Okay.

17 THE CHAIRPERSON: It's not going to
18 work from the inside by doing it just on the
19 front the way shutters can.

20 MR. GARCIA-BOU: You also took away
21 the trellis in the front.

22 MR. STRICKER: We're putting it back
23 in, the trellis. We have the brackets on the
24 garage, the three brackets.

25 THE CHAIRPERSON: And you are fixing

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2 this up here. All right. So that's the front.
3 The side, especially the right side, I just
4 don't think that adding that little detail is
5 going to really --

6 MS. NEMECEK: Yes, they're too tiny.

7 THE CHAIRPERSON: -- Make a
8 difference. Again, you could ask the architect
9 to come up with something better than that on
10 that detail because it's on the corner, you're
11 on the corner, it's not something that's hidden
12 between two homes.

13 MR. GARCIA-BOU: It's off scale
14 basically.

15 MS. UHLE: I'm sorry, Laura, I lost
16 you for a minute. What was it that you're
17 asking to do?

18 THE CHAIRPERSON: On the right
19 elevation in particular, he needs something
20 more than that to fix the --

21 MS. UHLE: The vent?

22 MS. NEMECEK: No. These tiny little
23 windows on the right side.

24 THE CHAIRPERSON: I was talking about
25 the vent.

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2 MR. STRICKER: Can I leave the vent in
3 there, and then we'll turn it to this cedar
4 shake style vinyl starting from the roof line?

5 THE CHAIRPERSON: Like the way it was
6 proposed?

7 MR. STRICKER: Except for this. I
8 don't really like this thing. He keeps adding
9 this thing back in, this lattice square. I
10 don't know if it came from you guys. I don't
11 even want to put it in here. If I got to make
12 the change in the plan, I would rather just
13 leave the cedar shake all the way up.

14 MS. UHLE: Jason, I just want to
15 clarify, nothing comes from this Board. You
16 can just see right now, they're making
17 suggestions. They would never say you must --
18 they might at this point. If this is what he
19 proposed, if you or he objected to that, then
20 at the meeting you need to say that. You're
21 objecting to it now, but it's on the plans that
22 you're showing as being proposed. You need to
23 be careful that whatever you're showing this
24 Board as proposed is what you're going to have
25 to build. I know you're saying it now, which

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2 is an appropriate time to do it.

3 MR. STRICKER: Right. I mean, if we
4 were coming back and you said right now
5 everything is fine, we don't have to make one
6 change and we're good like this, fine, I'll
7 leave it. You're saying I got to change this,
8 I got to change that, and as we're changing
9 that we're going to change the plan anyway, I
10 would rather get rid of this piece on the top
11 where he wants to do it on every side. I
12 really don't like the way that looks. If you
13 want to leave the vent in there, that's fine,
14 but I think we just take it from here and go
15 cedar shake all the way up.

16 THE CHAIRPERSON: You're your
17 communicator with the architect, you tell him
18 what you want. You tell him that we want
19 something on the side other than this vent
20 because this is not cutting it, especially
21 since it's that side. Honestly, I don't mind
22 if the other side is different. I don't think
23 you see it. I don't think you have to go
24 through the trouble of doing both sides with
25 the detail. I'm concerned about the right

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2 side. The right side is facing the street and
3 it's quite visible and right now it's quite
4 blank, and I don't think that that's going to
5 solve the problem. If you want to solve that
6 with the cedar shakes, fine. We're not
7 insisting that that little detail up at the
8 top -- am I correct?

9 MS. NEMECEK: Correct.

10 THE CHAIRPERSON: -- That that has to
11 be there. If you want to tell your architect
12 to take it out, you're prerogative. We're not
13 going to come back to you and say, where is it,
14 put it back in. We're good with that on that
15 part of it.

16 MS. UHLE: I don't know, do you really
17 want the right side elevation to be different
18 from the left side elevation? I mean, there is
19 also a neighbor on the other side. It seems a
20 little weird to me to have the two elevations
21 separate.

22 THE CHAIRPERSON: I don't think you
23 see it at any other time, but that's my
24 personal opinion.

25 MS. UHLE: The neighbor would see it,
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2 or if you're coming down the roadway, you would
3 see it.

4 MR. STRICKER: I'm just going to write
5 some notes down. Do you want to do right and
6 left or I can get away with just the right?

7 MS. NEMECEK: If you're going to speak
8 to your architect, why don't you sit down and
9 go over everything and tell him what the
10 problems are. The windows are out of scale,
11 you're missing a lot of architectural details
12 that were on the previous plan. If you're
13 going back to him for one thing or two things,
14 go over the whole thing and see what he says.

15 THE CHAIRPERSON: Is this the original
16 architect?

17 MR. STRICKER: Yes.

18 MS. UHLE: Again, I don't want to
19 speak for the Board, but it almost sounds
20 like -- I do start getting uncomfortable when
21 we go detail by detail because then people
22 start putting shutters and mullions and getting
23 confused. I almost would say if the applicant
24 is sort of having an understanding that you
25 really want -- without, you know, requiring

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2 drastic changes -- you want him to go back to
3 the original design and see what additional
4 details and modifications can be made so that
5 it sort of has the same kind of scale or
6 character.

7 MS. NEMECEK: Or balance.

8 MS. UHLE: And balance. So some
9 potential suggestions might be -- although the
10 architect might have a different idea -- is
11 adding the mullions to the windows, changing
12 the configuration of the window above the front
13 entry portico, adding the cedar shakes in the
14 gable. Those kind of details would make a big
15 difference and they may not be too
16 significantly expensive. Rather than designing
17 it as we go, if you kind of get an
18 understanding and sit down with your architect
19 and say, we need to look at the proposed
20 changes compared to the previously approved
21 changes, and then add as much additional
22 details or make modifications so that the
23 balance and the scale and the detailing is
24 similar.

25 MR. STRICKER: I understand exactly
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1 what you're saying, I could go back to the
2 architect, but ultimately you guys make the
3 decision whether it's, yes, it's a go or not.
4 I would like to kind of iron out exactly --
5 you're trying to not make the whole change, but
6 I don't want to keep coming back here every
7 month and say, okay, I did this but you don't
8 like this piece so we got to come back again.

9 MS. UHLE: I think they're looking
10 at -- if you look at your as built front
11 elevation compared to the proposed front
12 elevation, you know, the scale of that picture
13 window over the portico is just completely
14 different and out of scale. I don't think
15 they're going to really care whether it's a
16 particular shape or a particular style, it's
17 more does it look appropriate for the rest of
18 the house and is it in scale and in character.
19 The problem is they're really not here to
20 design it for you. They're assuming that your
21 architect is going to present something to them
22 that is in scale and is in character and is in
23 balance. I don't think it's possible for them
24 to tell you specifically what to do, it's more

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1 sort of overall concept.
2 MR. GARCIA-BOU: The other thing that
3 I want to point out, your architect should go
4 back to the original plans because that's what
5 we were looking for, that's what we were going
6 by, that's what we approved.
7 MR. STRICKER: Okay.
8 MS. UHLE: I can certainly coordinate
9 with you and David tomorrow about the -- again,
10 you're hearing certain things like putting the
11 cedar shakes and the gable, modifying the
12 windows. Those in and of themselves will make
13 a big difference.
14 MR. STRICKER: Okay.
15 THE CHAIRPERSON: Are the materials
16 used on the home the same as what was proposed?
17 MR. STRICKER: Yes.
18 THE CHAIRPERSON: And the stone that
19 you're going to use is the same that was
20 proposed originally?
21 MR. STRICKER: I can go pack to
22 original plan, but I don't think he changed it
23 from the original.

24 THE CHAIRPERSON: Eldorado stone
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1 veneer water table.
2 MR. STRICKER: That's what it says,
3 yes.
4 MR. GARCIA-BOU: That's the original.
5 MR. STRICKER: It says, previous ARB
6 approval.
7 THE CHAIRPERSON: And a concrete sill.
8 MR. STRICKER: Is that a requirement
9 to have the stone or just a facade design or an
10 issue with how you're trying to dress up the
11 house? Because there's water that comes up to
12 the building you need to have stone?
13 MS. UHLE: No, that was a design
14 detail.
15 THE CHAIRPERSON: It's a common finish
16 but not a requirement.
17 MR. STRICKER: Okay.
18 MS. UHLE: Again, even you though I
19 just said you guys aren't designing it, I think
20 you did say previously that you don't have as
21 much of a problem with not having the stone
22 foundation on all three sides?
23 THE CHAIRPERSON: That's I think --
24 MS. UHLE: Again, you want the

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1 architect to --
2 THE CHAIRPERSON: No. It's more
3 understandable than any of the other --
4 MS. UHLE: That change. So that I
5 wanted to make clear to them.
6 THE CHAIRPERSON: I think we have to
7 look at this as if it came to us from the
8 beginning. If somebody proposed that they only
9 have stone on the front, I get that. We get
10 that every day, every month. It's not unusual.
11 We get to the other extreme, you know, other
12 proposals that are, you know, much more
13 elaborate, but I get that, if you can only
14 afford to put it on the front, you can only
15 afford to put it on the front. That's okay. I
16 don't think that that's a detriment to the
17 project and somebody is going to look at it and
18 say, oh my God, how did they approve that.
19 That window, it never would float. If it came
20 before us, not one of us, even the missing
21 people, would agree for sure.
22 MR. STRICKER: The only question why I
23 really am asking about the stone is because we
24 have a lot of plantings like right in here, so

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1 you're not even go to see this stone per se.
2 You're only going to see this little tiny 2
3 foot piece here, 2 foot piece there, and
4 another piece there. You're not going to see
5 it, we're going to do it, but if we don't need
6 it, it's up to you, we're not doing it on the
7 other three sides --

8 THE CHAIRPERSON: I think that's going
9 to make a difference, to be honest with you. I
10 think that you're really kind of pushing it on
11 that.

12 MS. UHLE: I think also what you said
13 is appropriate, now you're almost coming in
14 with sort of a clean slate in terms of what
15 looks appropriate.

16 THE CHAIRPERSON: This looks
17 appropriate. I think that that's crazy.

18 Anything else? Any other suggestions
19 or comments?

20 MS. NEMECEK: I'm a little confused
21 about removing a 2 foot wide strip of the
22 pavement on the right side of the house and
23 that's because of the impervious surface. Why
24 did you chose the inside? It seems here that

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1 you have a planting bed already on the side of
2 the house.

3 MR. STRICKER: We do, but it was
4 easier to get rid of the inside so we could
5 make more planting in there than to try to
6 piece together grass on the right side. I
7 don't have to plant grass back. If I took it
8 out on the right side, I would have to fill the
9 grass in, and you know how sometimes grass
10 doesn't grow the same color and shape.

11 MS. NEMECEK: Grass?

12 MR. STRICKER: Grass.

13 MS. NEMECEK: I disagree.

14 MR. STRICKER: Because you're a
15 landscape architect.

16 MS. NEMECEK: I was just a little bit
17 concerned why, but if you want to leave it as a
18 planting bed, that's fine. The reason I'm kind
19 of baffled by you increasing the impervious
20 surface, you have 20 feet of drain system, and
21 you just increased all this runoff with all
22 this imperviousness.

23 MR. STRICKER: Right. The back patio
24 was the major issue of the impervious surface.

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1 Originally when we did the drawings, we didn't
2 even have a back patio. We didn't even think
3 about a patio. As we did a patio, this created
4 the whole problem. I mean, who doesn't have a
5 back patio on a house, and we completely missed
6 it on the drawings. I guess that's my fault
7 for not wanting a back patio or a walkway. How
8 are you going to get from front to back if
9 there's no walkway.

10 THE CHAIRPERSON: We did not open the
11 public hearing, so I should just do that and
12 continue that into the next meeting.

13 MR. STRICKER: I just want to
14 reiterate everything we talked about so I got
15 it so when I go back to the architect.

16 THE CHAIRPERSON: Okay.

17 MR. STRICKER: Cross hatch grids on
18 the windows, redo this big window on top of the
19 portico, cedar shake only on the right side.

20 THE CHAIRPERSON: I think the that
21 Board disagrees with me on that. It needs to
22 be on the other side as well to be even, to be
23 balanced.

24 MR. STRICKER: Okay, on both sides.

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1 THE CHAIRPERSON: That's it for the
2 suggestions, Margaret, or are there others?
3 Margaret will give you --

4 MS. UHLE: Those were the specific
5 things that you said.

6 THE CHAIRPERSON: Let's open the
7 public hearing just to get that out of the way.

8 I would like to open Application 18-44
9 to a public hearing.

10 MR. GARCIA-BOU: Second.

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

13 THE CHAIRPERSON: Is there anyone else
14 here that would like to speak to that?
15 (No comments.)

16 THE CHAIRPERSON: We will leave the
17 public hearing open to the next meeting in case
18 somebody else has any questions or comments,
19 whatever, that will be available to them. Then
20 hopefully we will see you at the next meeting
21 with the suggestions. In a very broad sense,
22 the suggestion to get it to look more like the
23 original. Hopefully, there will be things that
24 the architect can do to bring it together and

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 2 get it to a point where it's a little bit
 3 closer to what it was we originally approved.
 4 MS. UHLE: Can I say one thing? I
 5 think it would be easier at this point -- it
 6 sort of corresponds to what you said about just
 7 looking at it as it is what it is now -- if we
 8 just get proposed elevations without the
 9 bubbles and the notes and stuff because it's
 10 confusing going back and forth. I appreciate
 11 it for this because it shows changes that were
 12 made. It didn't highlight all of the changes,
 13 it highlighted some of the changes. I think
 14 now when you modify these elevations, they're
 15 just now your proposed elevations. Again, if
 16 you want to me to clarify with you tomorrow.
 17 On these there are a lot of arrows and notes
 18 and comparisons to previous things. The Board
 19 now is just looking at it in and of itself sort
 20 of, so they just need normal elevations.
 21 THE CHAIRPERSON: I think even maybe
 22 it could just be this sheet.
 23 MS. UHLE: This sheet, yes.
 24 THE CHAIRPERSON: You need a new sheet
 25 A3B, okay, to show all your newness, and then I

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 2 think we can all hang on to this. Okay?
 3 MR. STRICKER: Right.
 4 THE CHAIRPERSON: Tell the architect
 5 to -- unless he feels that he needs to explain
 6 anything else in more details, whatever, I
 7 think a new sheet A3B and we should be --
 8 MR. STRICKER: Maybe he could shrink
 9 it down and then put what was approved.
 10 THE CHAIRPERSON: It's hard to see it
 11 that big. We have the old, we could lay it out
 12 if we have to.
 13 MS. UHLE: We have had people come
 14 back with changes that are significantly
 15 different, but it still looks good and it's
 16 still as good as what was originally approved.
 17 It's the finished product at this point. I
 18 think at this point it's not so important to --
 19 comparing them to what was previously is
 20 important for you to understand sort of the
 21 scale and the balance and certain detailing,
 22 but at this point they're just approving
 23 whatever you're going to finally end up with.
 24 So I think it's really concentrating on these
 25 four elevations and how you could improve them

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 2 regardless of necessarily how it compares to
 3 the original approval.
 4 MR. STRICKER: Okay. And when is the
 5 next meeting?
 6 MS. UHLE: The next meeting is
 7 January 2nd because they do not meet in
 8 December.
 9 MR. STRICKER: January 2nd.
 10 MS. UHLE: January 2nd of 2020. The
 11 Planning Board meeting after that is
 12 January 23rd.
 13 MR. STRICKER: Okay.
 14 THE CHAIRPERSON: That's it.
 15 MR. STRICKER: Thank you.
 16 THE CHAIRPERSON: I would like to make
 17 a motion to -- do we need to approve minutes?
 18 I don't think we have the right people here; do
 19 we?
 20 MS. UHLE: For the October 3rd minutes
 21 you have everybody here that you need. Yes,
 22 everyone is here.
 23 THE CHAIRPERSON: Let's do that for
 24 now. I will make a motion to approve the
 25 minutes of October 3rd.

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 2 MR. GARCIA-BOU: Second.
 3 THE CHAIRPERSON: All in favor.
 4 (All aye.)
 5 THE CHAIRPERSON: The minutes are
 6 approved. I would like to make a motion to
 7 close the ARB meeting for November 7th.
 8 MR. GARCIA-BOU: Second.
 9 THE CHAIRPERSON: All in favor.
 10 (All aye.)
 11 THE CHAIRPERSON: Thank you and
 12 goodnight.
 13 MS. UHLE: Thank you.
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CERTIFICATION

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

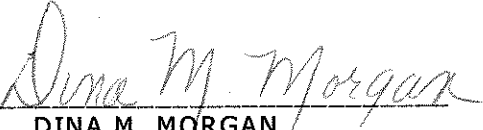
6
7 I, DINA M. MORGAN, Court Reporter and
8 Notary Public within and for the County of
9 Westchester, State of New York, do hereby
10 certify:

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 19th day of December, 2019.

22
23
24
25


DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

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PAGE CORRECTION

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