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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 1, 2018

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

FEB 28 2018

RECEIVED

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

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1 EASTCHESTER ARB - 2/1/18
2 microphone, if you would like, to be near your
3 thing. Pull it off. Just pull it right out of
4 the thing.
5 MR. BRANDFONBRENER: How about that?
6 THE CHAIRPERSON: That's fine.
7 MR. BRANRENNER: Hi. I'm Josh
8 Brandfonbrener, architect.
9 THE CHAIRPERSON: And you are here for
10 this application?
11 MR. BRANDFONBRENER: Yes, I am.
12 MS. UHLE: You can, if you want, just
13 quickly go over the design concept and then the
14 street-scape.
15 MR. BRANDFONBRENER: So we're
16 demolishing a very small, one and a half story
17 bungalow. We're proposing to build a new full
18 two story cottage style -- sort of eclectic
19 cottage style house. We received some
20 variances back in the fall for lot coverage and
21 setback issues. It's a street of modestly
22 varied cottage style houses, some new
23 construction, some old. We feel that we're
24 proposing sort of a clapboard traditional
25 double hung window, as I said, sort of cottage

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1 EASTCHESTER ARB - 2/1/18
2 THE CHAIRPERSON: Good evening,
3 everyone, and welcome to the Architectural
4 Review Board meeting for February 1, 2018.
5 Would you all please rise for the Pledge of
6 Allegiance.
7 (Whereupon the Pledge of Allegiance
8 was said.)
9 THE CHAIRPERSON: Would you call the
10 roll?
11 MS. UHLE: Sure. Carlos Garcia-Bou.
12 MR. GARCIA-BOU: Here.
13 MS. UHLE: Laura Raffiani.
14 THE CHAIRPERSON: Present.
15 MS. UHLE: Jennifer Nemecek.
16 MS. NEMECEK: Here.
17 MS. UHLE: Enda McIntyre and Silvio
18 Luca cannot make it this evening.
19 THE CHAIRPERSON: Okay. Are the
20 nameplates right?
21 MS. UHLE: Yes, I think so.
22 THE CHAIRPERSON: Thank you. So first
23 up, Application 17-43 for 78 Lakeview Avenue.
24 Hello and welcome. If you could just go by the
25 microphone, please. You can move the

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2 style, bungalow style house that we think is in
3 keeping with the character of the street.
4 We're maintaining the existing
5 driveway and detached garage. The house
6 maintains the street wall that the other houses
7 do, so in terms of presentation to the street,
8 it's relatively -- it's in line with its
9 neighbors. It is certainly taller than the
10 existing house at one and a half stories, but
11 we think it's in keeping with the sort of
12 character and scale of the neighborhood.
13 Materials. It will be a Hardie Board,
14 cement board, clapboard in relatively sort of
15 neutral beiges and grays, and the roof will be
16 a Timberline architectural asphalt roof.
17 Windows will be Andersen 400 clad double hung
18 six over ones.
19 THE CHAIRPERSON: So you did not bring
20 those samples? Is there something that I'm not
21 able to see? It's there. Okay.
22 MR. BRANDFONBRENER: We're proposing
23 an oyster gray Timberline. That will most
24 likely be the cobblestone.
25 THE CHAIRPERSON: Could you bring

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 2 those up to the board, please?
 3 MR. BRANDFONBRENER: All of them?
 4 THE CHAIRPERSON: Yes.
 5 MR. BRANDFONBRENER: Okay.
 6 THE CHAIRPERSON: The center one.
 7 Okay.
 8 MR. BRANDFONBRENER: The windows will
 9 be a white clad Andersen 400.
 10 MS. NEMECEK: And white trim, I guess?
 11 MR. BRANDFONBRENER: Primarily white
 12 PVC trim.
 13 MR. GARCIA-BOU: And the entrance
 14 door, what kind of finish is that?
 15 MR. BRANDFONBRENER: It's not
 16 necessarily designed at this point, but
 17 probably white wood clad -- let me back up --
 18 white painted wood door, solid wood door.
 19 MS. UHLE: Josh, could you go back to
 20 the microphone because we have a stenographer
 21 that records these.
 22 MR. BRANDFONBRENER: Sure. That would
 23 be a painted wood door. Not an embossed metal
 24 door, a painted wood. Most likely something
 25 like a Simpson door.

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 2 THE CHAIRPERSON: You would need to
 3 bring that with you to the Planning Board at
 4 the next meeting, cuts of whatever lighting,
 5 the doors, the garage doors that kind of shows
 6 really on the elevation. Also, because it is a
 7 new construction, I'm not sure, did you
 8 indicate where the air conditioning and those
 9 kind of units are?
 10 MR. BRANDFONBRENER: We did. There
 11 will be two condensers. They'll be mounted on
 12 grade on pads in the rear yard under the raised
 13 porch.
 14 MS. UHLE: They're shown on the
 15 supplemental submission.
 16 MR. BRANDFONBRENER: We added that to
 17 the site plan. Since we have a little bit of
 18 pitch to the site, we have a raised deck in the
 19 back, which gives us a good place to put those
 20 under.
 21 THE CHAIRPERSON: Okay. Good.
 22 MR. GARCIA-BOU: What's the
 23 manufacturer of the windows you mentioned?
 24 MR. BRANDFONBRENER: Andersen 400
 25 Series.

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1 EASTCHESTER ARB - 2/1/18
 2 THE CHAIRPERSON: I would like to make
 3 a motion to open up Application 17-43 to the
 4 public hearing.
 5 MS. NEMECEK: Second.
 6 THE CHAIRPERSON: All in favor.
 7 (All aye.)
 8 THE CHAIRPERSON: Is there anyone here
 9 from the neighborhood or that would like to
 10 discuss this application; any questions about
 11 it? No?
 12 (No comments or questions.)
 13 MR. GARCIA-BOU: What kind of lighting
 14 do you have in the entranceway?
 15 MR. BRANDFONBRENER: Pardon me.
 16 MR. GARCIA-BOU: What kind of lighting
 17 do you have in the entranceway?
 18 MR. BRANDFONBRENER: The porch will
 19 have --
 20 THE CHAIRPERSON: High hat?
 21 MR. BRANDFONBRENER: High hats in the
 22 porch. There might be some carriage lights.
 23 The Planning Board, if we're going to propose
 24 carriage lights, I'll bring some cuts for the
 25 carriage lights. I'm sorry, I'm having trouble

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1 EASTCHESTER ARB - 2/1/18
 2 hearing you down here.
 3 THE CHAIRPERSON: Any other questions
 4 or comments?
 5 (No questions or comments.)
 6 THE CHAIRPERSON: No. Okay. Can you
 7 just put up the A200 just to see, because I
 8 think that's a little bit larger.
 9 MR. BRANDFONBRENER: Pardon me.
 10 THE CHAIRPERSON: I think it's just a
 11 little bit larger. It's for the people at home
 12 as well.
 13 It looks like it's in keeping with the
 14 neighborhood and kind of fits in, and even size
 15 wise it's not obtrusive or anything.
 16 Other than those other comments about
 17 requesting the cuts for the Planning Board, I
 18 think --
 19 MS. NEMECEK: I just have a question:
 20 What color would you use for the shutters?
 21 MR. BRANDFONBRENER: Those will be
 22 white as well.
 23 MS. NEMECEK: Those will be white?
 24 MR. BRANDFONBRENER: Yes.
 25 MS. NEMECEK: And you wouldn't have

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2 them on the bottom, you would just have them on
3 the second floor?

4 MR. BRANDFONBRENER: Just on the
5 second floor and just on the front facade.

6 MR. GARCIA-BOU: On the first floor,
7 the two windows they're showing like a --
8 that's going to be siding too in there where it
9 shows like there is no finish shown on the
10 first floor?

11 MR. BRANDFONBRENER: That will be
12 stucco.

13 MR. GARCIA-BOU: Stucco?

14 MR. BRANDFONBRENER: Stucco on the
15 exposed foundation. Again, it's sort of beige
16 and grays.

17 THE CHAIRPERSON: Not on the exposed
18 foundation, I think what he means is underneath
19 the porch.

20 MR. GARCIA-BOU: Yes.

21 THE CHAIRPERSON: Is that stucco?

22 MR. BRANDFONBRENER: You mean the
23 lattice? That would be --

24 THE CHAIRPERSON: I'm sorry, the first
25 floor above the lattice. In here.

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2 MR. BRANDFONBRENER: That would be
3 clapboard as well. That was just eliminated
4 for the drawing. All of the wood above the
5 sill will be clapboard, the same Hardie Board
6 clapboard. Here?

7 MS. NEMECEK: Yes.

8 MR. BRANDFONBRENER: Yes, that would
9 be clapboard.

10 THE CHAIRPERSON: I would like to make
11 a motion to pass along --

12 MS. UHLE: Did you close the public
13 hearing or did I miss that?

14 THE CHAIRPERSON: No, I didn't. I
15 would like to make a motion to close the public
16 hearing for Application 17-43.

17 MR. GARCIA-BOU: Second.

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

20 THE CHAIRPERSON: I would like to make
21 another motion to send Application 17-43 along
22 to the Planning Board with those small
23 recommendations of bringing those samples and
24 cuts.

25 MR. BRANDFONBRENER: The doors and
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2 windows and lights.

3 THE CHAIRPERSON: With a
4 recommendation of approval.

5 MS. UHLE: Sure.

6 MR. BRANDFONBRENER: Thank you.

7 THE CHAIRPERSON: Thank you.

8 Next on our agenda is Application
9 18-01 for 80 Webster Road. Actually, I see
10 that you are here for both of those
11 applications.

12 MR. MAIORANO: Yes.

13 THE CHAIRPERSON: Are they side by
14 side?

15 MR. MAIORANO: Yes.

16 Good evening, Chair, board members.
17 My name is Adamo Maiorano from Community
18 Designs and Engineering. On behalf of the
19 applicant, Alfred Delicata, we are proposing a
20 single family dwelling at 80 Webster Road. As
21 you may know, this project is part of a two lot
22 subdivision, so there is an existing dwelling
23 located on the premises along with other
24 impervious structures, which will all be a
25 removed from the site.

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2 Our first lot, which is Lot 1, is on
3 the left-hand side looking at Webster Road. So
4 basically the design I tried to keep familiar
5 materials and design elements in the
6 neighborhood. The first dwelling on Lot 1 has
7 a one car garage. Also, the materials on the
8 front elevation are brick veneer on the bottom
9 of the columns of the portico, as well as the
10 water table at the front garage. The rest of
11 the front elevation will be a fiber cement
12 board siding, it's a shake siding, and the rest
13 of the house will be clad in a lap siding,
14 fiber cement board. All of the trim and
15 soffits will be a white AZEK, as well as the
16 front bay window is a white AZEK with recessed
17 panels on the bottom, as well as the front
18 columns of the front portico is wrapped in AZEK
19 white as well. The accent roofs on the bay
20 window and the front garage is a standing seam
21 copper. The roof above, the main roof, is an
22 asphalt shingle roof, the color is charcoal.
23 The garage doors and the front door are similar
24 to oak stain, it's a composite wood grain
25 overlay steel but composite wood grain overlay

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1 EASTCHESTER ARB - 2/1/18
 2 front door and garage door which will have a
 3 natural oak stain. Also, the chimney as well
 4 will be clad in the same brick veneer.
 5 The front street-scape, the house on
 6 the left is 84 Webster Road and then the
 7 project to the right is the next project in
 8 front of us.
 9 As far as the windows, as well similar
 10 Andersen 400 Series windows with the divided
 11 light as depicted throughout the elevations.
 12 The site plan, the condensers are
 13 located in this project on the right-hand side,
 14 so it's adjacent to our next proposed project
 15 as well it has landscape screening. There is a
 16 landscape plan provided, Anthony Acocella. I
 17 believe on this there is an existing tree in
 18 the front, it's basically on the property line,
 19 that tree will be removed. It doesn't have
 20 great life in it right now. There's one other
 21 tree on the next lot that's going to be
 22 removed. Those are the only two trees that are
 23 actually being removed on the project.
 24 THE CHAIRPERSON: Is there a landscape
 25 plan?

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 2 MR. MAIORANO: It should be attached
 3 on the end.
 4 I tried to keep the color schemes
 5 similar to the house to the left on this lot,
 6 and then the next one is kind of similar to the
 7 house on the right, so it kind of mingles in
 8 the neighborhood.
 9 MR. GARCIA-BOU: The two side lights
 10 on the entrance doors, are they --
 11 MR. MAIORANO: They are behind the
 12 columns, so maybe you can't see them. There
 13 will be recessed high hats on the front portico
 14 and the accent roof above the garage, and then
 15 on the elevations there's a catalogue. So it's
 16 two in the front door and then one in the rear
 17 sliding door in the back.
 18 MR. GARCIA-BOU: Okay.
 19 THE CHAIRPERSON: Andersen Series 400,
 20 is that a simulated divided light?
 21 MR. MAIORANO: Yes, simulated divided.
 22 So it's just the divided light on the top
 23 panels.
 24 THE CHAIRPERSON: This one is like a
 25 six over one?

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1 EASTCHESTER ARB - 2/1/18
 2 MR. MAIORANO: Exactly.
 3 THE CHAIRPERSON: The other one is a
 4 four over one?
 5 MR. MAIORANO: Yes. The smaller
 6 windows end up having the four over one. The
 7 next project is all -- not to confuse you -- is
 8 more the four over one. That one is more of a
 9 kind of craftsman feel.
 10 MR. GARCIA-BOU: Gutters and leaders
 11 are?
 12 MR. MAIORANO: On the front elevation.
 13 They're sort of where they're located on the
 14 elevation. Mostly the corners, the front
 15 portico is on the right-hand side, and then the
 16 site plan shows kind of where they're
 17 connecting to the dry well units. We're going
 18 to do obviously new drainage for all of the new
 19 impervious surfaces.
 20 MR. GARCIA-BOU: What do you mean by
 21 medium finish on the garage door?
 22 MR. MAIORANO: It comes in a --
 23 there's wood grain overlay and there are
 24 certain stains that can be applied to that. So
 25 they kind of paint the garage door to that

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1 EASTCHESTER ARB - 2/1/18
 2 natural oak stain.
 3 THE CHAIRPERSON: That's the name of
 4 it? That's what they give the name?
 5 MR. MAIORANO: Yes. The style is the
 6 Clopay garage door but you can finish them.
 7 MR. GARCIA-BOU: What kind of finish
 8 on your risers; also brick? The risers for the
 9 entrance.
 10 MR. MAIORANO: Exactly, yes, brick.
 11 Same brick as the front. So we'll wrap the
 12 front portico platform in the same brick and
 13 then the treads will be like a blue stone tread
 14 on top.
 15 THE CHAIRPERSON: It does look a
 16 little orangey the brick.
 17 MS. NEMECEK: You don't have a sample
 18 beside the photo?
 19 MR. MAIORANO: Just the photo of that
 20 brick. I don't have the actual brick.
 21 THE CHAIRPERSON: Is that true or do
 22 you think that that's a little --
 23 MR. MAIORANO: The print might have --
 24 THE CHAIRPERSON: Distorted it a
 25 little bit?

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 2 MR. MAIORANO: A little bit, yes.
 3 It's kind of a rustic brick, so it has
 4 different shades of different colors. There's
 5 only a little bit amount of brick on it, so to
 6 make it pop a little bit there's different
 7 shadows of it. I should have probably got a
 8 piece from another house.
 9 THE CHAIRPERSON: I'm sorry.
 10 MR. MAIORANO: I could get a sample.
 11 THE CHAIRPERSON: When you come to the
 12 Planning Board, I think it would be helpful.
 13 MR. MAIORANO: Sure.
 14 THE CHAIRPERSON: Do we want to look
 15 at the other location or just kind of take them
 16 individually?
 17 MR. GARCIA-BOU: Maybe, because
 18 they're side to side.
 19 MS. NEMECEK: I think we should do
 20 them together, yes?
 21 MS. UHLE: It's up to you guys.
 22 Whatever you feel more comfortable. You have
 23 enough questions with this one, so you just
 24 want him to go on to the other one?
 25 THE CHAIRPERSON: Yes, go on to the
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1 EASTCHESTER ARB - 2/1/18
 2 other one I think.
 3 MS. UHLE: Then open up the public
 4 hearing for both of them.
 5 MR. MAIORANO: So again, with the same
 6 thoughts in mind as Lot 1, this one is actually
 7 76 Webster Road, same concept, but this sort of
 8 has more of sort of a sort of craftsman feel to
 9 it. Again, same one car garage door on the
 10 front elevation. On the front porch, the back
 11 will be a stone veneer. The roof above is also
 12 an asphalt shingle roof, this one is a pewter
 13 gray, it's a little lighter tone. All of the
 14 trim, accents, and soffits will be a white
 15 AZEK. The front door and the garage door are
 16 also Clopay doors, those are actual white.
 17 Siding is a fiber cement board siding, it's I
 18 believe granite gray. Similar to the other
 19 one, Andersen 400 Series windows. This one has
 20 just the four over one divided lights, those
 21 are simulated divided. There is, again,
 22 another accent AZEK pergola over the garage
 23 roof to break that kind of distance from the
 24 window above the garage door to the garage
 25 door. Similar lighting. There's a soffit
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 2 light -- recessed high hats on the front porch,
 3 a light on the side of the front door, as well
 4 as the soffit lights in the overhang over the
 5 rear sliding door.
 6 THE CHAIRPERSON: There's something
 7 over the garage door too, I think?
 8 MR. MAIORANO: Yes, there's a light
 9 fixture over the garage door as well.
 10 The street-scape on this one, again,
 11 the dwelling to the right has sort of that
 12 lighter tone and stone veneer, so we matched
 13 that as well with 76 Webster to give it the
 14 similar characteristics as the neighboring
 15 dwelling.
 16 THE CHAIRPERSON: You said that you
 17 chose the colors for this one kind of
 18 complimenting the one to the right of it?
 19 MR. MAIORANO: Exactly, yes.
 20 THE CHAIRPERSON: I'm thinking that
 21 there's a picture of that in the packet
 22 somewhere?
 23 MR. MAIORANO: In the picture --
 24 THE CHAIRPERSON: The last page?
 25 Okay. That addresses -- right here. Okay.
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1 EASTCHESTER ARB - 2/1/18
 2 Any questions or comments from the
 3 board?
 4 (No questions or comments.)
 5 THE CHAIRPERSON: I would like to make
 6 a motion to open both applications for the
 7 public hearing, Application 18-01 and 18-02;
 8 second?
 9 MR. GARCIA-BOU: Second.
 10 THE CHAIRPERSON: All in favor.
 11 (All aye.)
 12 THE CHAIRPERSON: Is there anyone here
 13 from the community that would like to talk
 14 about this application, any questions or
 15 comments?
 16 (No questions or comments.)
 17 MS. UHLE: You just opened it for both
 18 application; correct?
 19 THE CHAIRPERSON: For both
 20 applications, yes.
 21 MS. UHLE: Yes.
 22 THE CHAIRPERSON: Either application
 23 any questions or comments?
 24 (No questions or comments.)
 25 THE CHAIRPERSON: Anymore comments
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1 EASTCHESTER ARB - 2/1/18
 2 from the board or questions regarding these two
 3 applications?
 4 MR. GARCIA-BOU: I have a question on
 5 18-01. The chimney, the cap on top, what is
 6 the finish?
 7 MR. MAIORANO: That's a steel chimney
 8 cap.
 9 MR. GARCIA-BOU: On 18-01.
 10 MR. MAIORANO: Lot 1?
 11 MR. GARCIA-BOU: Lot 1.
 12 MR. MAIORANO: Oh, it's a blue stone
 13 cap.
 14 MR. GARCIA-BOU: Blue stone?
 15 MR. MAIORANO: Yes.
 16 MS. NEMECEK: I have a question. Why
 17 are you doing a permeable paver on one driveway
 18 and not the other?
 19 MR. MAIORANO: Okay. Very good
 20 question. So in the field test results when
 21 they did the percolation tests and deep hole
 22 tests, it was pretty much like night and day;
 23 one lot had very good results and the other lot
 24 didn't. So in order to help alleviate so many
 25 dry wells on that Lot 1, we decided to do

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 2 permeable pavers because, again, there's not a
 3 lot of room with utilities and everything to
 4 help mitigate the storm water. Also, we're
 5 still putting in trench drains as well and
 6 capturing it --
 7 MS. NEMECEK: Yes, I saw that.
 8 MR. MAIORANO: -- But a certain
 9 percentage we could alleviate from the
 10 driveway. It's a low pitched driveway, there's
 11 not really much of a slope to it, so it will
 12 capture a lot of that water. The other one
 13 we're doing regular pavers because they had
 14 very good results but they're sort of matching.
 15 THE CHAIRPERSON: Where did you pick
 16 that up actually?
 17 MS. NEMECEK: It's on each of these.
 18 This one is permeable, that's not. They're
 19 kind of on one big lot.
 20 MS. UHLE: One thing that this
 21 applicant is doing, they're technically only
 22 required to provide storm water facilities for
 23 the net increase in runoff compared to the
 24 existing conditions, they're actually providing
 25 facilities for all impervious services.

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 2 They're actually providing more than they're
 3 required to, which we appreciate.
 4 MS. NEMECEK: That's good.
 5 THE CHAIRPERSON: Almost like a
 6 starting from scratch type?
 7 MS. UHLE: Yes, exactly.
 8 THE CHAIRPERSON: It makes sense. I
 9 mean, when you're really kind of starting from
 10 scratch.
 11 MS. UHLE: Absolutely. I think the
 12 Planning Board may start requiring that, but
 13 under the law it's not required.
 14 THE CHAIRPERSON: Any further
 15 questions?
 16 MR. GARCIA-BOU: No questions.
 17 THE CHAIRPERSON: So one by one, first
 18 we'll close the public meetings. I would like
 19 to make a motion to close the public hearings
 20 for Applications 18-01 and 18-02.
 21 MR. GARCIA-BOU: Second.
 22 THE CHAIRPERSON: All in favor.
 23 (All aye.)
 24 THE CHAIRPERSON: Then I would like to
 25 make another motion for Application 18-01 to

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1 EASTCHESTER ARB - 2/1/18
 2 pass it along to the Planning Board with the
 3 recommendation for approval. I don't think
 4 there were any recommendations. Perhaps if you
 5 could bring the brick samples to them. All in
 6 favor.
 7 MR. GARCIA-BOU: Second.
 8 (All aye.)
 9 THE CHAIRPERSON: We'll get this
 10 sooner or later. I would like to make another
 11 motion for Application 18-02 to move it along
 12 to the Planning Board with a recommendation of
 13 approval.
 14 MR. GARCIA-BOU: Second.
 15 THE CHAIRPERSON: All in favor.
 16 (All aye.)
 17 THE CHAIRPERSON: We're all set. On
 18 to the Planning Board. Just more samples,
 19 that's all.
 20 MR. MAIORANO: Thank you.
 21 MS. UHLE: With the three of you, you
 22 could actually approve the last two minutes,
 23 because it was the three of you that were here
 24 at the last meeting as well.
 25 THE CHAIRPERSON: So the October and

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1 EASTCHESTER ARB - 2/1/18
 2 November minutes. Any comments or questions
 3 about those, any corrections to those two
 4 minutes?
 5 (No comments or questions.)
 6 THE CHAIRPERSON: I would like to make
 7 a motion to approve the minutes of the
 8 October 5th, 2017 ARB meeting.
 9 MS. NEMECEK: Second.
 10 THE CHAIRPERSON: All in favor.
 11 (All aye.)
 12 THE CHAIRPERSON: I would like to make
 13 a motion to approve the minutes from the
 14 November 2nd, 2017 ARB meeting.
 15 MS. NEMECEK: Second.
 16 THE CHAIRPERSON: All in favor.
 17 (All aye.)
 18 THE CHAIRPERSON: Thank you, everyone,
 19 for attending, those of you who came, and
 20 goodnight.
 21 MS. UHLE: Thank you, everyone.
 22
 23
 24
 25

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1 EASTCHESTER ARB - 2/1/18
 2 CERTIFICATION
 3
 4 STATE OF NEW YORK)
) Ss.
 5 COUNTY OF WESTCHESTER)
 6
 7 I, DINA M. MORGAN, Court Reporter and
 8 Notary Public within and for the County of
 9 Westchester, State of New York, do hereby
 10 certify:
 11 That the above transcript was taken from
 12 a 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 28th day of February, 2018.

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 23 
 24 DINA M. MORGAN
 Court Reporter

DINA M. MORGAN, REPORTER

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