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TRANSCRIPT OF
TOWN OF EASTCHESTER
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 4, 2021
..... X

ZOOM MEETING

BOARD MEMBERS IN ATTENDANCE:

ENDA MCINTYRE, ACTING CHAIRMAN
CARLOS GARCIA-BOU, MEMBER
JENNIFER NEMECEK, MEMBER

EASTCHESTER EMPLOYEES IN ATTENDANCE:

MARGARET UHLE, DIRECTOR OF PLANNING

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

DINA M. MORGAN, REPORTER

EASTCHESTER ARB - 2/4/21

other board members had an opportunity to kind
of review those; any comments, any concerns?

MR. GARCIA-BOU: No comments.

MS. NEMECEK: No.

ACTING CHAIRMAN MCINTYRE: 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 MCINTYRE: All in
favor.

(AYE)

ACTING CHAIRMAN MCINTYRE: 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 or board. John, hello.

MR. IANNACITO: Good evening,
everyone. I hope everyone is doing okay. My

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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 Enda
McIntyre.

ACTING CHAIRMAN MCINTYRE: Here.

MS. UHLE: Jennifer Nemecek.

MS. NEMECEK: Here.

MS. UHLE: Carlos Garcia-Bou.

MR. GARCIA-BOU: Here.

MS. UHLE: And Silvio Luca and Laura
Raffiani will not be able to joining us this
evening.

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

MR. GARCIA-BOU: Second.

ACTING CHAIRMAN MCINTYRE: Have the

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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 MCINTYRE: 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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1 alterations, which include the relocation of
 2 the driveway and reconfiguration of walkways at
 3 the front and along the side of the property.
 4 On the basement plan or the lower
 5 floor, this is the existing footprint, which
 6 will remain the same. It has an existing
 7 playroom and existing bedroom and bathroom and
 8 hallway. We are going to reconfigure the
 9 staircase up to the first floor and create a
 10 new playroom area over on this side and a
 11 couple of additional crawl space areas because
 12 the grade slopes up towards the left. Then at
 13 the rear, the addition will be built over
 14 columns and create a covered patio area.
 15 On the first floor on the right side
 16 of the floor plan, we will have four bedrooms
 17 and three bathrooms. The entry foyer stays in
 18 basically the same location and so does the
 19 garage, except the entrance would be at the
 20 front now instead of the side. Along the side,
 21 we are doing a new mudroom and laundry area,
 22 and then at the rear there's one big great room
 23 which will have kitchen, living and dining
 24 space that will open up to a raised deck patio

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1 area, which half of it will be covered with a
 2 roof.
 3 If I go to this here, here we have the
 4 existing front elevation and the existing right
 5 side elevation of the residence. Here is the
 6 existing garage door on the right side. This
 7 is the proposed front and right side. So we
 8 are relocating the overhead door to the front
 9 and creating four new gables at the front. The
 10 entry porch will basically stay in the same
 11 location. We are creating a small archway with
 12 stone veneer in the back. On the right side,
 13 the main difference is the reconfiguration of
 14 the roof and the first floor addition over the
 15 columns, which will provide this covered area
 16 at the rear.
 17 Here is the existing rear elevation
 18 and the existing left side elevation and the
 19 proposed. So at the rear, we have the covered
 20 patio area on the lower floor, which is created
 21 by the new addition over columns, and then
 22 we're creating three gables. One will be over
 23 the master bedroom with a little balcony coming
 24 out of the master bedroom, and then the rest of

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1 it is an open deck patio which half of it will
 2 be covered. On the left side, we have the new
 3 mudroom entrance, and then it steps down
 4 towards the backyard or back up to the patio
 5 deck area.
 6 Now I'm going to share the rendering.
 7 I think I have to stop share first. Stop share
 8 and then share screen again. Can everyone see
 9 that?
 10 MS. UHLE: Yes.
 11 MR. IANNACITO: Okay. So here's the
 12 rendering of the front facade showing the
 13 proposed exterior materials. The wall surfaces
 14 will be a cedar shingle in a worldly gray
 15 finish. We're also introducing a brick along
 16 the front here below the window line, and the
 17 brick will match existing and be painted white.
 18 We're also going to paint all the existing
 19 brick on the side and the rear of the residence
 20 white. We're also going to have some stone
 21 veneer here at the front entrance, which will
 22 be a Delgado stone in a liberty hill finish.
 23 The roof surface will be asphalt in a charcoal
 24 black finish. The windows will be vinyl clad

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1 in a white finish. The columns and trim will
 2 be AZEK and painted white. The railings at the
 3 rear will be composite in a white finish. The
 4 gutters and leaders will be white aluminum.
 5 The front door and garage door will be
 6 fiberglass in a white finish. Then I have all
 7 the materials. I think I have to stop share
 8 again and then share. Can everybody see this?
 9 MS. NEMECEK: Yes.
 10 MR. IANNACITO: Here we have the cedar
 11 shingles a worldly gray finish here, and it
 12 will be the new cedar shingle brand. Then we
 13 have roof shingles. This will be the asphalt
 14 shingles in a charcoal finish. The stone
 15 veneer in a liberty hill, which is a blend of
 16 grays and browns. Then we have Andersen
 17 windows in a white finish. AZEK trim painted
 18 white. Composite railings in a white finish.
 19 The overhead doors will be a carriage style
 20 door in a white finish. Gutters, white
 21 aluminum.
 22 I think that covers everything. I
 23 could answer any questions that you may have.
 24 ACTING CHAIRMAN MCINTYRE: Okay. Can

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1 EASTCHESTER ARB - 2/4/21
 2 can you go back to the rendering, please?
 3 MR. IANNACITO: Sure. Can everybody
 4 see that?
 5 MR. GARCIA-BOU: Yes.
 6 ACTING CHAIRMAN MCINTYRE: Is that one
 7 double door or you used the word --
 8 MR. IANNACITO: You mean for the
 9 garage?
 10 ACTING CHAIRMAN MCINTYRE: Yes. Just
 11 a single door; right?
 12 MR. IANNACITO: Yes, single door. It
 13 just makes it easier to get in and out. I
 14 think it's an 18 foot door. The driveway width
 15 is restricted to 20 feet, so if you go double,
 16 you put that piece in the middle, then --
 17 ACTING CHAIRMAN MCINTYRE: Yes, I got
 18 it. It becomes a little redundant, right.
 19 Okay.
 20 Is there somebody's background noise
 21 we hear, some tinkling of some glasses and
 22 stuff? Everybody I guess is not on mute, but
 23 maybe we can just see who that is.
 24 Any comments from any other members of
 25 the board?

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 2 MR. GARCIA-BOU: I have a question.
 3 That window on the second floor if you're
 4 facing the house on the right, where is that on
 5 the floor plan?
 6 MR. IANNACITO: This one here?
 7 MR. GARCIA-BOU: Yes.
 8 MR. IANNACITO: Let me go to the plans
 9 here. So here is the second floor. That
 10 window would be right here in the attic.
 11 MR. GARCIA-BOU: Oh, that's the attic
 12 window?
 13 MR. IANNACITO: Yes.
 14 MR. GARCIA-BOU: Okay.
 15 MR. IANNACITO: We will have a small
 16 second floor space here that's going to be used
 17 for storage, but could potentially in the
 18 future become a little rec room or playroom for
 19 the kids. These are the windows. I just
 20 didn't cut through this wall, I showed it
 21 dotted in below the roof line. The window
 22 would be somewhere in this location right here.
 23 MR. GARCIA-BOU: Okay.
 24 ACTING CHAIRMAN MCINTYRE: The other
 25 sides of the home, John, they're all getting

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 2 sort of rehabbed, sort of refurbished, painted?
 3 MR. IANNACITO: Yes. These are the
 4 existing pictures. Everything at the lower
 5 level, like the brick down here -- can you guys
 6 see this or not?
 7 ACTING CHAIRMAN MCINTYRE: No.
 8 MR. IANNACITO: Let me go back here.
 9 How about now, can you see anything?
 10 ACTING CHAIRMAN MCINTYRE: Yes.
 11 MR. IANNACITO: So these are the
 12 existing photographs of the house. Everything
 13 down at this level here and along the side will
 14 be -- the brick will stay and we're just going
 15 to paint that white. Everything above the
 16 lower level would get new cedar shingles, and
 17 then the entire roof is being re-framed. If
 18 you look at this here, this area here would all
 19 be brick underneath, and then new cedar shakes
 20 or shingles above.
 21 ACTING CHAIRMAN MCINTYRE: Okay. So
 22 you're kind of creating like a water table out
 23 of the existing brick.
 24 MR. IANNACITO: Right. So this is all
 25 existing brick here, it turns the corner, and

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 2 then goes underneath the covered patio. So
 3 we'll maintain all that brick and just paint it
 4 white. We'll just carry this line of brick
 5 along the front to the base of the windows, and
 6 then carries over into the garage area. We
 7 didn't go back here. We stopped it here and
 8 turned the corner and have it die into this
 9 side here. So this brick will also happen on
 10 the side. I think it shows up somewhere.
 11 Right here. See how it just turns the corner
 12 and then dies into this?
 13 ACTING CHAIRMAN MCINTYRE: Yes.
 14 Looking at the front elevation again, that
 15 entryway, that sort of barreled, you know,
 16 vault, that's like around, what, like 4 feet
 17 deep or something like that?
 18 MR. IANNACITO: Yes, it's about 4 feet
 19 deep.
 20 ACTING CHAIRMAN MCINTYRE: Okay.
 21 MR. IANNACITO: This trim here would
 22 happen right beyond the facade of the garage
 23 and this other wing here, and then beyond the
 24 columns would be 4 feet of space to stand under
 25 so that you would be covered.

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 2 ACTING CHAIRMAN MCINTYRE: Okay. Can
 3 we go back and look at the rendering again?
 4 Sorry.
 5 MR. IANNACITO: Sure. Can you see it?
 6 ACTING CHAIRMAN MCINTYRE: Yes. Like
 7 I do think that's a feature, and it's almost
 8 like a one point perspective. You're kind of
 9 drawn into the entryway. I was just
 10 wondering -- again, I do see the columns there.
 11 MR. IANNACITO: This is the side of
 12 the garage right here.
 13 ACTING CHAIRMAN MCINTYRE: Is there
 14 any way to almost overemphasize that entryway
 15 just with some degree of subtly, whether it's,
 16 I don't know, sort of overaccentuating the
 17 columns? It doesn't appear to kind of have
 18 that 4 foot depth in this rendering. It almost
 19 seems kind of almost flat to me. Maybe that's
 20 an optical illusion on the rendering. I would
 21 like that, personally, right, because I'm just
 22 reacting to your renderings, which are usually
 23 your, you know, selling point of your
 24 presentations, this just doesn't kind of knock
 25 me out in the fact that I could see that being

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 2 4 feet and almost, you know, a sort of magnetic
 3 force, where it's, wow, this is an impressive
 4 entryway into this home.
 5 MR. IANNACITO: I think they tried to
 6 do it with this shading here. In this
 7 perspective, it's kind of hard to do. You have
 8 to almost zoom into there and change the angle
 9 a bit to get a better sense of the depth. If I
 10 go back to the plans, it has it there.
 11 ACTING CHAIRMAN MCINTYRE: That's why
 12 I saw it.
 13 MR. IANNACITO: With the roof lines, I
 14 tried to keep these two eaves at the same
 15 height, and then those die into this archway
 16 here. This roof line starts the eave here and
 17 also at the rear to give us this ridge point
 18 here. All of the eaves kind of land where they
 19 need to be in order to make the roof work.
 20 ACTING CHAIRMAN MCINTYRE: Right.
 21 MS. NEMECEK: I do have a question
 22 about the stone and the shape. From the
 23 rendering -- is it going to be as chunky as
 24 it's shown in the rendering?

25 MR. IANNACITO: Probably not. It will
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 2 be more flat and smooth similar to what I
 3 showed on the sample there.
 4 MS. NEMECEK: The samples showed you
 5 different kind of cuts, but I wasn't sure which
 6 one you were picking.
 7 MR. IANNACITO: I'm not sure if it's
 8 going to be a thinner, narrower or bigger.
 9 It's really that color that kind of blends the
 10 browns and the grays just to pick up the
 11 shingle color also. As far as the way they're
 12 going to lay the stone, I'm not a hundred
 13 percent sure how that's going to happen yet.
 14 We'll probably do a couple of sample boards for
 15 the owner to look at and then place it in that
 16 area.
 17 MS. NEMECEK: Okay.
 18 ACTING CHAIRMAN MCINTYRE: Again, I
 19 think it's a vast improvement. I like the curb
 20 appeal. I like the appearance of the home. I
 21 think it's well balanced even though you have,
 22 you know, an 18 foot garage door on the facade.
 23 I think the balance is right. I just think
 24 that -- and again, maybe it's this rendering --
 25 I think if that can be sort of given more

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 2 depth, and I'm looking at it on the elevation,
 3 on the front elevation, I just think that that
 4 would certainly enhance it. Again, maybe it's
 5 just an optical illusion from, you know, the
 6 positioning or where this viewpoint has been
 7 picked to do this, you know, to do the
 8 rendering. For me, I think if that can be
 9 brought to the forefront a little bit more,
 10 which I'm sure it can, again, I don't want to
 11 get too hung up --
 12 MR. IANNACITO: Here it is right here.
 13 I believe it's 4 foot 3. 4 foot 2. The
 14 columns would happen right in this. We tried
 15 to minimize the size of the columns because
 16 it's a 4 foot depth, you don't want the column
 17 to take up all the space.
 18 ACTING CHAIRMAN MCINTYRE: Right.
 19 Also, the fact that the corner of the garage is
 20 even more pronounced forward, I think that also
 21 detracts from, you know, your ability to be
 22 able to sort of emphasize those columns. I
 23 kind of think that in this case the rendering
 24 doesn't necessarily emphasize it.

25 MR. IANNACITO: I think on the
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 2 elevations I drew them at 10 by 10.
 3 ACTING CHAIRMAN MCINTYRE: What is
 4 that width? The width of that entryway is
 5 probably like 8 feet, 9 feet?
 6 MR. IANNACITO: The hallway here, it's
 7 11 foot 10, almost 12 feet.
 8 ACTING CHAIRMAN MCINTYRE: Okay.
 9 Okay. Listen, again, I'm not necessarily, you
 10 know, sort of reacting negatively to what I
 11 see. I think it's, you know, certainly an
 12 enhancement from the current appearance of the
 13 home, and the upgrades look good.
 14 Anything else from any other members
 15 of the board?
 16 MS. NEMECEK: No.
 17 ACTING CHAIRMAN MCINTYRE: Okay. I
 18 would to make an application to open 50 Lake
 19 Shore Drive, 21-05, open it up to any members
 20 of the public; do I have a second?
 21 MR. GARCIA-BOU: Second.
 22 ACTING CHAIRMAN MCINTYRE: All in
 23 favor.
 24 (AYE)
 25 ACTING CHAIRMAN MCINTYRE: Margaret, I
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1 EASTCHESTER ARB - 2/4/21
 2 guess you being the host, are there any members
 3 of the public who would like to speak?
 4 MS. UHLE: There are not. I just will
 5 clarify if people do want to speak, use the
 6 raise hand function, or if you're calling in,
 7 star 9.
 8 There is nobody that is wanting to
 9 speak on this application right now.
 10 ACTING CHAIRMAN MCINTYRE: Okay. All
 11 right. So then I would like to make a motion
 12 to close Application 21-05, the public hearing;
 13 do I have a second?
 14 MR. GARCIA-BOU: Second.
 15 ACTING CHAIRMAN MCINTYRE: All in
 16 favor.
 17 (AYE)
 18 ACTING CHAIRMAN MCINTYRE: That closes
 19 the public hearing on this.
 20 So, John, I kind of think that, you
 21 know, this is a relatively simple pass along
 22 for us as a board. I would like to make a
 23 motion that we move Application 21-05 on to our
 24 colleagues on the Planning Board for their
 25 final review and consideration of this
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 2 renovation. I really think the comments are
 3 sort of incidental, right, Margaret? I don't
 4 think there is anything of any sort of major
 5 consequence. Just to maybe look at the stone
 6 and pick a stone at the entryway, and I think
 7 that was pretty much it.
 8 MS. UHLE: Sure. Okay.
 9 ACTING CHAIRMAN MCINTYRE: Do we have
 10 a second?
 11 MR. GARCIA-BOU: Second.
 12 ACTING CHAIRMAN MCINTYRE: All in
 13 favor.
 14 (AYE)
 15 ACTING CHAIRMAN MCINTYRE: Okay. All
 16 right. Good luck, John, and we'll see you
 17 soon.
 18 MR. IANNACITO: Have a nice night.
 19 MS. NEMECEK: It's nice.
 20 MR. IANNACITO: Thank you.
 21 ACTING CHAIRMAN MCINTYRE: Okay. So
 22 our next application is 21-06, located at 663
 23 White Plains Road. I see the applicant's
 24 architect is online, so, Adamo, over to you.
 25 MR. MAIORANO: Good evening, board
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 2 members. My name is Adamo Maiorano from
 3 Community Designs and Engineering. On behalf
 4 of the applicant and owner, we are proposing a
 5 new single family dwelling at 663 White Plains
 6 Road.
 7 Just background on this. This
 8 application was before you just over two years
 9 ago. Between, you know, certain conditions
 10 with the applicant, he wasn't able to start the
 11 construction because of certain issues, and now
 12 obviously he's trying to start that process up.
 13 Because time passed by, we are back before you
 14 again. No changes have been made to the home
 15 or application, just basically coming before
 16 you again for approval on this new single
 17 family dwelling.
 18 I will share my screen and recap what
 19 is going on. Can you see that?
 20 MS. UHLE: Yes.
 21 MR. MAIORANO: Okay. The house is
 22 situated in an R-5 zoning district. It's 663
 23 White Plains Road. It's just in from the
 24 corner of Hilldale Place right across from Lake
 25 Isle.
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1 We're introducing a new curb cut on
2 the right-hand side with a little turnaround.
3 Obviously, White Plains Road is very difficult
4 to be backing out of and whatnot, so it's a two
5 car attached garage, pretty basic home plan.
6 It's almost 2500 square feet. The applicant
7 has certain wishes and desire over the
8 aesthetics and materials, so we basically
9 incorporated those conditions into our plan.

10 As far as the elevations go, the
11 materials throughout, it's stone veneer on the
12 front facade, the rest of the house will be
13 stucco. The corbel and the accents are all
14 whites AZEK. The garage and the front door, as
15 depicted in the elevations there, also on the
16 legend, basically it's a Clopay Canyon Ridge
17 Collection, it's a steel with composite
18 overlay. Wood grain garage doors, there are
19 two doors kind of carriage style. The windows
20 are Andersen 400 series windows, white inside
21 and out simulated divided light. The entry
22 there again is AZEK wrap columns with PVC
23 railing on the portico above the front door and
24 also partial roof and railing above the little

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1 balcony above the flat roof part of the garage.
2 Other than that, there are railings along the
3 back. Those are just typical black metal
4 railings. The roof is a black charcoal asphalt
5 shingle roof, architectural shingle.

6 I'll just go quickly to the materials.
7 It gives a glimpse of sort of what's going on
8 with the materials. It's a cut square
9 rectangle stone veneer, charcoal roof, AZEK
10 trim, and a picture of the stucco as well.

11 There's the street-scape. Again,
12 we're situated on White Plains Road. This
13 house to the left of the project, it's the side
14 elevation of the home, and then to the right
15 that home is 665 White Plains Road, it's in the
16 picture there, that has sort of similar
17 condition of stucco. A lot of the homes on
18 that immediate vicinity are kind of mixed with
19 brick and stucco, so it kind of fits within
20 that envelope of the related dwellings. This
21 house on Hilldale to the left, that's the front
22 facade of it. The facade that's facing White
23 Plains Road really just has a really thick
24 shrub. It's not really visible so much at the

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1 street view.
2 Then again, other than this, in
3 regards to the site planning, again, condensers
4 are located in the rear, driveway and typical
5 patio. All the site drainage has been
6 approved. We're capturing all of the storm
7 water on site with storm water management.

8 As far as landscaping, inside the
9 packet as well I believe Tony Acocella prepared
10 a landscape design for the new home as well.

11 That pretty much does it.

12 MS. UHLE: Adamo, for the storm water
13 management, was that designed for the hundred
14 year storm or 50 year storm, do you know?

15 MR. MAIORANO: I have to check back.
16 I will check the memo to see.

17 MS. UHLE: It's required now to be
18 hundred year stone. Probably in 2018 as well,
19 but just double check that.

20 MR. MAIORANO: Sure. See, I think a
21 hundred year is 8. -- maybe a dry well in the
22 front and back. It's typically not a major
23 change.

24 If there are any questions, I'm happy
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1 to answer.

2 ACTING CHAIRMAN MCINTYRE: Any
3 comments from the board members?

4 MS. UHLE: I will say -- if you've
5 read the meetings notes, you can see this --
6 you did have comments in 2018, just three sort
7 of simple comments, and Adamo at that time did
8 incorporate your comments then into the
9 drawings that were then forwarded to the
10 Planning Board. You did have comments in 2018
11 and those were addressed.

12 ACTING CHAIRMAN MCINTYRE: Okay.
13 Right, I did read your notes there. So it
14 actually did go on to the Planning Board and
15 did get approved, it's just that the Statute of
16 Limitations has expired and it has to happen
17 again; right?

18 MS. UHLE: That's right.
19 Unfortunately, you get a little more than a
20 year, I guess it's about a year or two to take
21 out the building permit. If that doesn't
22 happen, what our zoning law says is that you
23 actually have to start the whole process over
24 again.

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 2 MR. MAIORANO: The highway permit was
 3 pending and then stuff happened and it kind of
 4 just ended.
 5 MS. UHLE: Just so you know, not
 6 related to this application in particular
 7 because this expired awhile ago, but the Town
 8 Board did adopt a Resolution saying that things
 9 that received approvals prior to a certain date
 10 during Covid would automatically get a 4 month
 11 extension. So we have been factoring in delays
 12 due to Covid, but this expired long before
 13 that.
 14 ACTING CHAIRMAN MCINTYRE: Okay. So I
 15 really think that, you know, there's really not
 16 much to be said regarding this application.
 17 We've done this before. We have made the
 18 comments, as you said, regarding the garage
 19 door, and, you know, some adjustments to some
 20 of the items that Adamo did actually pick up on
 21 and revise.
 22 Just so everybody understands that may
 23 be watching this, this did go on to the
 24 Planning Board back in 2018, and obviously did
 25 receive an approval back then. I really think

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 2 favor.
 3 (AYE)
 4 ACTING CHAIRMAN MCINTYRE: The public
 5 hearing is now closed on this application.
 6 With that being said, as I stated
 7 earlier, I think this is a mere formality, and
 8 I would like to make a motion to approve
 9 Application 21-06, and move it along to the
 10 Planning Board for their review for the second
 11 time in 2021; do I have a second?
 12 MR. GARCIA-BOU: Second.
 13 ACTING CHAIRMAN MCINTYRE: All in
 14 favor.
 15 (AYE)
 16 ACTING CHAIRMAN MCINTYRE: Okay, this
 17 is application is approved. Adamo, thank you
 18 very much.
 19 MS. NEMECEK: Thank you.
 20 ACTING CHAIRMAN MCINTYRE: Second time
 21 is always a charm.
 22 MR. MAIORANO: There you go.
 23 Hopefully not a third.
 24 ACTING CHAIRMAN MCINTYRE: Thank you.
 25 MR. GARCIA-BOU: Thank you.

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 2 this is kind of more of a formality than a
 3 re-review.
 4 I guess to kind of just go through the
 5 process, I would like to make a motion to open
 6 up Application 21-06 to the public hearing; do
 7 I have a second?
 8 MS. NEMECEK: Second.
 9 ACTING CHAIRMAN MCINTYRE: All in
 10 favor.
 11 (AYE)
 12 ACTING CHAIRMAN MCINTYRE: Thank you.
 13 So, Margaret, again, I would defer to you. Is
 14 there anybody here from the public that would
 15 like to speak on behalf of this application?
 16 MS. UHLE: Again, if anyone would like
 17 to speak, they need to raise their hand on
 18 Zoom, and there's nobody that indicated they
 19 would like to speak.
 20 ACTING CHAIRMAN MCINTYRE: Fair
 21 enough. I would like to make a motion to close
 22 Application 21-06 to the public hearing; do I
 23 have a second?

24 MR. GARCIA-BOU: Second.
 25 ACTING CHAIRMAN MCINTYRE: All in
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 2 ACTING CHAIRMAN MCINTYRE: So I think
 3 that concludes our agenda for this evening.
 4 Very short and sweet. Margaret, if there is
 5 anything else, please let us know and we can
 6 address it in short order. Is there anything
 7 else?
 8 MS. UHLE: That's it.
 9 ACTING CHAIRMAN MCINTYRE: Okay. If
 10 that be the case, then I would like to adjourn
 11 our Architectural Review Board meeting for the
 12 month of February 2021; do I have a second?
 13 MR. GARCIA-BOU: Second.
 14 ACTING CHAIRMAN MCINTYRE: All in
 15 favor.
 16 (AYE)
 17 ACTING CHAIRMAN MCINTYRE: Okay, the
 18 meeting is now adjourned.
 19 MS. UHLE: Thank you very much.
 20 Goodnight.
 21 ACTING CHAIRMAN MCINTYRE: Bye.
 22 MS. NEMECEK: Bye.
 23 (MEETING ADJOURNED.)
 24
 25

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1 EASTCHESTER ARB - 2/4/21
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 Zoom video. I was not present for such
13 hearing. The video was taken and transcribed
14 by me to the best of my ability.

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

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

21
22 
23 DINA M. MORGAN
24 Court Reporter
25

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CORRECTION SHEET

PAGE CORRECTION

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