EASTCHESTER ARB - 2/4/21

THE CHAIRMAN: Hello, everyone. Good evening and welcome to the February 4th Architectural Review Board meeting, virtual meeting for this evening.

Margaret, if you would be so kind as to call to order and call the roll.

MS. UHLE: Sure. So we have: Enida McIntyre.

ACTING CHAIRMAN MCMINN: Here.

MS. UHLE: Jennifer Nemecak.

MS. NEMEC: Here.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: And Silvio Luca and Laura Raffani. I will not be able to join us this evening.

ACTING CHAIRMAN MCMINN: Thank you, Margaret. We have a couple of things on the agenda tonight, but before we jump into our new business, I would like just to make a motion to approve the meeting minutes for our January 7th meeting, 2021.

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCMINN: Have the other board members had an opportunity to kind of review those? Any comments, any concerns?

MR. GARCIA-BOU: No comments.

MS. NEMEC: No.

ACTING CHAIRMAN MCMINN: That being the case, I would like to make a motion we approve the January 7th meeting minutes from our ARB meeting; do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCMINN: All in favor.

(AYE)

ACTING CHAIRMAN MCMINN: Good. Thank you. So our meeting minutes are approved. As I said, we have two items on our agenda this evening.

The first item is Application 21-05, located at 50 Lake Shore Drive. If the applicant's architect and anybody else joining those folks would like to sort of take the reigns and make the presentation to everybody joining in on our board. John, hello.

MR. IANNACITO: Good evening, everyone. I hope everyone is doing okay. My name is John Iannacito, I'm an architect, and I'm representing Mr. & Mrs. Jeff Pisano, the owners of the subject property. We are proposing additions and alterations to the existing single family residence located at 50 Lake Shore Drive. I'm going to share the screen now. Can everyone see this?

ACTING CHAIRMAN MCMINN: Yes.

MR. IANNACITO: Here we have the existing plot plan, which shows the existing portion of the land that's above water here, and then in the rear the portion of the property that's under water. I'm going to zoom in here to the proposed site plan and go through the scope of work.

So we're proposing a one story addition along the side and the rear of the existing single family residence. We're also proposing a new covered patio/deck in this corner here at the rear. We're proposing to remove and reconfigure the existing roof line over the entire existing footprint. We are relocating the garage entrance from the side yard to the front yard. We are proposing site...
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alterations, which include the relocation of
the driveway and reconfiguration of walkways at
the front and along the side of the property.
On the basement plan or the lower
floor, this is the existing footprint, which
will remain the same. It has an existing
playroom and existing bedroom and bathroom and
hallway. We are going to reconfigure the
staircase up to the first floor and create a
new playroom area over on this side and a
couple of additional crawl space areas because
the grade slopes up towards the left. Then at
the rear, the addition will be built over
columns and create a covered patio area.
On the first floor on the right side
of the floor plan, we will have four bedrooms
and three bathrooms. The entry foyer stays in
basically the same location and so does the
garage, except the entrance would be at the
front now instead of the side. Along the side,
we are doing a new mudroom and laundry area,
and then at the rear there's one big great room
which will have kitchen, living and dining
space that will open up to a raised deck patio.

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it is an open deck patio which half of it will
be covered. On the left side, we have the new
mudroom entrance, and then it steps down
towards the backyard or back up to the patio
deck area.
Now I'm going to share the rendering.
I think I have to stop share first. Stop share
and then share screen again. Can everyone see
that?

MS. UHLE: Yes.

MR. IANNACITO: Okay. So here's the
rendering of the front facade showing the
proposed exterior materials. The wall surfaces
will be a cedar shingle in a worldly gray
finish. We're also introducing a brick along
the front here below the window line, and the
brick will match existing and be painted white.
We're also going to paint all the existing
brick on the side and the rear of the residence
white. We're also going to have some stone
veneer here at the front entrance, which will
be a Delgado stone in a liberty hill finish.
The roof surface will be asphalt in a charcoal
black finish. The windows will be vinyl clad

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area, which half of it will be covered with a
roof.

If I go to this here, here we have the
existing front elevation and the existing right
side elevation of the residence. Here is the
existing garage door on the right side. This
is the proposed front and right side. So we
are relocating the overhead door to the front
and creating four new gables at the front. The
entry porch will basically stay in the same
location. We are creating a small archway with
stone veneer in the back. On the right side,
the main difference is the reconfiguration of
the roof and the first floor addition over the
columns, which will provide this covered area
at the rear.

Here is the existing rear elevation
and the existing left side elevation and the
proposed. So at the rear, we have the covered
patio area on the lower floor, which is created
by the new addition over columns, and then
we're creating three gables. One will be over
the master bedroom with a little balcony coming
out of the master bedroom, and then the rest of

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can you go back to the rendering, please?

MR. IANNACITO: Sure. Can everybody see that?

MR. GARCIA-BOU: Yes.

ACTING CHAIRMAN MCINTYRE: Is that one double door or you used the word --

MR. IANNACITO: You mean for the garage?

ACTING CHAIRMAN MCINTYRE: Yes. Just a single door; right?

MR. IANNACITO: Yes, single door. It just makes it easier to get in and out. I think it's an 18 foot door. The driveway width is restricted to 20 feet, so if you go double, you put that piece in the middle, then --

ACTING CHAIRMAN MCINTYRE: Yes, I got it. It becomes a little redundant, right.

Okay.

Is there somebody's background noise we hear, some tinkling of some glasses and stuff? Everybody I guess is not on mute, but maybe we can just see who that is.

Any comments from any other members of the board?

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MR. GARCIA-BOU: I have a question.

That window on the second floor if you're facing the house on the right, where is that on the floor plan?

MR. IANNACITO: This one here?

MR. GARCIA-BOU: Yes.

MR. IANNACITO: Let me go to the plans here. So here is the second floor. That window would be right here in the attic.

MR. GARCIA-BOU: Oh, that's the attic window?

MR. IANNACITO: Yes.

MR. GARCIA-BOU: Okay.

MR. IANNACITO: We will have a small second floor space here that's going to be used for storage, but could potentially in the future become a little rec room or playroom for the kids. These are the windows. I just didn't cut through this wall, I showed it dotted in below the roof line. The window would be somewhere in this location right here.

MR. GARCIA-BOU: Okay.

ACTING CHAIRMAN MCINTYRE: The other sides of the home, John, they're all getting...
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ACTING CHAIRMAN MCINTYRE: Okay. Can we go back and look at the rendering again? 

Sorry.

MR. IANNACITO: Sure. Can you see it? 

ACTING CHAIRMAN MCINTYRE: Yes. Like I do think that's a feature, and it's almost like a one point perspective. You're kind of drawn into the entryway. I was just wondering -- again, I do see the columns there. 

MR. IANNACITO: This is the side of the garage right here. 

ACTING CHAIRMAN MCINTYRE: Is there any way to almost overemphasize that entryway just with some degree of subtly, whether it's, I don't know, sort of overaccentuating the columns? It doesn't appear to kind of have that 4 foot depth in this rendering. It almost seems kind of almost flat to me. Maybe that's an optical illusion on the rendering. I would like that, personally, right, because I'm just reacting to your renderings, which are usually your kind of, knowing point of your presentations, this just doesn't kind of knock me out in the fact that I could see that being

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4 feet and almost, you know, a sort of magnetic force, where it's, wow, this is an impressive entryway into this home.

MR. IANNACITO: I think they tried to do it with this shading here. In this perspective, it's kind of hard to do. You have to almost zoom into there and change the angle a bit to get a better sense of the depth. If I go back to the plans, it has it there.

ACTING CHAIRMAN MCINTYRE: That's why I saw it.

MR. IANNACITO: With the roof lines, I tried to keep these two eaves at the same height, and then those die into this archway here. This roof line starts the eave here and also at the rear to give us this ridge point here. All of the eaves kind of land where they need to be in order to make the roof work.

ACTING CHAIRMAN MCINTYRE: Right.

MS. NEMECEK: I do have a question about the stone and the shape. From the rendering -- is it going to be as chunky as it's shown in the rendering?

MR. IANNACITO: Probably not. It will

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be more flat and smooth similar to what I showed on the sample there.

MS. NEMECEK: The samples showed you different kind of cuts, but I wasn't sure which one you were picking.

MR. IANNACITO: I'm not sure if it's going to be a thinner, narrower or bigger.

It's really that color that kind of blends the browns and the grays just to pick up the shingle color also. As far as the way they're going to lay the stone, I'm not a hundred percent sure how that's going to happen yet. We'll probably do a couple of sample boards for the owner to look at and then place it in that area.

MS. NEMECEK: Okay.

ACTING CHAIRMAN MCINTYRE: Again, I think it's a vast improvement. I like the curb appeal. I like the appearance of the home. I think it's well balanced even though you have, you know, an 18 foot garage door on the facade.

I think the balance is right. I just think that -- and again, maybe it's this rendering --

I think if that can be sort of given more

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depth, and I'm looking at it on the elevation, on the front elevation, I just think that that would certainly enhance it. Again, maybe it's just an optical illusion from you know, the positioning or where this viewpoint has been picked to do this, you know, to do the rendering. For me, I think if that can be brought to the forefront a little bit more, which I'm sure it can, again, I don't want to get too hung up --

MR. IANNACITO: Here it is right here.

I believe it's 4 foot 3. 4 foot 2. The columns would happen right in this. We tried to minimize the size of the columns because it's a 4 foot depth, you don't want the columns to take up all the space.

ACTING CHAIRMAN MCINTYRE: Right.

Also, the fact that the corner of the garage is even more pronounced forward, I think that also detracts from, you know, your ability to be able to sort of emphasize those columns. I kind of think that in this case the rendering doesn't necessarily emphasize it.

MR. IANNACITO: I think on the

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ELEVATIONS I DREW THEM AT 10 BY 10.

ACTING CHAIRMAN MCINTYRE: What is that width? The width of that entryway is probably like 8 feet, 9 feet?

MR. IANNACITO: The hallway here, it's 11 foot 10, almost 12 feet.

ACTING CHAIRMAN MCINTYRE: Okay. Okay. Listen, again, I'm not necessarily, you know, sort of reacting negatively to what I see. I think it's, you know, certainly an enhancement from the current appearance of the home, and the upgrades look good.

Anything else from any other members of the board?

MS. NEMECEK: No.

ACTING CHAIRMAN MCINTYRE: Okay. I would like to make an application to open 50 Lake Shore Drive, 21-05, open it up to any members of the public; do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Margaret, I

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guess you being the host, are there any members of the public who would like to speak?

MS. UHLE: There are not. I just will clarify if people do want to speak, use the raise hand function, or if you're calling in, star 9.

There is nobody that is wanting to speak on this application right now.

ACTING CHAIRMAN MCINTYRE: Okay. All right. So then I would like to make a motion to close Application 21-05, the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: That closes the public hearing on this.

So, John, I kind of think that, you know, this is a relatively simple pass along for us as a board. I would like to make a motion that we move Application 21-05 on to our colleagues on the Planning Board for their final review and consideration of this.

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We're introducing a new curb cut on the right-hand side with a little turnaround. Obviously, White Plains Road is very difficult to be backing out of and whatnot, so it's a two car attached garage, pretty basic home plan.
It's almost 2500 square feet. The applicant has certain wishes and desire over the aesthetics and materials, so we basically incorporated those conditions into our plan. As far as the elevations go, the materials throughout, it's stone veneer on the front facade, the rest of the house will be stucco. The corbel and the accents are all whites AZEK. The garage and the front door, as depicted in the elevations there, also on the legend, basically it's a Clopay Canyon Ridge Collection, it's a steel with composite overlay. Wood grain garage doors, there are two doors kind of carriage style. The windows are Andersen 400 series windows, white inside and out simulated divided light. The entry there again is AZEK wrap columns with PVC railing on the portico above the front door and also partial roof and railing above the little
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2 street view.
3 Then again, other than this, in regards to the site planning, again, condensers are located in the rear, driveway and typical patio. All the site drainage has been approved. We're capturing all of the storm water on site with storm water management.
9 As far as landscaping, inside the packet as well I believe Tony Accella prepared a landscape design for the new home as well.
12 That pretty much does it.
13 MS. UHLE: Adamo, for the storm water management, was that designed for the hundred year storm or 50 year storm, do you know?
16 MR. MAIORANO: I have to check back.
17 I will check the memo to see.
18 MS. UHLE: It's required now to be hundred year stone. Probably in 2018 as well, but just double check that.
21 MR. MAIORANO: Sure. See, I think a hundred year is 8. -- maybe a dry well in the front and back. It's typically not a major change.
25 If there are any questions, I'm happy
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2 balcony above the flat roof part of the garage.
3 Other than that, there are railings along the back. Those are just typical black metal railings. The roof is a black charcoal asphalt shingle roof, architectural shingle. I'll just go quickly to the materials.
8 It gives a glimpse of sort of what's going on with the materials. It's a cut square rectangle stone veneer, charcoal roof, AZEK trim, and a picture of the stucco as well.
12 There's the street-scape. Again, we're situated on White Plains Road. This house to the left of the project, it's the side elevation of the home, and then to the right that home is 665 White Plains Road, it's in the picture there, that has sort of similar condition of stucco. A lot of the homes on that immediate vicinity are kind of mixed with brick and stucco, so it kind of fits within that envelope of the related dwellings. This house on Hilldale to the left, that's the front facade of it. The facade that's facing White Plains Road really just has a really thick shrub. It's not really visible so much at the

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MR. MAIORANO: The highway permit was pending and then stuff happened and it kind of just ended.
MS. UHLE: Just so you know, not related to this application in particular because this expired awhile ago, but the Town Board did adopt a Resolution saying that things that received approvals prior to a certain date during Covid would automatically get a 4 month extension. So we have been factoring in delays due to Covid, but this expired long before that.

ACTING CHAIRMAN MCINTYRE: Okay. So I really think that, you know, there’s really not much to be said regarding this application. We’ve done this before. We have made the comments, as you said, regarding the garage door, and, you know, some adjustments to some of the items that Adamo did actually pick up on and revise. Just so everybody understands that may be watching this, this did go on to the Planning Board back in 2018, and obviously did receive an approval back then. I really think

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this is kind of more of a formality than a re-review.
I guess to kind of just go through the process, I would like to make a motion to open up Application 21-06 to the public hearing; do I have a second?
MS. NEMECEK: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Thank you.
So, Margaret, again, I would defer to you. Is there anybody here from the public that would like to speak on behalf of this application?
MS. UHLE: Again, if anyone would like to speak, they need to raise their hand on Zoom, and there’s nobody that indicated they would like to speak.

ACTING CHAIRMAN MCINTYRE: Fair enough. I would like to make a motion to close Application 21-06 to the public hearing; do I have a second?

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: All in favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: Okay, the meeting is now adjourned.
MS. UHLE: Thank you very much.
Goodnight.

ACTING CHAIRMAN MCINTYRE: Bye.
MS. NEMECEK: Bye.

(MEETING ADJOURNED.)
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CERTIFICATION

STATE OF NEW YORK )
 ) SS.
COUNTY OF WESTCHESTER)

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

That the above transcript was taken from a Zoom video. I was not present for such hearing. The video was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of February, 2021.

DINA M. MORGAN
Court Reporter

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CORRECTION SHEET

PAGE CORRECTION

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